LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

REPORT TO THE HEARING OFFICER

DATE ISSUED:	December 24, 2025
HEARING DATE:	January 6, 2026 AGENDA ITEM: 4
PROJECT NUMBER:	PRJ2024-003440-(3)
PERMIT NUMBER(S):	Minor Conditional Use Permit ("Minor CUP") RPPL2024005089
SUPERVISORIAL DISTRICT:	3
PROJECT LOCATION:	928 Latigo Canyon Road, Malibu
OWNER:	Sharli Guta
APPLICANT:	Sharli Guta
CASE PLANNER:	Shawn Skeries, Principal Planner sskeries@planning.lacounty.gov

RECOMMENDATION

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

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2024-003440-(3), Minor CUP Number RPPL2024005089, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

CEQA:

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

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE MINOR CONDITIONAL USE PERMIT NUMBER RPPL2024005089 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

The Minor CUP is requested to authorize exploratory testing consisting of drilling one test hole to determine water availability for a proposed single-family residence located at 928 Latigo Canyon Road ("Project"). Once the testing is complete, backfill will be required in accordance with Environmental Health Drinking Water Program. The exploratory testing will occur on Assessor's Parcel Number 4464-026-014 in the unincorporated community of Malibu ("Project Site") in the A-1-10 (Light Agricultural – 10 Acre Minimum Required Lot Area) Zone pursuant to Los Angeles County Code ("County Code") Section 22.160.020. Per County Code Section 22.336.070.G, a Minor CUP is required for exploratory testing. The Project Site is within the Santa Monica Mountains North Area Community Standards District ("SMMNA CSD"). There is a small portion of the parcel that is in the Santa Monica Mountains Coastal zone. This southeast portion of the parcel will not be impacted by the location for the test drilling.

B. Project

The site plan depicts the Project Site with the proposed location for the drilling test site and the access road from Castro Motorway. The drilling location is shown to be in the proposed location of the driveway which is in a previously disturbed area. The site plan also depicts the proposed single-family residence that will be reviewed under a separate permitting entitlement and procedure.

C. Project Background

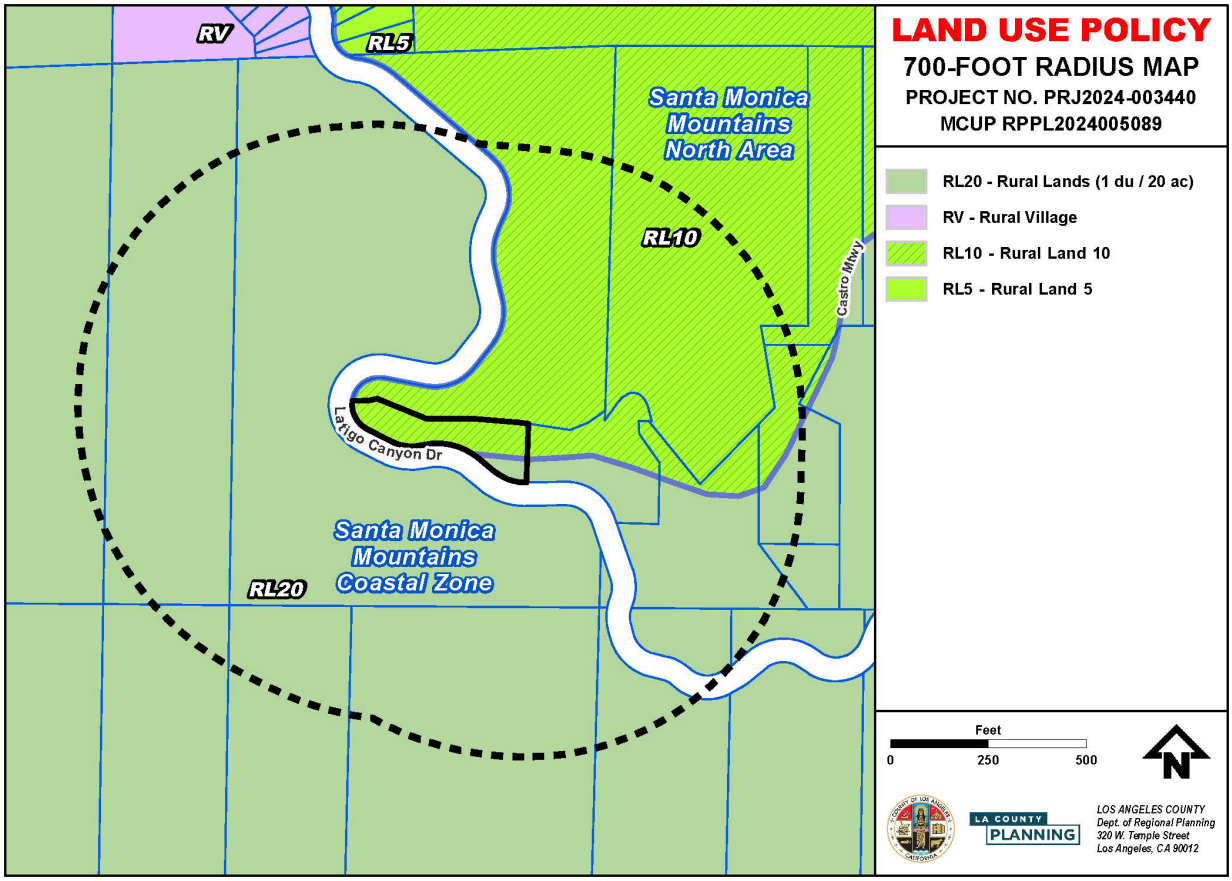
The Project Site is currently vacant and is approximately 0.96 acres in size. The Project Site is irregular in shape with a relatively flat clear pad where the proposed single-family residence will be located and the access driveway. A grading permit was finalized on December 15, 2009, for the grading and drainage improvements. RZCR-200900045 was approved on January 28, 2009, for 480 cubic yards of cut and 480 cubic yards of fill.

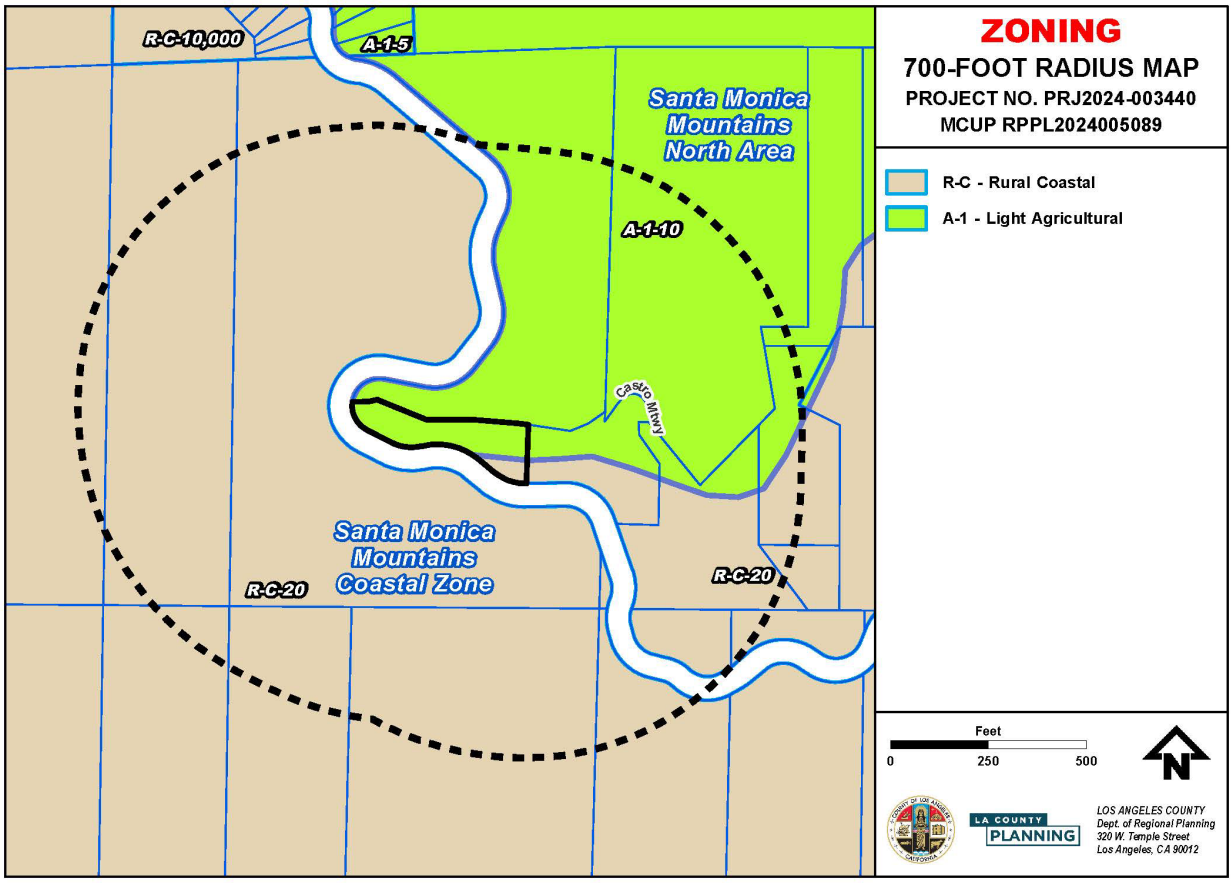
SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	SANTA MONICA MOUNTAINS NORTH AREA LAND USE PLAN	ZONING	EXISTING USES
SUBJECT PROPERTY	RL 10 (One Dwelling Unit per 10 Acres)	A-1-10 (Light Agricultural 10-Acre Minimum Required Lot Area), R-C-20 (Rural – Coastal 20-	Vacant

		Acre Minimum Required Lot Area)	
NORTH	RL10, RL20 (One Dwelling Unit per 20 Acres)	A-1-10, R-C-20	Vacant, single-family residence
EAST	RL10, RL20	A-1-10, R-C-20	Vacant, single-family residence
SOUTH	RL20	R-C-20	Vacant
WEST	RL20	R-C-20	Vacant





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1494	M-3 (Unclassified)	September 12, 1927
7076	M-3 (Unclassified)	December 26, 1956
10754	A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area)	September 25, 1973
20020062z	A-1-10 (Light Agricultural – 10 Acre Minimum Required Lot Area)	August 20, 2002

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
RZCR-200900045	Grading	January 28, 2009

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
None		

ANALYSIS

A. Land Use Compatibility

The Project is consistent with the goals and policies of the Santa Monica Mountains North Area Plan because the Rural Land 10 land use designation allows exploratory testing when it is appropriately designed and consistent with all development standards. The Project is consistent with the A-1-10 zoning classification, which allows for a single-family residence and exploratory testing is incidental to the establishment of such use. The Project is consistent with the development standards of the Zoning Code and the SMMNA CSD, including requirements to utilize existing roads and truck mounted drill rigs.

B. Neighborhood Impact (Need/Convenience Assessment)

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

C. Design Compatibility

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

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

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

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements, including SMMNA CSD. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section 22.160.050 (Minor Conditional Use Permit Findings) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

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

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

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

COMMENTS RECEIVED

A. County Department Comments and Recommendations

County Department of Public Health: Cleared the work plan with conditions in a letter dated December 3, 2024. These conditions of testing have been incorporated into Staff's conditions of approval.

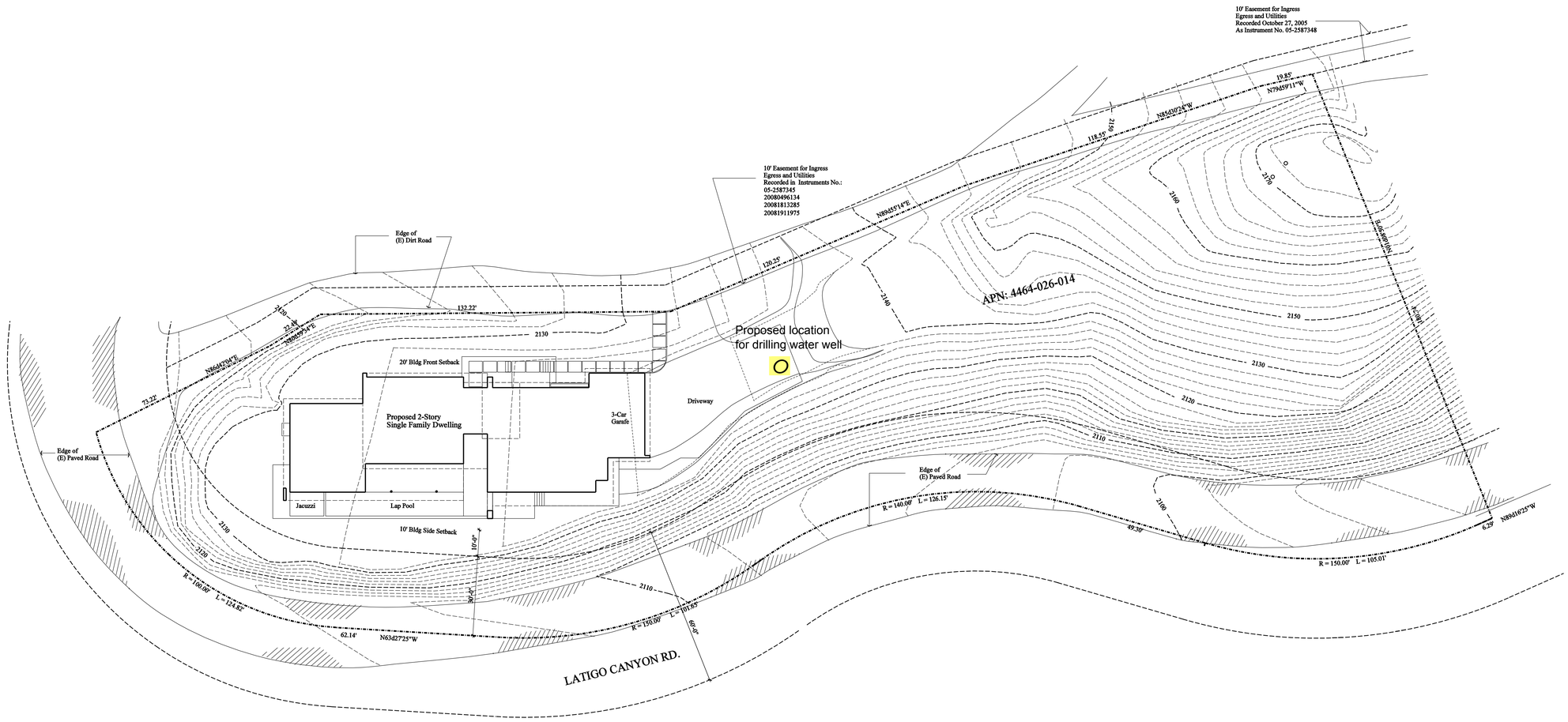
B. Public Comments

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

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

Report Approved By: Carmen Sainz signed for Mitch Glaser
Mitch Glaser, Assistant Deputy Director

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



PROPOSED SITE PLAN

Scale: 1/16" = 1'-0"

North

Revisions	By

SANTIAGO DIEPPA
ARCHITECTURE
ENGINEERING
& PLANNING
17116 Raymer Street
Northridge, CA 91325
rdieppa@socal.rr.com
Cell: (818) 357-1733
LICENSED ARCHITECT * RAFAEL DIEPPA * STATE OF CALIFORNIA
Rafael Dieppa
C-10161
Renewal Date
08/31/2025

Proposed 2-Story Residence for
PRIVATE RESIDENCE
928 Latigo Canyon Road
Malibu, CA 90265
AIN : 4464-026-014

Date:	May 18, 2024
Scale:	As Noted
Drawn:	R.D.
Job:	HR-1273

Sheet
A-00
Of Sheets

LA COUNTY PLANNING

PROJECT NUMBER
PRJ2024-003440-(3)

HEARING DATE
January 6, 2026

REQUESTED ENTITLEMENT(S)
Minor Conditional Use Permit No. RPPL2024005089

PROJECT SUMMARY

OWNER / APPLICANT
Sharli Guta / Sharli Guta

MAP/EXHIBIT DATE
May 18, 2024

PROJECT OVERVIEW
Minor Conditional Use Permit to authorize exploratory testing consisting of drilling one test hole to determine water availability for a proposed single-family residence.

LOCATION
928 Latigo Canyon Road, Malibu

ACCESS
Castro Peak Motorway at Latigo Canyon Road

ASSESSORS PARCEL NUMBER(S)
4464-026-014

SITE AREA
.96 Acres

GENERAL PLAN / LOCAL PLAN
Santa Monica Mountains North Area Plan

ZONED DISTRICT
The Malibu

PLANNING AREA
Santa Monica Mountains

LAND USE DESIGNATION
RL 10 (Rural Land 10 – One dwelling unit per 10 acres maximum density)

ZONE
A-1-10 (Light Agricultural – 10 Acre Minimum Required Lot Area)

PROPOSED UNITS
N/A

MAX DENSITY/UNITS
N/A

APPLICABLE STANDARDS DISTRICT(S)
Santa Monica Mountains North Area CSD ("SMMNA CSD")

ENVIRONMENTAL DETERMINATION (CEQA)
Class 4 Categorical Exemption – Minor Alterations to Land

KEY ISSUES

- Consistency with the Los Angeles County General Plan and SMMNA CSD
- Satisfaction with the following portions of Title 22 of the Los Angeles County Code:
  - Chapter 22.336.070.G (Community-wide development standards – Exploratory Testing)
  - Chapter 22.336.060 (Biological Resource Standards)

CASE PLANNER: Shawn Skeries

PHONE NUMBER: (213) 974 - 0051

E-MAIL ADDRESS: sskeries@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-003440-(3)
MINOR CONDITIONAL USE PERMIT NO. RPPL2024005089

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing in the matter of Minor Conditional Use Permit No. **RPPL2024005089** ("Minor CUP") on January 6, 2026.

2. **HEARING PROCEEDINGS.** *Reserved.*

3. **ENTITLEMENT(S) REQUESTED.** The permittee, Sharli Guta ("Permittee"), requests the Minor CUP to authorize exploratory testing consisting of drilling one test hole to determine water availability for a proposed single-family residence located at 928 Latigo Canyon Road ("Project"). Once the testing is complete, backfill will be required in accordance with Environmental Health Drinking Water Program. The exploratory testing will occur entirely on Assessor's Parcel Number ("APN") 4464-026-014 in the unincorporated community of Malibu ("Project Site") in the A-1-10 (Light Agricultural – 10 Acre Minimum Required Lot Area) Zone pursuant to County Code Section 22.160.020.

4. **ENTITLEMENT(S) REQUIRED**. The Minor CUP is required to authorize drilling for water availability pursuant to County Code Section 22.336.070.G. The Project Site is within the Santa Monica Mountains North Area Community Standards District ("SMMNA CSD").

5. **LOCATION.** The Project is located at 928 Latigo Canyon Road within the Malibu Zoned District and Santa Monica Mountains Planning Area.

6. **PREVIOUS ENTITLEMENT(S).** RZCR-200900045 was approved on January 28, 2009, for 480 cubic yards of cut and 480 cubic yards of fill.

7. **LAND USE DESIGNATION.** The Project Site is located within the RL 10 (Rural Land 10 (One dwelling unit per 10 acres maximum density)) land use designation of the Santa Monica Mountains North Area ("SMMNA") Land Use Plan. The principal permitted use in the RL 10 category is low-density single-family detached homes.

8. **ZONING.** The Project Site is in the Malibu Zoned District and is currently zoned A-1-10. Pursuant to County Code Section 22.336.070.G, a Minor CUP is required for hydrologic exploratory testing.

9. **SURROUNDING LAND USES AND ZONING**

LOCATION	SANTA MONICA MOUNTAINS NORTH AREA LAND USE PLAN	ZONING	EXISTING USES
NORTH	RL10 (One Dwelling Unit per 10 Acres), RL20 (One Dwelling Unit per 20 Acres)	A-1-10 (Light Agricultural 10-Acre Minimum Required Lot Area), R-C-20 (Rural – Coastal 20-Acre Minimum Required Lot Area)	Vacant, single-family residence
EAST	RL10, RL20	A-1-10, R-C-20	Vacant, single-family residence
SOUTH	RL20	R-C-20	Vacant
WEST	RL20	R-C-20	Vacant

10. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions
The Project Site is 0.96 acres in size. The Project Site is irregular in shape with a relatively flat clear pad where the proposed single-family residence will be located and the access driveway. A grading permit was finalized on December 15, 2009, for the grading and drainage improvements. RZCR-200900045 was approved on January 28, 2009, for 480 cubic yards of cut and 480 cubic yards of fill.

B. Site Access
The Project Site is accessible from Castro Motorway via Latigo Canyon Road. The existing right-of-way width for Latigo Canyon Road is approximately 20 feet with a planned widening to 60 feet.

C. Site Plan
The site plan depicts the Project Site with the proposed location for the drilling test site and the access road from Castro Motorway. The drilling location is shown to be in the proposed location of the driveway which is in a previously disturbed area. The site plan also depicts the proposed single-family residence that will be reviewed under a separate permitting entitlement and procedure.

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

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

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

12. **COMMUNITY OUTREACH.** N/A

13. **PUBLIC COMMENTS.** Prior to the publication of the Report to the Hearing Officer, the Department of Regional Planning ("LA County Planning") staff ("Staff") received no public comments regarding the request.

14. **AGENCY RECOMMENDATIONS.**

    A. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated December 3, 2024.

15. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Sections 22.222.150, 22.222.160, and 22.222.180, the community was properly notified of the public hearing by mail and newspaper (*Malibu Times*). Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On November 13, 2025, a total of 12 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 700-foot radius from the Project Site, as well as to those on the courtesy mailing list for the Malibu Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

16. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the SMMNA Land Use Plan as the overall goal of the SMMNA Plan is to maximize preservation of the area's natural environment, recognize the opportunities and constraints that the land imposes, accommodate new uses that minimize impacts on the natural environment, and ensure that new development is compatible with and enhances the quality of existing communities. The Hearing Officer finds that the Project is consistent with the goals and policies of the SMMNA

Land Use Plan because authorizing the exploratory testing as an incidental use to establish a single-family residence is consistent with the RL10 land use designation. The Hearing Officer finds that the Project is consistent with the underlying RL10 land use designation because exploratory testing is permitted in any zone in this land use designation and the Project is appropriately designed and consistent with all development standards.

17. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with SMMNA Plan Policy CO-52 regarding water quality, which states that access for geologic testing (or percolation or well testing) shall use existing roads or truck-mounted drill rigs where feasible. The Project will utilize existing roads and access driveway and a truck mounted drill rig.

ZONING CODE CONSISTENCY FINDINGS

18. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the SMMNA CSD as exploratory testing is permitted with a Minor CUP pursuant to County Code Section 22.336.070.G, provided that the Minor CUP findings are met.

MINOR CONDITIONAL USE PERMIT FINDINGS

19. **The Hearing Officer finds the proposed use will be consistent with the adopted General Plan for the area.** As proposed, the project's design and applicability to the surrounding land uses will be consistent with the General Plan.

19. **The Hearing Officer finds that the requested use at the location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** As proposed, the project would comply with all applicable development standards for exploratory testing listed in the Santa Monica Mountains NAP and CSD. In addition, County Department of Public Health conditions have been incorporated into the approval.

20. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** As proposed, the project does not entail permanent development, only exploratory testing for water availability. No grading is required; the existing driveway access is adequate to accommodate a heavy-duty pickup with the attached drilling apparatus to access the proposed drilling sites.

21. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or**

private service facilities as are required. As proposed, the project requires one heavy-duty pickup truck with a mounted drilling apparatus. The project site is accessible by Castro Motorway via Latigo Canyon Road which is adequately designed to accommodate the heavy-duty pickup truck with a mounted drilling apparatus.

ENVIRONMENTAL FINDINGS

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

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

    The Project does not contain, and is not visible from, any officially designated scenic resources such as trees, rock outcroppings, historic buildings, or other similar resources. The Project does not result in damage to scenic resources, such as a designated state scenic highway, because it has incorporated the above-referenced project features. The Project is not expected to have a cumulative impact or significant effect. The Project is also not included on any hazardous waste site or historical resources list. Therefore, the Hearing Officer finds that the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

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

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

A. The proposed use with the attached conditions will be consistent with the adopted SMMNA Plan.

B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare or persons residing or working in the surrounding area, will not materially detrimental to the use, enjoyment or valuation of property or other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 21000 (Class 4 Minor Alterations to Land categorical exemption); and

2. Approves **MINOR CONDITIONAL USE PERMIT NO. RPPL2024005089**, subject to the attached conditions.

ACTION DATE: January 6, 2026

RG: SS

October 29, 2025

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-003440-(3)
MINOR CONDITIONAL USE PERMIT NO. RPPL2024005089

PROJECT DESCRIPTION

The Project is the authorization of exploratory testing for water on a property located at Assessor's Parcel Number 4464-026-014 known as 928 Latigo Canyon Road in the unincorporated area of Malibu in the Santa Monica Mountains subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.

3. **Date of Final Approval.** Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.222.230.

4. **Indemnification.** The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. **Litigation Deposit**. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

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

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

6. **Invalidation**. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. **Recordation**. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. **Expiration**. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

9. **Inspections**. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections may be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. Inspections may be unannounced and may be conducted utilizing any available technologies, including but not limited to, unmanned aircraft systems (UAS).

   If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $456.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. **Revocation**. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238.

11. **County Public Health Requirements.** All development pursuant to this grant shall conform with the requirements of the County Department of Public Health Environmental Health Division Drinking Water Program ("Public Health") to the satisfaction of said department.

12. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

PERMIT-SPECIFIC CONDITIONS-EXPLORATORY TESTING

13. Access for exploratory testing shall use existing roads, or track-mounted drill rigs, where feasible

14. Any disturbance incurred to soil or locally indigenous vegetation (including S1, S2, and/or S3 habitat) as a result of exploratory testing shall be mitigated and restored according to requirements herein and according to any requirements of Public Works.

15. Within 30 days after completion of exploratory testing, or immediately if heavy rain is forecasted, all disturbed areas shall be stabilized with temporary erosion control measures and seeded with locally indigenous grass species to prevent erosion and instability. If further development of the disturbed site in conjunction with an approved project has not occurred within one year after the date of the issuance of this Minor Conditional Use Permit, full remediation of disturbed soil or locally indigenous vegetation shall commence immediately.

16. Vegetation removal activities shall be conducted in a manner that protects existing vegetation root stock to facilitate revegetation of the disturbed areas.

17. All required restoration shall be completed to the satisfaction of the Director.

SITE-SPECIFIC CONDITIONS

18. No grading is permitted with this approval. Access to the site shall utilize existing access driveway.

19. Testing is permitted in only those areas depicted on the Exhibit "A."

20. Casings spacers shall be used within the interval(s) to be sealed to separate well casing, gravel tube, sounding tube, or other tubes/casings from one another in a borehole.

21. The permittee shall backfill using a tremie pipe or equivalent, proceeding upward from the bottom of the boring.

22. The construction/destruction of wells must comply with applicable requirements published in the California Well Standards, the County Code, and all other applicable laws.

23. A separate entitlement shall be required to install a well and the needed infrastructure to serve legally permitted use.

RG: SS

October 29, 2025

1.The proposed use will be consistent with the adopted General Plan for the area.

Compliance: The proposed project is to explore site to find optimal drilling location for a future wall water to serve to property which will consist of one-story with a rooftop, single-family dwelling with an attached 3-car garage. This project is consistent with the goals, objectives, and policies outlined in the General Plan and the Santa Monica Mountains North Area Community Standards District (SMNA-CSD). The lot has an existing size of 43,680 square feet and is zoned A-1. The maximum building site area (BSA) permitted is 10,920 square feet or 25% of the lot size. The proposed floor area ratio is 3,800 square feet, or 8.70%, which is significantly below the maximum allowed 25% BSA. And the future well will meet with city requirements. It aligns with the long-term vision and objectives established by the County.

Consistency: The goals and policies of the General Plan and SMNA-CSD are the guide rails of the subject project. This means that the project is consistent and conforms to the established criteria outlined in the general plan. For instance, because the General Plan and SMNA-CSD discourage high-density development in this area, the project does not exceed the specified density limits in this location.

2.The requested use at the location proposed will not:

a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;

b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and

c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

A. One of the main concerns that neighboring residents might have is the potential impact of the new dwelling on their health, peace, and comfort. The current zoning code and regulations are in place to ensure that new constructions adhere to strict standards for noise insulation, ventilation, and environmental sustainability. Additionally, advancements in construction materials and techniques will help minimize noise pollution ensuring that the proposed well will not disrupt the tranquility of the surrounding area. Proper city planning and zoning laws further ensure that the project aligns with the neighborhood's

character, preserving the community's peaceful ambiance. We are committed to adhering to these guidelines and will do our part to maintain a clean and harmonious community.

B. The fear of declining property values is a common concern among neighboring residents when new constructions are proposed. However, research indicates that well-designed, appropriately scaled residential projects can actually enhance property values in the surrounding area. In this case, we are proposing a new water well, which adds both aesthetic appeal and functional convenience to the neighborhood by providing a reliable and sustainable water source. This addition makes the area more attractive to potential homebuyers. Moreover, property values are influenced by factors such as local economic growth, access to amenities, and overall neighborhood upkeep. A thoughtfully planned and well-maintained construction project can positively contribute to property values in the vicinity

C. Public health and safety are paramount concerns when introducing any new construction to an area. However, before obtaining necessary permits and approvals, developers are required to comply with rigorous safety regulations and conduct thorough impact assessments. These assessments ensure that the drilling will not pose any dangers to public health, nor jeopardize the overall safety and welfare of the community. The proposed water well on our property will be carefully designed and planned to align with these standards, ensuring that it poses no threat to public health, safety, or general welfare. We are committed to maintaining a safe and healthy environment for both our community and future generations, ensuring that our project not only meets but exceeds safety expectations.

3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed site is adequate in size and shape to accommodate the proposed well, as well as a yard, fences, parking facilities, and landscaping. Consisting of amp square footage which allows for appropriate setbacks and distances between the new proposed well and neighbors. We propose a well-thought-out site design that considers factors like

topography and existing infrastructure to minimize disruption to the natural environment and the neighborhood's character.

4.The proposed site is adequately served:

a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and

b. By other public or private service facilities as are required.

A. The proposed site is adequately served through highways and streets of enough width to carry the kind of cars our proposed well will generate. The existing Topanga Canyon Road is 30 feet wide, with a right-of-way of 60 feet serving a fair amount of space capable to handle the increased traffic flow. To ensure safety and efficiency, the streets are of sufficient width, allowing smooth movement of vehicles without congestion or hindrance. Additionally, the streets are equipped with necessary traffic management systems such as traffic signals, road signs, and crosswalks to enhance safety for pedestrians and motorists alike.

B. Apart from adequate roads, essential public and private service facilities are vital to meet the needs of new developments. In this case public or private service facilities aren't required. However, the build of the potential water supply is of utmost necessity. A sufficient water supply is critical for residential properties, and it is provided through well-maintained private wells. The water infrastructure can meet the increased demand arising from the new proposed dwelling, with water quality that complies with health and safety standards.

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	December 4, 2025
PROJECT NUMBER:	PRJ2024-003440-(3)
PERMIT NUMBER:	Minor Conditional Use Permit Number RPPL2024005089
SUPERVISORIAL DISTRICT:	3
PROJECT LOCATION:	928 Latigo Canyon Road, Malibu
OWNER:	Sharli Guta
APPLICANT:	Sharli Guta
CASE PLANNER:	Shawn Skeries, Principal Planner sskeries@planning.lacounty.gov

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

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

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

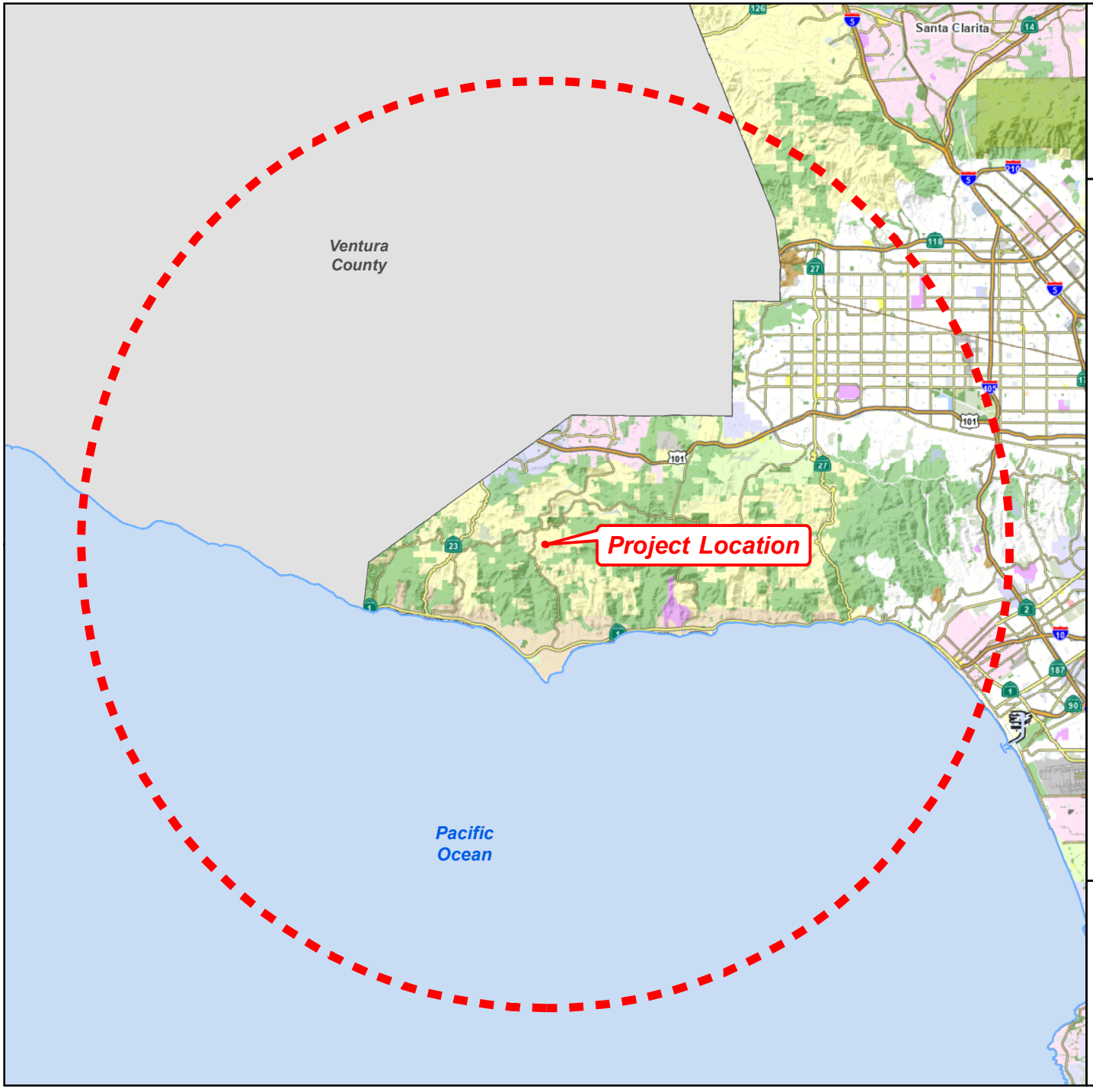
not expected to have a cumulative impact or significant effect. The Project is also not included on any hazardous waste site or historical resources list.

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-003440

MCUP RPPL2024005089



Miles

0 5 10

N

LA COUNTY PLANNING

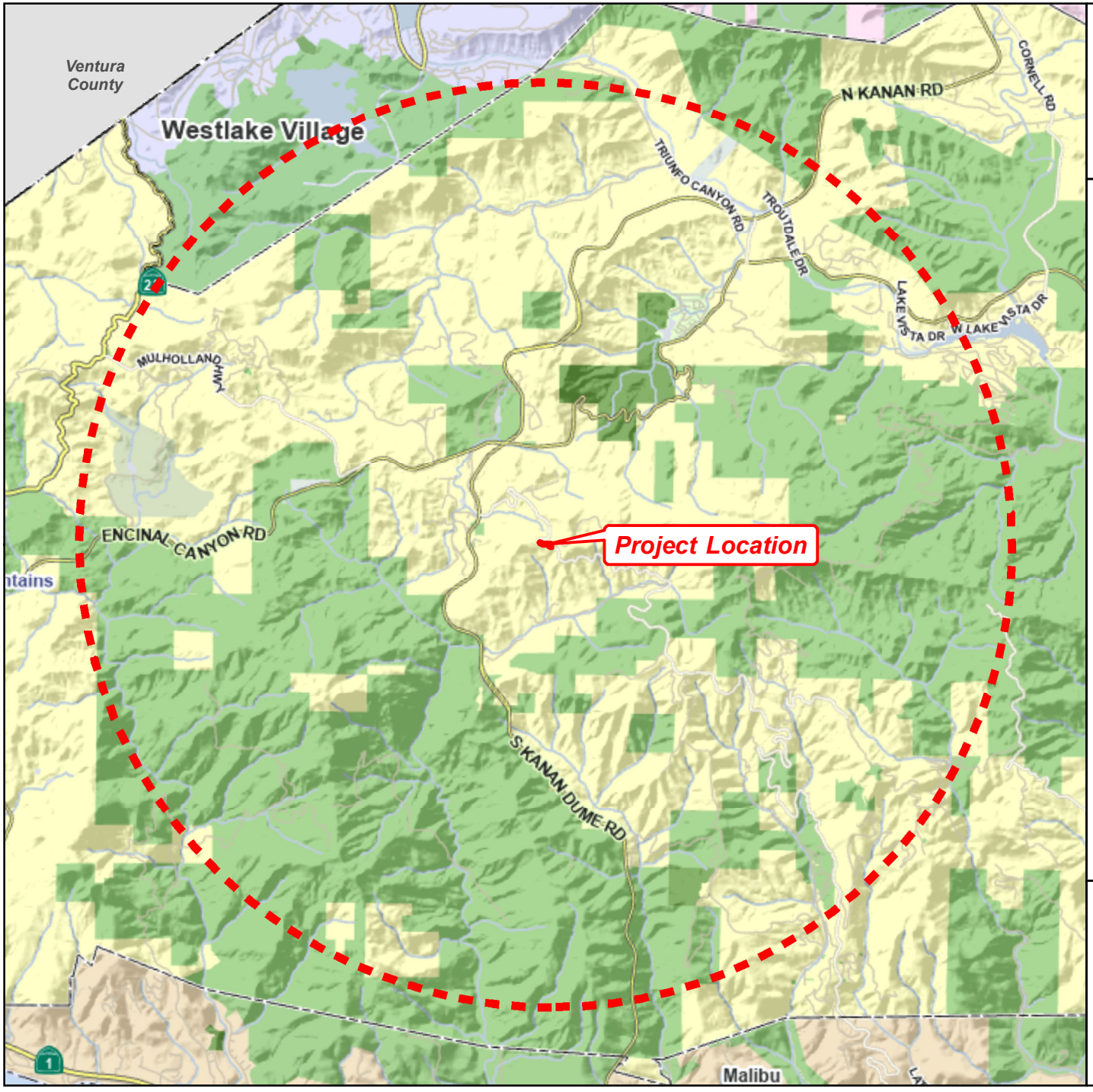
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-003440

MCUP RPPL2024005089



Feet

0 4,000 8,000

N

LA COUNTY PLANNING

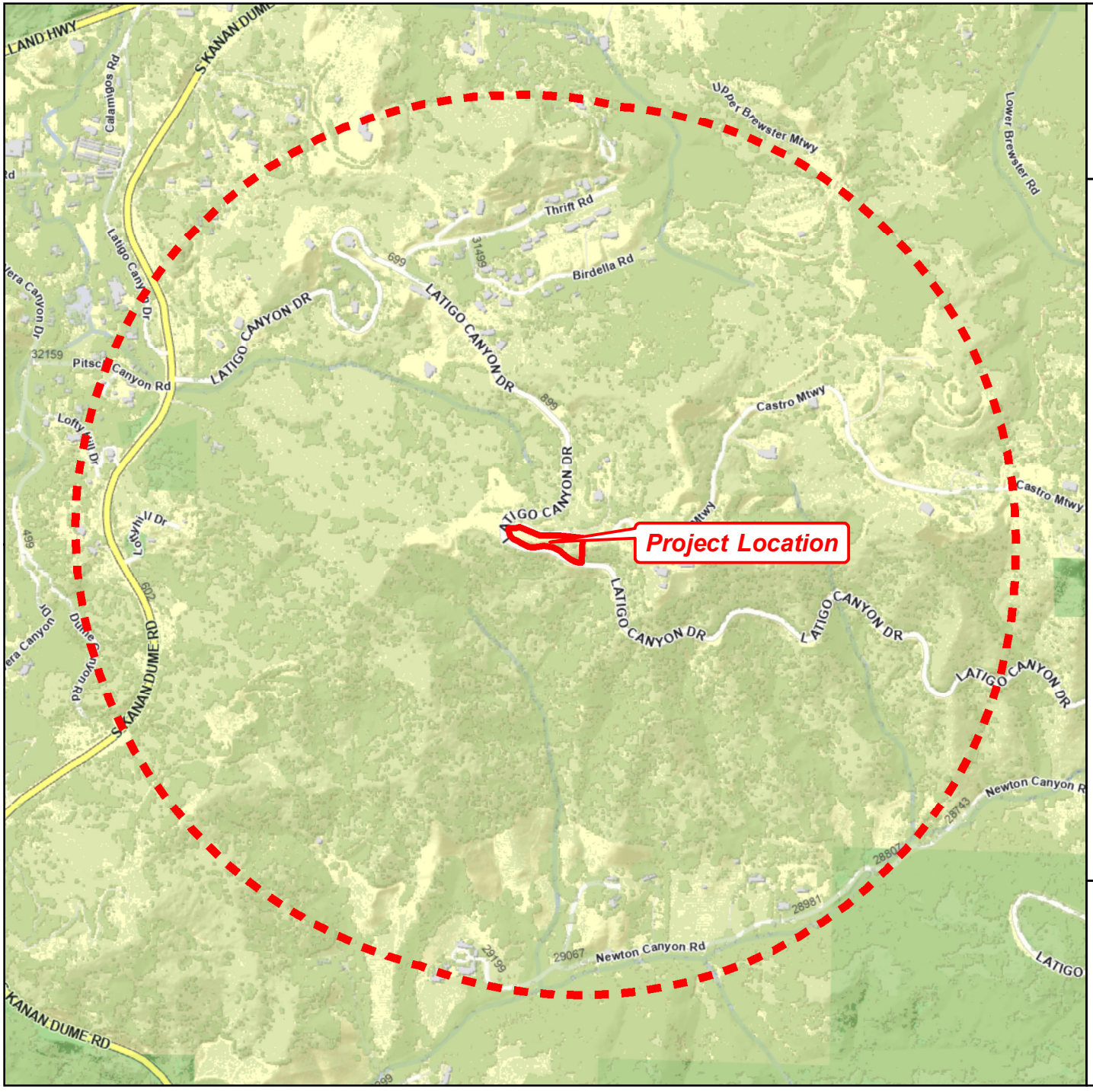
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-003440

MCUP RPPL2024005089



Feet

0 600 1,200

N

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

AERIAL IMAGERY

SITE-SPECIFIC MAP

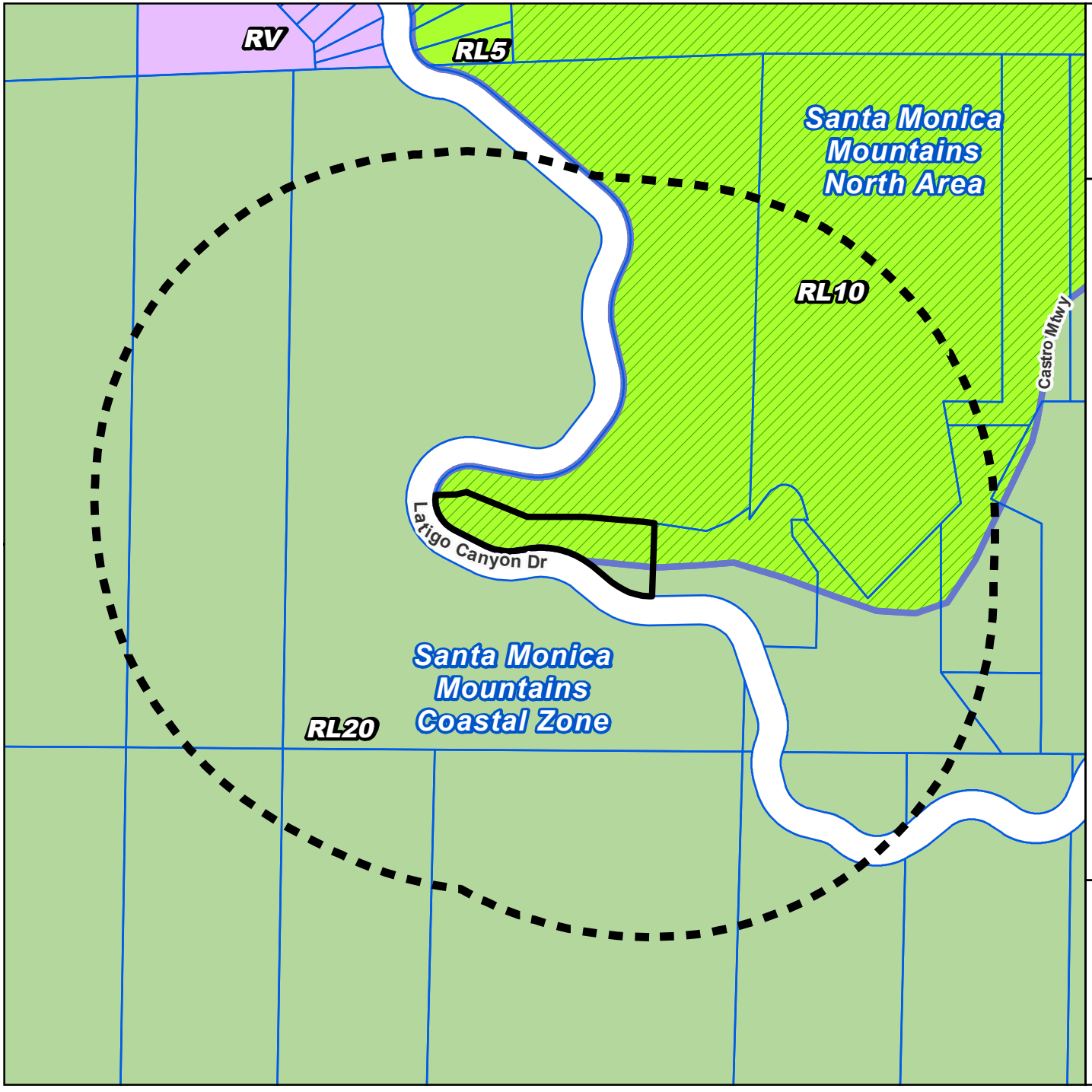
PROJECT NO. PRJ2024-003440
MCUP RPPL2024005089

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery Acquisition Consortium (LARIAC)
2024

Feet
0 50 100

N

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



LAND USE POLICY

700-FOOT RADIUS MAP

PROJECT NO. PRJ2024-003440

MCUP RPPL2024005089

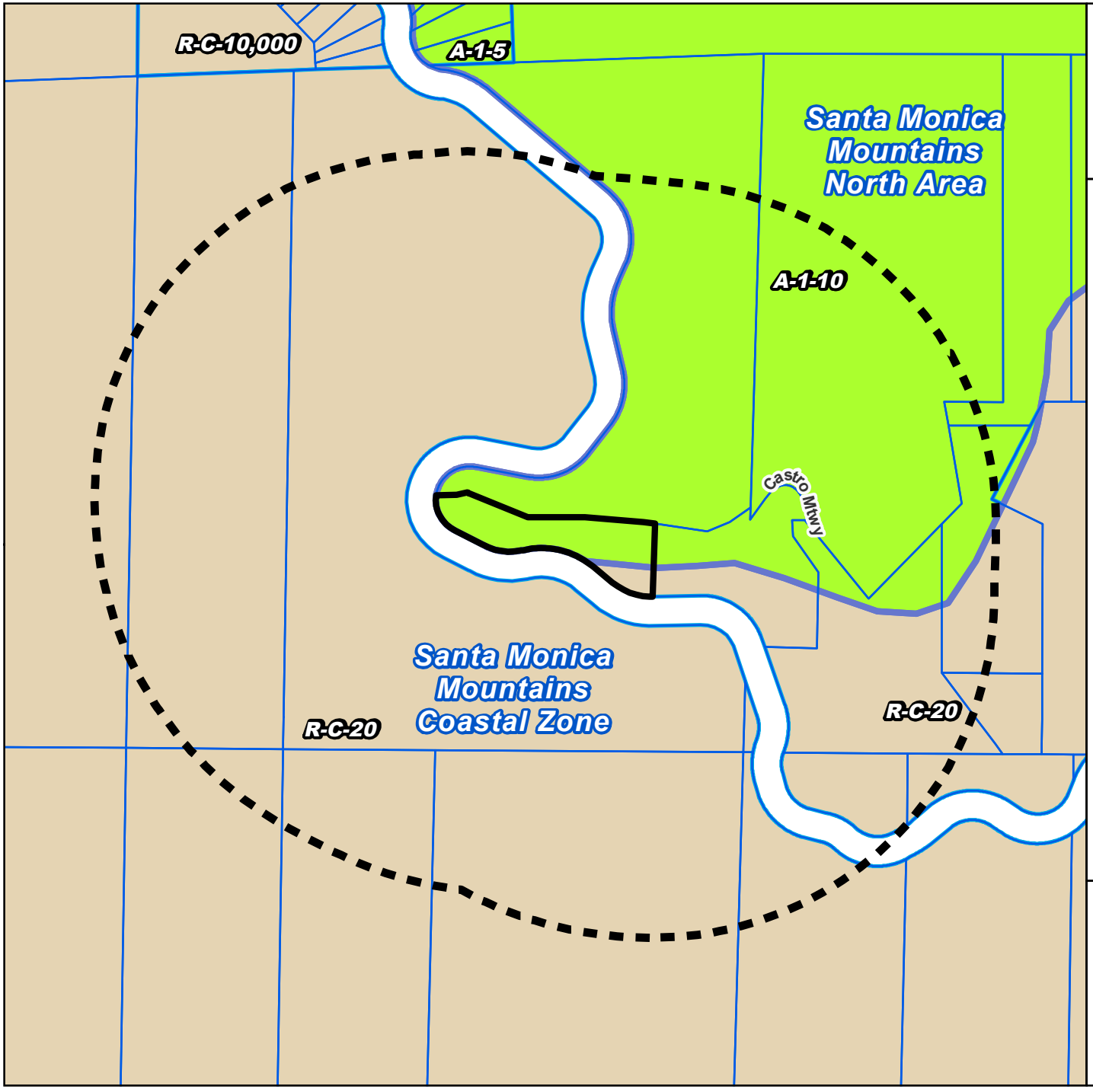
- RL20 - Rural Lands (1 du / 20 ac)
- RV - Rural Village
- RL10 - Rural Land 10
- RL5 - Rural Land 5

Feet

0 250 500

N

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



ZONING

700-FOOT RADIUS MAP

PROJECT NO. PRJ2024-003440

MCUP RPPL2024005089

- R-C - Rural Coastal
- A-1 - Light Agricultural

Feet

0 250 500

N

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


Sheryl &
John Snyder
310.270.2463
COMPASS
THE MLS .COM


THE MLS .COM

ENVIRONMENTAL HEALTH

Drinking Water Program

5050 Commerce Drive, Baldwin Park, CA 91706
Telephone: (626) 430-5420 • Facsimile: (626) 813-3013 • Email: waterquality@ph.lacounty.gov
http://publichealth.lacounty.gov/eh/ep/dw/dw_main.htm

Production Well Construction - SR0394883 - 928 Latigo Canyon Rd, Malibu, CA 90265

Work Plan Approval

WORK SITE ADDRESS	CITY	ZIP	EMAIL ADDRESS FOR WELL PERMIT APPROVAL
928 Latigo Canyon Rd.	Malibu	90265	sierradrillingco@gmail.com

NOTICE:

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

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

WORK PLAN APPROVED **Production Well Construction – 1** ***DATE: December 3, 2024***

ADDITIONAL APPROVAL CONDITIONS:

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

REHS NO: 5770

Peter Habib, REHS

Peter Habib, REHS
Environmental Health Specialist III Environmental Protection Bureau
Los Angeles County Department of Public Health
5050 Commerce Drive
Baldwin Park, CA 91706
Ph (626) 430 - 5420
phabib@ph.lacounty.gov

□ ANNULAR SEAL FINAL INSPECTION REQUIRED		□ WELL COMPLETION LOG REQUIRED	
DATE ACCEPTED:	REHS signature	DATE ACCEPTED:	REHS signature
□ WATER QUALITY—BACTERIOLOGICAL STANDARDS REQUIRED		□ WATER QUALITY—CHEMICAL STANDARDS REQUIRED	
DATE ACCEPTED:	REHS signature	DATE ACCEPTED:	REHS signature
□ WATER SUPPLY YIELD REQUIRED		□ OTHER REQUIREMENT	
DATE ACCEPTED:	REHS signature	DATE ACCEPTED:	REHS signature

APPLICATION FOR WELL/EXPLORATION HOLE PERMIT
Environmental Health Division
Drinking Water Program

5050 Commerce Drive, Baldwin Park, CA 91706
http://www.publichealth.lacounty.gov/eh
(626) 430-5420

County of Los Angeles Public Health

PROJECT INFORMATION			
PROJECT NAME / NUMBER:	Sharli #1		
ASSESSOR'S PARCEL NUMBER (APN): http://egisgcx.isd.lacounty.gov/slv/?Viewer=GISViewer#	MONITORING WELLS - Submit separate application(s) for each parcel. 4464-026-014		
WORK SITE ADDRESS:	ADDRESS 928 Latigo Cyn. Rd.	CITY Malibu	ZIP CODE 90265
CROSS STREET(S):	Castro Peak Motorway		
E-MAIL PERMIT TO:	☒ Driller ☒ Owner ☐ Consultant		

SERVICE	FEE	QTY	TOTAL
PRODUCTION WELLS			
☒ Residential ☐ Public / Municipal ☐ Irrigation			
☒ Construction	$ 970.00	x 1	= $ 970.00
☐ Decommission ☐ Renovation	$ 1,268.00	x	= $
NON-PRODUCTION WELLS			
☐ Monitoring ☐ Piezometer ☐ Water Extraction ☐ Injection ☐ Air Sparge ☐ Test Hole			
☐ Soil Vapor Extraction *(into saturated zone / groundwater)* ☐ Geothermal Heat Exchange			
☐ Construction ☐ Decommission			
☐ *1-10 Wells*	$ 735.00		
☐ *11-24* Wells	$ 825.00		
☐ *25+ Wells*	$ 1,666.00		
EXPLORATION HOLES - CPT / HYDROPUNCH / SOIL BORING **(Soil borings deeper than 10 feet or that extend into groundwater regardless of depth require a permit)**			
☐ Up to four (4) borings	$ 126.00		
☐ 5+ Borings	$ 406.00		
Depth of boring (Min. to Max.): _____			
Estimated groundwater depth: _____			
CATHODIC WELLS			
☐ Construction	$ 970.00	x	= $
☐ Decommission	$ 1,268.00	x	= $
WATER SUPPLY YIELD			
☐ Water Supply Yield Test - Commercial	$ 1,038.00	x	= $
☐ Water Supply Yield Test - Residential	$ 971.00	x	= $
WELL SITE PLAN REVIEW (for Small Water Systems)	$ 584.00	x	= $
WATER TREATMENT SYSTEM EVALUATION	$ 519.00	x	= $
WATER SAMPLING (Commercial food service facility for USDA certification)	$ 821.00	x	= $
TOTAL COST			$ 970.00

Applications are nontransferable. Please allow **ten (10) business days** for work plan review and response.

For properties in Unincorporated communities, this Section must be completed by L.A. County Regional Planning:

This water well is associated with (type of project)_____

☐ Regional Planning has: APPROVED the project and it is OK to proceed with this water well application

Regional Planning Plan number (RPPL):_____ Date of approval: _____

Planner signature/date: _____

This approval is only a Regional Planning referral, and does not constitute a well/exploration hole permit. Please return this application to Environmental Health to obtain your well/exploration hole permit.

FOR OFFICE USE ONLY
ASSIGNED INSPECTOR:
DATE:
SUPERVISOR'S INITIAL:
SITE / PERMIT NO.: SR
INVOICE NO.: IN

APPLICATION FOR WELL/EXPLORATION HOLE PERMIT
Environmental Health Division
Drinking Water Program

5050 Commerce Drive, Baldwin Park, CA 91706
http://www.publichealth.lacounty.gov/eh
(626) 430-5420

Continuation of Application

WORK SITE ADDRESS	CITY	ZIP CODE	QUANTITY OF WELLS
928 Latigo Canyon Rd.	Malibu	90265	1

CALIFORNIA STATE REGISTERED DRILLER I	C-57 LICENSE HOLDER NAME	C-57 LICENSE NUMBER	C-57 EXPIRATION DATE
Sierra Exploration Drilling Co., Inc.	Sierra Exp. Drilling Co.	C-57 327073	01/31/26

TELEPHONE NO.	MOBILE	E-MAIL ADDRESS
805-238-3396	805-610-2720	sierradrillingco@gmail.com

CALIFORNIA STATE REGISTERED DRILLER II	C-57 LICENSE HOLDER NAME	C-57 LICENSE NUMBER	C-57 EXPIRATION DATE
--	--	--	--

TELEPHONE NO.	MOBILE	E-MAIL ADDRESS
--	--	--

OWNER NAME	TELEPHONE / MOBILE	E-MAIL
Sharli Guta	(323) 350-9037	constructionforless@yahoo.com

CONSULTANT		OFFICE NUMBER	
PROJECT CONTACT	TELEPHONE NO. Ext.	MOBILE	E-MAIL ADDRESS
PROJECT MANAGER	TELEPHONE NO. Ext.	MOBILE	E-MAIL ADDRESS

REQUIRED SUPPORTING DOCUMENTS

Well Construction
☒ Written narrative describing work plan details
☒ Well diagram detailing depth, size, thickness, and materials of: (1) the casing (2) the annular (sanitary) seal (3) the screen / slotting (4) any pertinent geological features
☒ Scaled drawing of roads, property lines, private sewage disposal systems, surface water features, blue line streams, and other possible sources of contamination within 200 feet of the well site

Well Decommission
☐ Written narrative describing work plan details
☐ Well construction logs
☐ Type and amount of sealant
☐ Method of assessment
☐ Method of upper seal pressure application (including PSI and time applied)
☐ Scaled drawing of roads, property lines, private sewage disposal systems, surface water features, blue line streams, and other possible sources of contamination within 200 feet of the well site

Borings
☐ Written narrative describing work plan details
☐ Scaled drawing of roads, property lines, private sewage disposal systems, surface water features, blue line streams, and other possible sources of contamination within 200 feet of the well site

SIERRA EXPLORATION DRILLING CO., INC

P.O. Box 1167, Paso Robles, Ca. 93447

(805)-238-3396

California License C57-327073

Proposed Water Well Drilling Work Plan/Los Angeles County

11/11/2024

RE: New Water Well Construction

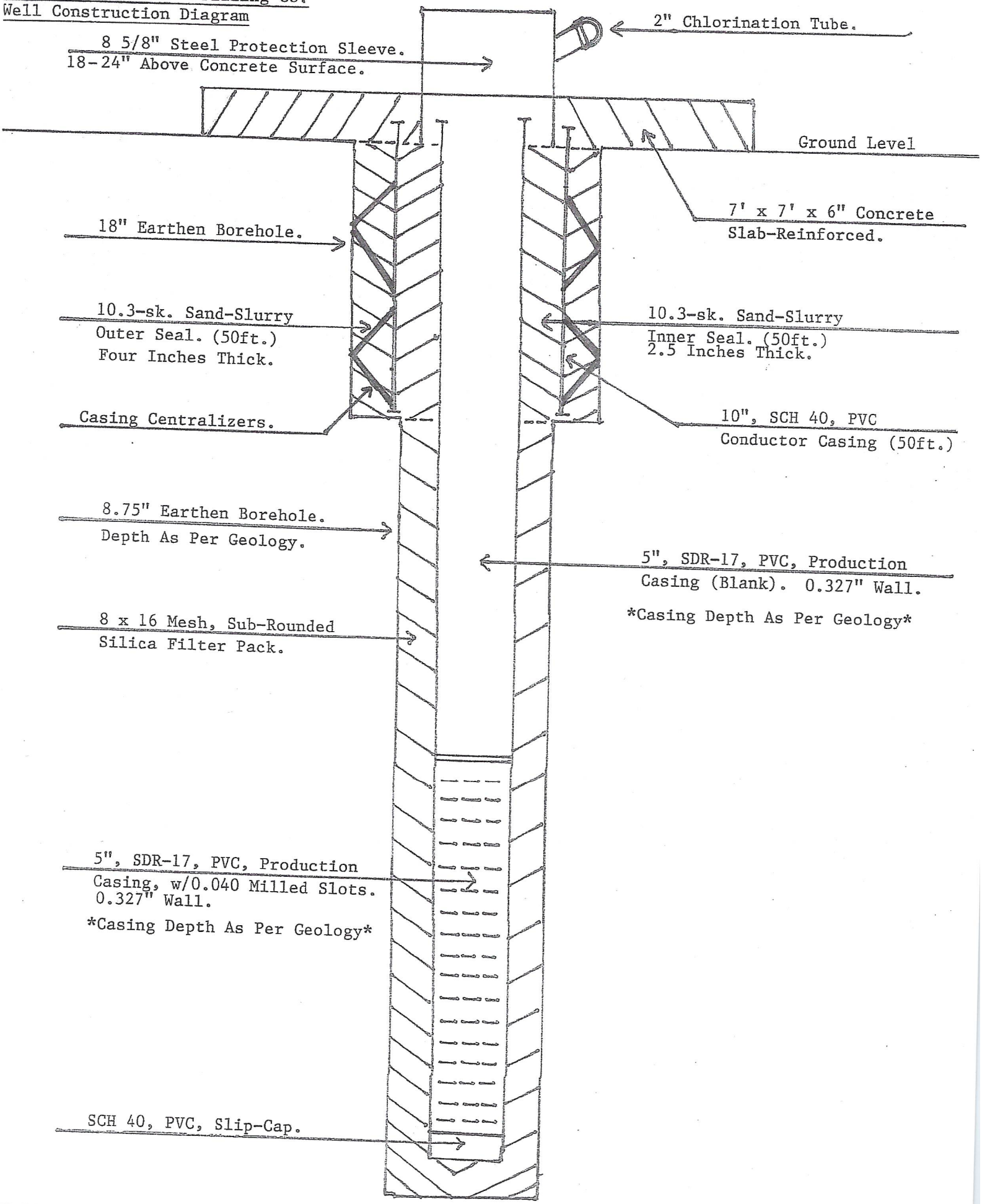
Site Address: 928 Latigo Canyon Rd., Malibu, CA. 90265

APN: 4464-026-014

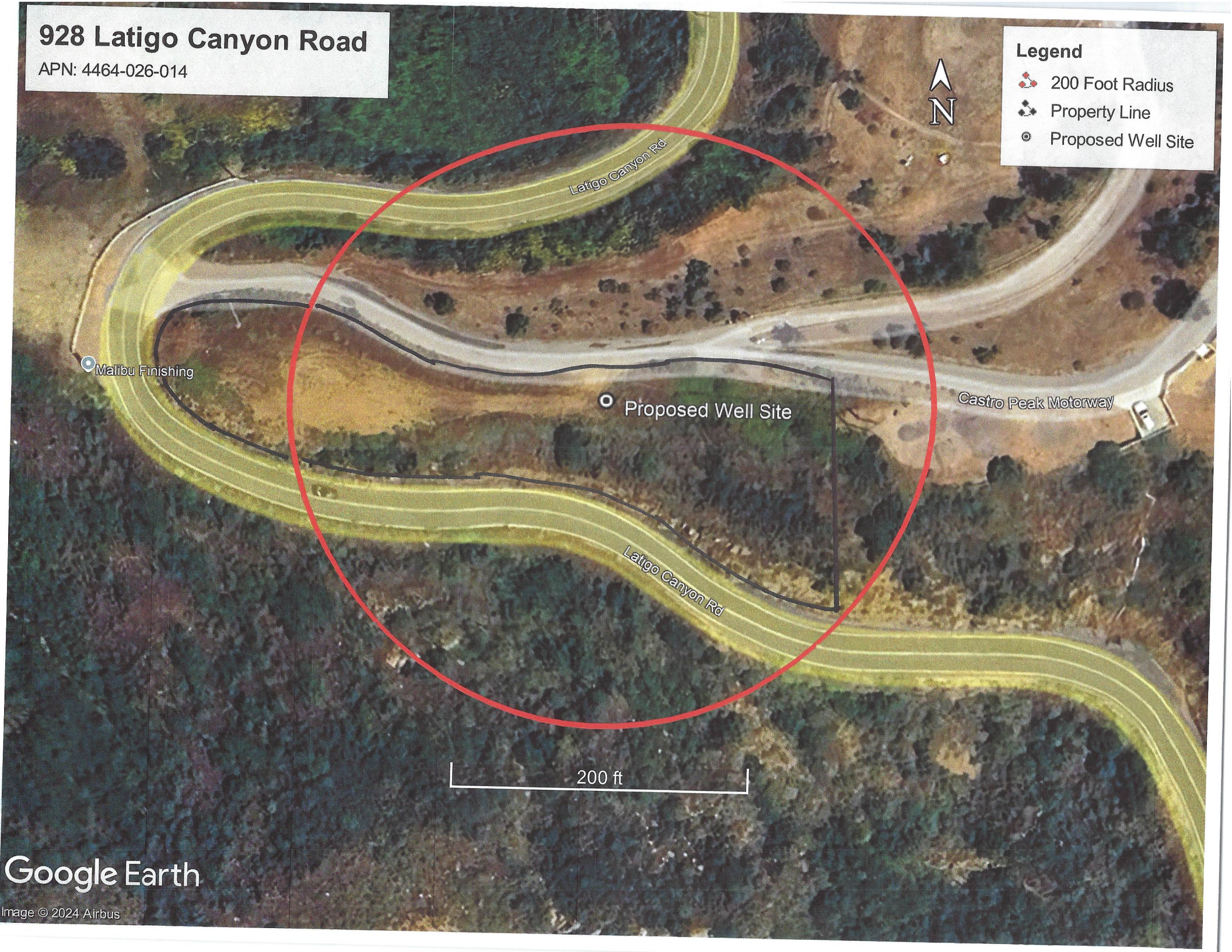
Secure site against fire hazard and drilling fluid run-off. Set-up drilling rig and install 10.75 inch x 0.365 inch wall, PVC conductor casing (50-80 ft.) in a properly sized hole (19 inches). A tremmie pipe shall be used to implace a 10.3 sack sand-slurry cement mix sanitary seal around the outside of the conductor casing. The tremmie pipe shall be within two (2) feet of the borehole bottom when pumping of the cement begins. The tremmie pipe end shall always be submerged in the 10.3-sk. cement mix while pumping occurs. A test hole shall be drilled until sufficient water is encountered or/as per geology. The test hole shall be reamed to a proper size (8.750 inches) and PVC production casing shall be installed (5 inch, SDR-17, PVC). Filter pack, (8 x 16 mesh, silica sand), shall be gravity fed into place and stopped at 50 feet below ground surface. An inner concrete sanitary seal shall be tremmied into place using a 10.3 sack sand-slurry cement mix. The tremmie pipe shall be within two (2) feet of the borehole bottom when pumping of the 10.3-sk. cement begins. The tremmie pipe end shall always be submerged in the 10.3-sk. cement mix while pumping occurs. The well will be developed by using air- jetting and/or bailing techniques. An 8 5/8" (SCH 80) steel protection sleeve shall be concentrically placed around the production well casing and extend a minimum of 18 inches above the cement slab surface. A 7' x 7' x 8" reinforced concrete slab will be constructed as per LACO regulations. The Contractor will place a PVC cap on top of the protection sleeve for well security. The cap will be removed for well pump installation. Should test hole not be completed to a production well, said test hole will be destroyed as per LACO regulations. Drill site shall be restored to pre-drilling activity condition. All sealing work shall be done in the presence of an approved Los Angeles County Environmental Health Inspector.

Prepared by: David L. Strahan, Owner of Sierra Exploration Drilling Co.

Sierra Exploration Drilling Co.
Well Construction Diagram



Proposed Well Location: 928 Latigo Cyn. Rd., Malibu, CA.
APN: 4464-026-014


928 Latigo Canyon Road
APN: 4464-026-014
Legend
200 Foot Radius
Property Line
Proposed Well Site
N
Latigo Canyon Rd
Malibu Finishing
Proposed Well Site
Castro Peak Motorway
Latigo Canyon Rd
200 ft
Google Earth
Image © 2024 Airbus

BIOLOGICAL CONSTRAINTS ANALYSIS
928 Latigo Canyon Road (APN 4464-026-014)

February 3, 2023

Prepared for:
Construction For Less
5354 Vanalden Avenue
Tarzana, CA 91356

Prepared by:
Stantec Consulting Services Inc.
290 Conejo Ridge Avenue
Thousand Oaks, CA 91361-4972

Project Number: 185805790

The conclusions in the Report titled Biological Constraints Analysis are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from Construction For Less (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec's discretion.

Prepared by:

Signature

Ashleigh Townsend, Project Biologist

Printed Name

Reviewed by:

Signature

Stan Glowacki,
Senior Biologist

Printed Name

Approved by:

Signature

Jared Varonin,
Senior Principal Biologist/Ecosystems Resource Group Leader

Printed Name

Table of Contents

LIST OF TABLES

LIST OF FIGURES

LIST OF APPENDICES

Acronyms / Abbreviations

BCA	Biological Constraints Analysis
BGEPA	Bald and Golden Eagle Protection Act
BMPs	Best Management Practices
BSA	Biological Study Area
Cal-IPC	California Invasive Plant Council
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFGC	California Fish and Game Code
CFR	Code of Federal Regulations
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CRPR	California Rare Plant Rank
CWA	Clean Water Act
DCH	Designated Critical Habitat
FESA	Federal Endangered Species Act
FR	Federal Register
GIS	Geographic Information Systems
HCP	Habitat Conservation Plan
LCP	Local Coastal Program
LID	Low Impact Development
MBTA	Migratory Bird Treaty Act
NCCP	Natural Community Conservation Plan
NEPA	National Environmental Policy Act
NPPA	National Plant Protection Act
Project	Proposed residential development project
RWQCB	Regional Water Quality Control Board
SEA	Significant Ecological Area
SERA	Sensitive Environmental Resource Areas
SMM	Santa Monica Mountains
SMMCZ	Santa Monica Mountains Coastal Zone
SMMCZ	Santa Monica Mountains Coastal Zone
SMMNA	Santa Monica Mountains North Area
SSC	Species of Special Concern
Stantec	Stantec Consulting Services, Inc.
USACE	United States Army Corps of Engineers
USC	United States Code
USDA	United States Department of Agriculture

USFWS	United States Fish and Wildlife Service
USGS	United States Geologic Survey
USNVCS	United States National Vegetation Classification System

1 Introduction

This report presents the findings of the Biological Constraints Analysis (BCA) conducted by Stantec Consulting Services Inc. (Stantec) for the approximately 9 acre proposed residential development project (Project) located at 928 Latigo Canyon Road (APN 4464-026-014) near Malibu in Los Angeles County. The Project site is located within the Santa Monica Mountains (SMM) Significant Ecological Area (SEA), requiring review by the Significant Ecological Area Technical Advisory Committee.

A reconnaissance-level survey was conducted within accessible portions of the Project site, in addition to a surrounding 200-foot buffer area. The Project site, combined with the 200-foot buffer area, is defined as the Biological Study Area (BSA). This BCA describes the existing environmental conditions that occur within the BSA and surrounding areas and evaluates the potential for biological resources to occur based on those conditions with an emphasis on special status plant and wildlife species, wildlife corridors, and special status/sensitive natural communities.

1.1 Consultant Information

Applicant Construction for Less 5354 Vanalden Avenue Tarzana, CA 91356 Contact: Sharli Guta	Biologist Stantec Consulting Services 290 Conejo Ridge Ave. Thousand Oaks, CA 91361 Contact: Jared Varonin

1.2 Project Location

The Project site is located south of Mulholland Highway, east of Kanan Road, north of Newton Canyon Road and west of Castro Peak in Malibu (Figure 1, Project Vicinity and Figure 2, Project Location). The BSA is located within the United States Geologic Survey (USGS) Point Dume, California, 7.5-minute topographic quadrangle, Section 18, Township 1 South, Range 18 West. The topography of the Project site ranges from moderate to steep. Elevation on the Project site is approximately 2,100 feet above mean sea level.

Figure 1. Project Vicinity

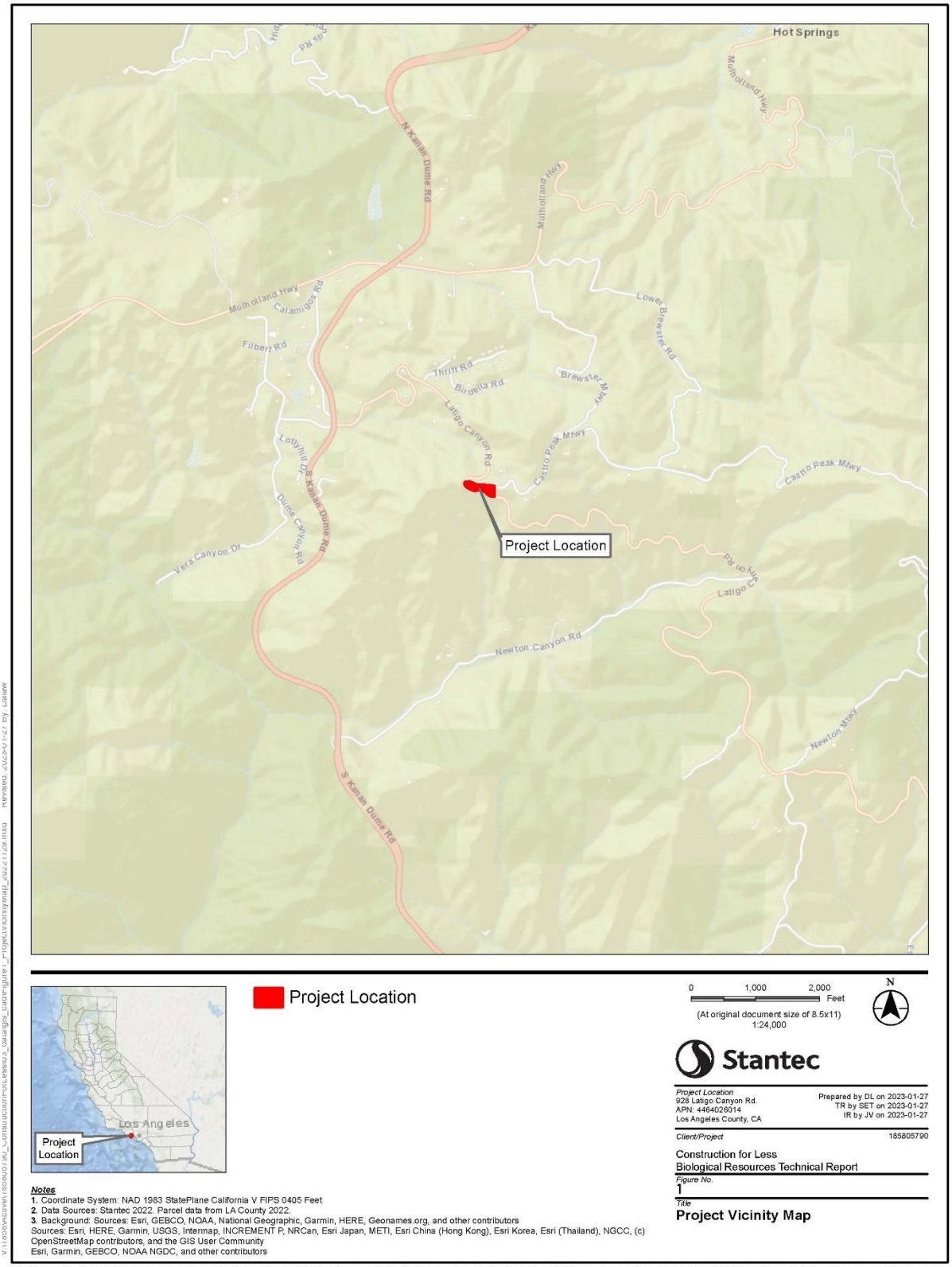


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Figure 2. Project Location

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2 Methodology

2.1 Literature Review

A query of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) was conducted using the RareFind 5 internet application tool for a search area encompassing the Project site and a 10-mile buffer (CNDDB 2022). The most recent CNDDB list of special status plants, animals, and their potential to occur within the BSA is included in Section 5. Additional data regarding the potential occurrence of special status species and policies relating to these special status natural resources were gathered from the following sources:

- Biogeographic Information and Observation System Map Viewer (CDFW 2022a)
- Natural Community Conservation Plans/Habitat Conservation Plans (CDFW 2022b)
- Inventory of Rare and Endangered Vascular Plants of California (CNPS 2022)
- NatureServe Explorer (NatureServe 2022)
- Environmental Conservation Online System Critical Habitat for Threatened & Endangered Species (USFWS 2022b)
- Unites States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (USFWS 2022c)

2.2 Biological Surveys/Habitat Assessment

2.2.1 SITE RECONNAISSANCE AND WILDLIFE SURVEYS

A reconnaissance biological survey and habitat assessment were conducted during daylight hours on October 28, 2022, by Stantec biologists Ashleigh Townsend and Saoirse Kirby. The primary goals of the reconnaissance survey were to identify and assess the suitability of habitat for special status plant and wildlife species and to document an inventory of plant and wildlife species within the BSA. The BSA was surveyed on foot walking meandering transects throughout the BSA. Plants were identified based on professional knowledge and experience and/or by using keys, descriptions, and illustrations in Jepson Flora Project, 2022. Since common names vary significantly between references, scientific names are included upon initial mention of each species; common names consistent throughout the report are employed thereafter. Wildlife species were identified and recorded by sight, sound, or their sign.

Some plant and wildlife species may have been difficult to detect due to some plant species being out of their blooming period, and the elusive nature, cryptic morphology, or nocturnal behavior of some wildlife. No protocol wildlife surveys were conducted, and the survey for plants, which occurred only in October 2022, is not considered a floristic botanical survey per the standards of USFWS (USFWS 2000 and CDFW 2018).

2.2.2 VEGETATION/HABITAT MAPPING

Characterizations of vegetation types are based on Sawyer et al. (2009) (with vegetation types defined at least to the alliance level). Vegetation maps were prepared by utilizing Global Positioning System technology with sub-meter accuracy to map resources in the field, with data processed using ArcGIS Geographic Information System (GIS) software. Supplemental vegetation mapping was conducted by digitizing polygons in GIS using high-resolution aerial imagery. Most boundaries shown on the maps are accurate within approximately 1 meter; however, boundaries between some vegetation types are less precise due to limitations interpreting aerial imagery and accessing stands of vegetation. Photographs of the current vegetative conditions and habitats within the BSA are presented in Section 3.4.

Vegetation communities can overlap in many characteristics and over time may shift from one community type to another. Note also that all vegetation maps and descriptions are subject to variability for the following reasons:

- In some cases, vegetation boundaries result from distinct events, such as wildfire or flooding, but vegetation types usually tend to intergrade on the landscape, without precise boundaries between them. Even distinct boundaries caused by fire or flood can be disguised after years of post-disturbance succession. Mapped boundaries represent best professional judgment, but usually should not be interpreted as literal delineations between sharply defined vegetation types.
- Natural vegetation tends to exist in generally recognizable types, but also may vary over time and geographic region. Written descriptions cannot reflect all local or regional variation. Many (perhaps most) stands of natural vegetation do not strictly fit into any named type. Therefore, a mapped unit is given the best name available in the classification system being used, but this name does not imply that the vegetation unambiguously matches written descriptions.
- Vegetation tends to be patchy. Small patches of one named type are often included within larger stands mapped as units of another type. For the BSA, the minimum mapping unit was approximately three feet and smaller inclusions are described in the text, where applicable, but are not visible on the maps.
- Habitats within the BSA were evaluated for their potential to support special status species based on species habitat requirements in literature and the professional knowledge and experience of Stantec's biologists. More details regarding habitat assessments are provided in Section 3.4.

2.2.3 JURISDICTIONAL AQUATIC RESOURCES

Although a formal jurisdictional delineation was not performed, a preliminary investigation of jurisdictional waters was conducted on-site during the October 28, 2022, site visit. The purpose of the preliminary delineation was to locate any potential "waters of the U.S." and/or wetlands under the jurisdiction of the United States Army Corps of Engineers (USACE), "waters of the State" and/or wetlands under the jurisdiction of the Regional Water Quality Control Board (RWQCB), and/or streambed and associated riparian habitat under the jurisdiction of the CDFW.

3 Characteristics of the Site

3.1 SEA Boundaries

The northeastern portion, containing about two thirds of the BSA, is included within the SMM SEA. The SMM SEA is located within the SMM in a mostly unincorporated area of Los Angeles County. The SEA includes nearly all the canyons and ridges from the Ventura-Los Angeles County line east to Sullivan Canyon and from the northern edge of development along the coastline to the southern edge of development or the Ventura/Los Angeles County line to the north. The SMM are bounded by the Pacific Ocean to the south, the Oxnard Plain to the west, the Los Angeles Basin to the east, and the San Fernando Valley and Simi Hills on the north. The majority of the SEA consists of undisturbed open space with scattered rural residential communities and a few high-density residential developments. Open space within the SEA is mostly vegetated with dense stands of chaparral. Other types of vegetation such as woodlands and grasslands occur in smaller portions scattered throughout the SEA on moist or north facing slopes and canyon bottoms. Lesser amounts of coastal sage scrub are also present mostly as an early successional community in areas previously disturbed (roughly one third of the BSA).

3.2 Watershed Description

The BSA is within Hydrologic Unit Code 12 180701040203 – Zuma Canyon-Frontal Pacific Ocean sub watershed. There is an ephemeral stream running from approximately the northwest corner of the BSA to the southeast corner. Water flows from the site to the east and south, connecting with intermittent streams that flow south and terminate at the Pacific Ocean. A formal aquatic resources delineation was not performed during the October 28, 2022, survey.

3.3 Geology/Soils

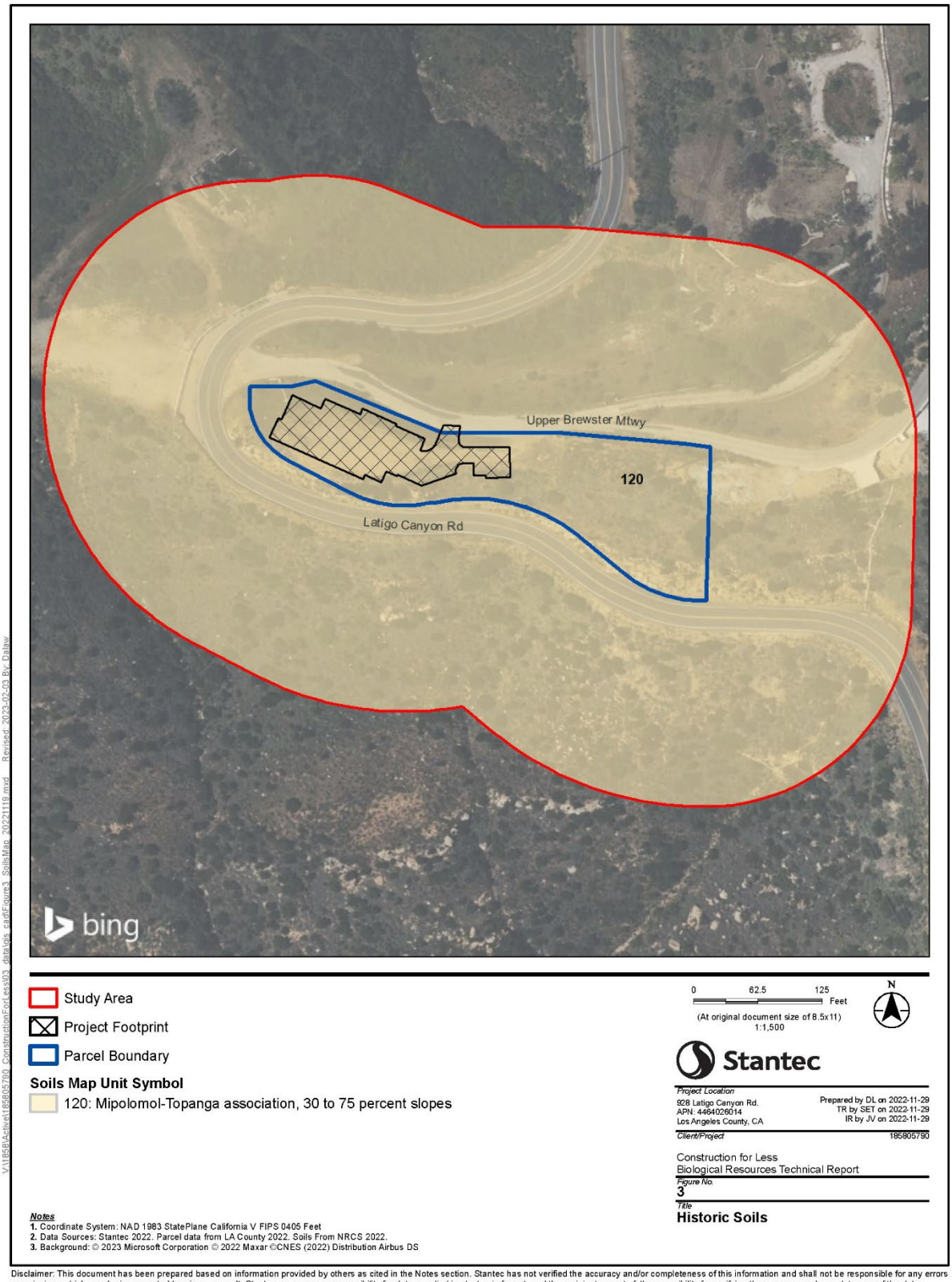
Soil characterization is an important component of any biological resources analysis because soil composition and/or texture often define exclusive habitat qualities for many special status plant and wildlife species. Several special status plants require unique soil characteristics to set seed, germinate, and grow. Additionally, many special status reptiles and mammals require suitable soil qualities, such as texture and friability, to construct and maintain adequate burrows. Table 1 lists the soils occurring in the BSA based on Natural Resources Conservation Service data (USDA 2022). A Soils Map is included in Figure 3, Historic Soils.

Table 1. Historic Soil Units Occurring Within the BSA

Map Unit Symbol	Map Unit Name	Description	Area within BSA (acres)
120	Mipolomol-Topanga association, 30 to 75 percent slopes	A well-drained non-hydric soil associated with hillslopes at elevations of 20 to 2,820 feet; very high runoff; gravelly loam, gravelly clay loam, channery loam, bedrock; parent material consists of colluvium derived from sandstone and shale and/or residuum weathered from sandstone and shale and/or residuum weathered from slate; minor	9.1

Map Unit Symbol	Map Unit Name	Description	Area within BSA (acres)
		components include rock outcrop, Broades, Pachic argixerolls, moist and very moist, and typic palexerolls.	
		Total	**9.1**

Figure 3. Historic Soils



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3.4 Vegetation Communities and Land Cover Types

Generally, Stantec's mapping and description of plant communities follows the classification system described in Sawyer et al. (2009) or the United States National Vegetation Classification System (USNVCS) (USNVCS 2022), which is generally limited to communities that are native to or naturalized within California and the United States. Certain habitat occurs within the BSA that is not defined in either resource; therefore, land cover types assigned to these types of habitats are descriptive in nature. Vegetation communities and land cover types within the BSA are presented in Table 2 and described further below. Figure 4, the Vegetation Communities and Land Cover Types Map, provides a map of vegetation communities and land cover types occurring in the BSA.

Table 2. Vegetation Communities and Land Cover Types Occurring Within the BSA

Vegetation Communities and Land Cover Types	Area (acres) of BSA	Project Impact Areas
Vegetation Communities		
Malosma laurina Shrubland Alliance, laurel sumac scrub	5.77	0.06
Nonnative Ornamentals	0.28	n/a
Subtotal	6.05	0.06
Land Cover		
Disturbed/Developed	2.75	0.17
Rock Outcrop	0.27	n/a
Subtotal	3.02	0.17
Total	**9.07**	**0.23**

3.4.1 VEGETATION COMMUNITIES

3.4.1.1 Malosma laurina Shrubland Alliance, laurel sumac scrub

This community occurs throughout the BSA, excluding portions of the BSA that have been landscaped or cleared. This alliance is characterized by laurel sumac (*Malosma laurina*) as dominant or co-dominant in the shrub canopy with California sagebrush (*Artemisia California*), big pod ceanothus (*Ceanothus megacarpus*), sticky monkeyflower (*Diplacus aurantiacus*), California buckwheat (*Eriogonum fasciculatum*), toyon (*Heteromeles arbutifolia*) and evergreen buckthorn (*Rhamnus ilicifolia*). Emergent trees or tall shrubs are present at low cover, including California black walnut (*Juglans californica*) and coast live oak (*Quercus agrifolia*). The herbaceous layer is sparse or grassy.

3.4.1.2 Nonnative Ornamentals

This vegetation community occurs along the north side of Latigo Canyon Road. This unofficial classification consists of mostly nonnative ornamental vegetation such as silver dollar gum (*Eucalyptus polyanthemos*) and Peruvian peppertree (*Schinus molle*) with sporadically scattered native species including scrub oak (*Quercus berberidifolia*) and toyon. The herbaceous layer is comprised of various scattered native and nonnative annuals, primarily carnation spurge (*Euphorbia terrecina*).

3.4.2 LAND COVER TYPES

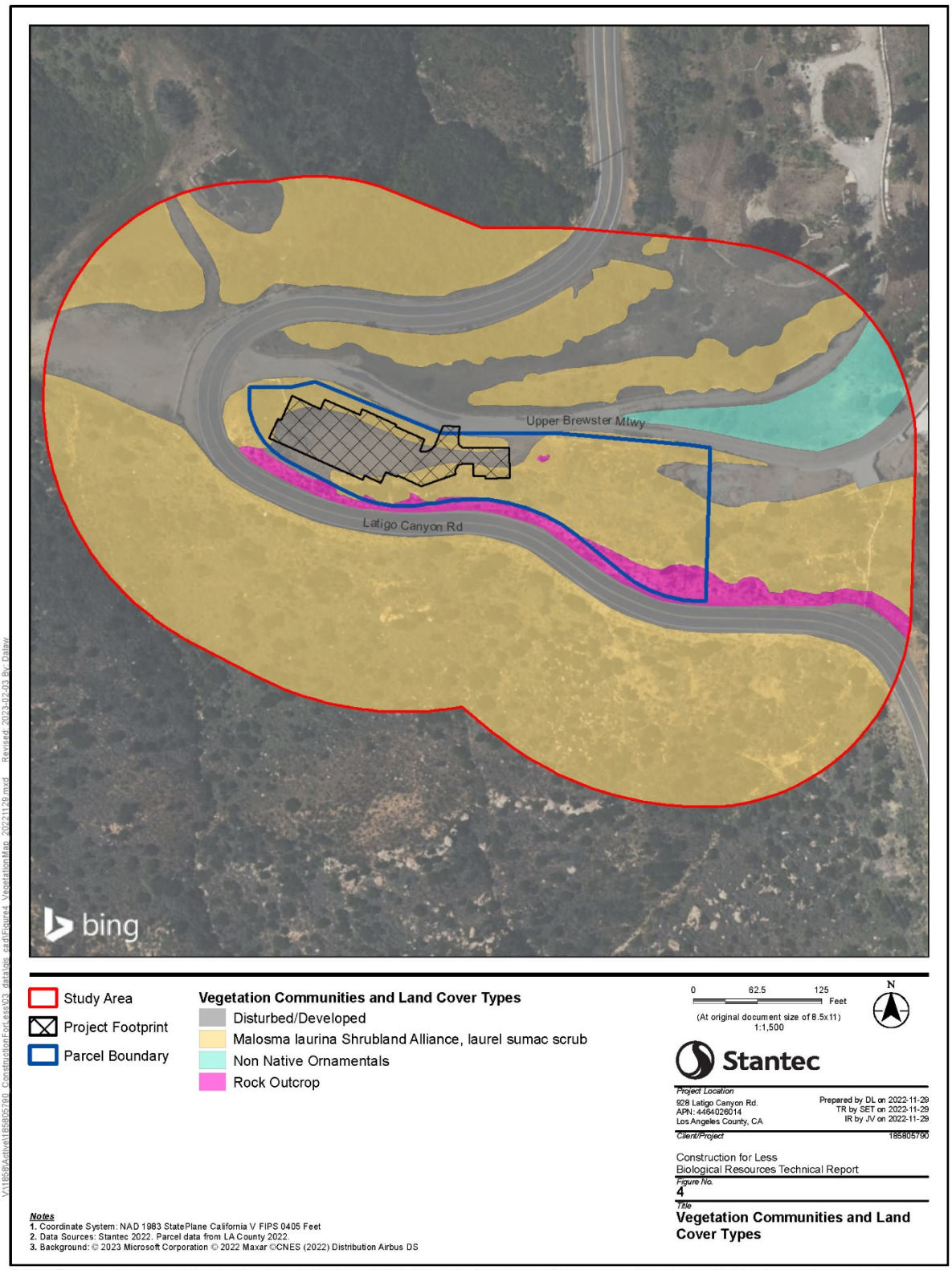
3.4.2.1 Disturbed/Developed

This land cover type is characterized by areas that either completely lack vegetation (e.g., paved areas such as roads) or are dominated by ruderal species. Ruderal vegetation found within the BSA includes nonnative grasses and a high proportion of weedy species, including shortpod mustard (*Hirschfeldia incana*) and tocalote (*Centauria melitensis*). Several disturbed areas are scattered throughout the BSA and take the form of residential developments, paved roads, fire breaks or land cleared of vegetation, dirt access roads, trails, and other similarly disturbed areas.

3.4.2.2 Rock Outcrop

Rock outcrop is a sparsely vegetated cover type occurring on cliffs and rock outcroppings of sedimentary, metamorphic, and volcanic rocks along the ridges and peaks of the hills and mountains. Between the rocks and in the crevices, the few plants found are usually representative of a chaparral species composition. Other plants often found on the rock faces in protected areas included species of *Dudleya*, *Selaginella*, and various lichens.

Figure 4. Vegetation Communities and Land Cover Types



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3.4.3 PLANT SPECIES OBSERVED

The BSA was assessed for both common and special-status vascular plants. The reconnaissance survey resulted in the documentation of 33 native and 17 non-native species, of which 10 are considered invasive under the California Invasive Plant Council (Cal-IPC). Invasive plants are ranked in the following three threat rating levels as defined by the Cal-IPC (Cal-IPC 2022).

> High – These species have severe ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal and establishment. Most are widely distributed ecologically.
>
> Moderate – These species have substantial and apparent (but generally not severe) ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal, though establishment is generally dependent upon ecological disturbance. Ecological amplitude and distribution may range from limited to widespread.
>
> Limited – These species are invasive, but their ecological impacts are minor on a statewide level or there was not enough information to justify a higher score. Their reproductive biology and other attributes result in low to moderate rates of invasiveness. Ecological amplitude and distribution are generally limited, but these species may be locally persistent and problematic.

Table 3 presents a list of all plant species observed within the BSA, their native/non-native status, and their Cal-IPC ranking, if applicable.

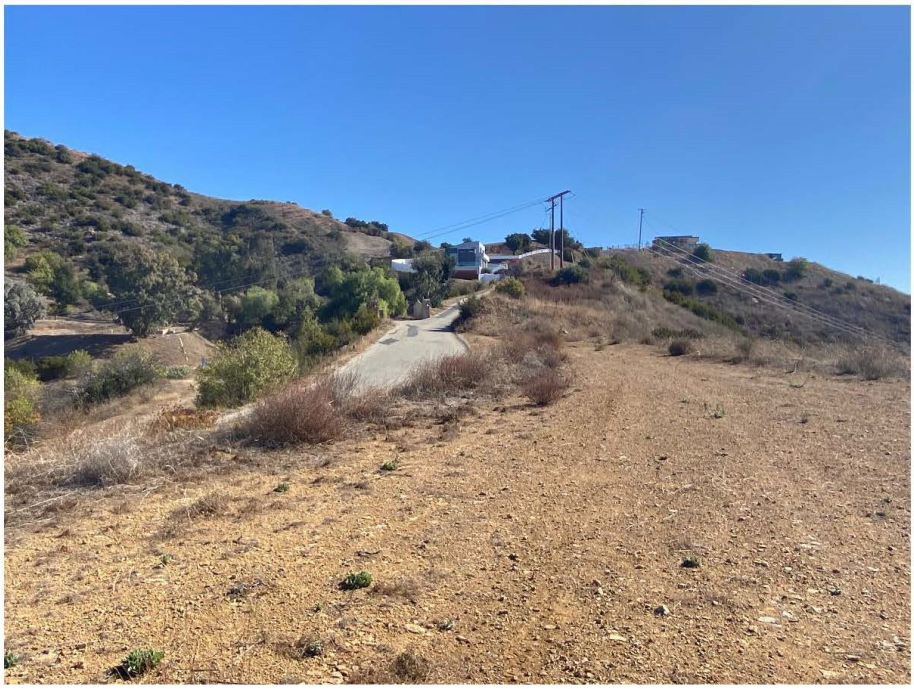
Table 3. Plant Species Observed Within the BSA

Scientific Name	Common Name	Native/Non-native[1]
Acmispon americanus	American bird's foot trefoil	Native
Acmispon glaber	deerweed	Native
Agave attenuata	foxtail agave	Nonnative
Amsinckia intermedia	common fiddleneck	Native
Artemisia californica	coastal sagebrush	Native
Atriplex semibaccata	Australian saltbush	Moderate[2]
Avena sp.	wild oats	Moderate
Baccharis pilularis	coyote brush	Native
Brachychiton populeneus	Kurrajong	Nonnative
Bromus madritensis	foxtail brome	High
Ceanothus megacarpus	big pod ceanothus	Native
Ceanothus spinosus	greenbark ceanothus	Native
Centaurea melitensis	tocalote	Moderate
Cercocarpus betuloides	birchleaf mountain mahogany	Native
Corethrogyne filaginifolia	common sandaster	Native
Diplacus aurantiacus	sticky monkeyflower	Native
Elymus condensatus	giant wild rye	Native
Erigonum fasciculatum	California buckwhat	Native
Eriogonum elongatum	longstem buckwheat	Native
Eriophyllum confertiflorum	yellow yarrow	Native
Eucalyptus polyanthemos	silver dollar gum	Nonnative

Euphorbia terracina	carnation spurge	Limited
Foeniculum vulgare	fennel	Moderate
Hazardia squarrosa	saw toothed goldenbush	Native
Hesperoyucca whipplei	chaparral yucca	Native
Heteromeles arbutifolia	toyon	Native
Heterotheca grandiflora	telegraphweed	Native
Hirschfeldia incana	shortpod mustard	Nonnative
Isocoma menziesii	coastal goldenbush	Native
Juglans californica	Southern California black walnut	Native
Lactuca serriola	prickly lettuce	Nonnative
Lonicera subspicata	southern honeysuckle	Native
Malacothamnus fasciculatus	chaparral bush mallow	Native
Malacothrix saxatilis	cliff aster	Native
Malosma laurina	laurel sumac	Native
Marrubium vulgare	white horehound	Limited
Opuntia leucotricha	nopal duraznillo	Nonnative
Phacelia cicutaria	caterpillar phacelia	Native
Pseudognaphalium californicum	ladies' tobacco	Native
Pseudognaphalium microcephalum	Wright's cudweed	Native
Quercus agrifolia	coast live oak	Native
Quercus berberidifolia	scrub oak	Native
Rapanea melanophloeos	Cape beech	Nonnative
Rhamnus ilicifolia	evergreen buckthorn	Native
Ricinus communis	Castor bean	Limited
Salsola tragus	Russian thistle	Limited
Salvia mellifera	black sage	Native
Schinus molle	Peruvian peppertree	Limited
Stephanomeria diegensis	San Diego wirelettuce	Native
Toxicodendron diversilobum	poison oak	Native

Notes:
[1] Native/Non-native = Native species are those that occur naturally in an area, per Jepson Flora Project 2022.
[2] Cal-IPC = Identified in the California Invasive Plant Council Inventory of Invasive Plants (Cal-IPC 2022).

Photographic Log 1: Vegetation Communities and Land Cover Types

Photograph ID: 1 **Direction:** East **Survey Date:** 10/28/2022 **Comments:** Overview of site	
Photograph ID: 2 **Direction:** West **Survey Date:** 10/28/2022 **Comments:** Overview of site	

Photograph ID: 3 **Direction:** North **Survey Date:** 10/28/2022 **Comments:** Rock outcrop along north side of Latigo Canyon Road.	
Photograph ID: 4 **Direction:** East **Survey Date:** 10/28/2022 **Comments:** Overview of vegetation present at southern portion of site along slopes.	

Photograph ID: 5	
Direction: West	
Survey Date: 10/28/2022	
Comments: Overview of vegetation present at western portion of site along slopes.	

3.5 Common Wildlife

Table 4 presents all the wildlife species that were encountered/observed within the BSA during the survey.

Table 4. Wildlife Species Observed in the BSA

Common Name	Scientific Name
Terrestrial Invertebrates	
common wasp	*Vespula vulgaria*
cricket	family *Caelifera*
dragonfly	family *Anisoptera*
fly	family *Diptera*
honeybee	genus *Apis*
pallid-winged grasshopper	*Trimerotropis pallidipenis*
Reptiles	
western fence lizard	*Sceloporus occidentalis*
Birds	
American crow	*Corvus brachyrhynchos*
black phoebe	*Sayornis nigricans*
California scrub jay	*Aphelocoma californica*
dark eyed junco	*Junco hyemalis*
grey vireo	*Vireo vicinior*
house finch	*Haemorhous mexicanus*
song sparrow	*Melospiza melodi*
woodpecker	*Dryocopus* sp.
yellow rumped warbler	*Setophaga coronata*

3.5.1 TERRESTRIAL INVERTEBRATES

As in all ecological systems, invertebrates in the BSA play a crucial role in biological processes. They serve as the primary or secondary food source for amphibian, bird, reptile, and mammal predators; they provide important pollination vectors for numerous plant species; they act as efficient components in controlling pest populations; and they support the naturally occurring maintenance of an area by consuming detritus and contributing to necessary soil nutrients. Though heavily urbanized, habitat conditions within the BSA provide a suite of microhabitat conditions for a wide variety of terrestrial insects and other invertebrates that are known to adapt to such disturbance. A focused insect survey was not performed within the BSA for this project; however, the BSA undoubtedly supports healthy populations of a diverse assortment of invertebrate species. Six invertebrate species were identified during the survey, including a dragonfly species (family Anisoptera), a cricket species (family Caelifera), a wasp (*Vespula vulgaria*), a fly (family *Diptera*), a honeybee (genus *Apis*) and a pallid-winged grasshopper (*Trimerotropis pallidipenis*).

3.5.2 FISH

Although an ephemeral stream runs perpendicular to the BSA, there was no water present during the time of the survey. Habitat conditions at the site are not suitable for fish species known to occur in the SMM, which include the CDFW species of concern arroyo chub (*Gila orcuttii*), the federally endangered steelhead trout (*Onchorynchus mykiss*), and the Pacific lamprey (*Lampetra tridentata*), all of which are known to occur in the SMM, including the Topanga Creek Watershed and the Malibu Creek Watershed.

3.5.3 AMPHIBIANS

Amphibian populations are plentiful in the SMM due to the high moisture content provided by coastal conditions as well as the large number of drainages and year-round water supplies. The SMM are also likely to support a variety of amphibians within the moister woodland areas and canyon bottoms. There is a freshwater/forested shrub wetland located just north of the BSA that may serve as habitat for amphibians. Amphibian species that are common throughout the SMM include the western toad (*Anaxyrus boreas*), California treefrog (*Pseudacris cadaverine*), Baja California treefrog (*Pseudacris hypochondriaca*), and California newt (*Taricha torosa*). A less common amphibian species in the SMM includes the federally threatened California red-legged frog (*Rana draytonii*).

3.5.4 REPTILES

Many essential reptilian habitat characteristics are present within the SMM. These include rock outcroppings that provide reptiles with high visibility basking sites, and small mammal burrows that provide cover and escape from predators and extreme weather. Some common reptile species that occur throughout the SMM include Western fence lizards (*Sceloporus occidentalis*), common side-blotched lizards (*Uta stansburiana*), and coastal whiptails (*Cnemidophorus tigris*). One reptile was observed within the BSA during the survey, the western fence lizard, which is native to Southern California.

3.5.5 BIRDS

The scrubland, woodland, riparian, and grassland habitats in the SMM provide suitable foraging and cover habitat for year-round residents, seasonal residents, and migrating songbirds. In addition, the SMM encompass many year-round water sources located throughout and abundant raptor foraging, perching, and nesting habitat along the northern slopes of the of the Range. The southern edge of the SEA, along the coast, is also part of the Pacific Flyway. From oak woodlands to grassland savannas to the coastal shore, the many diverse habitats of the SMM support a wide variety of resident and migrating birds. More than 380 species, nearly half the North American total, can be seen year-round including shorebirds, songbirds, woodpeckers, and raptors. Some of the species observed during the survey include house finch (*Haemorhous mexicanus*), California scrub jay (*Aphelocoma californica*) and yellow rumped warbler (*Setophaga coronata*).

3.5.6 MAMMALS

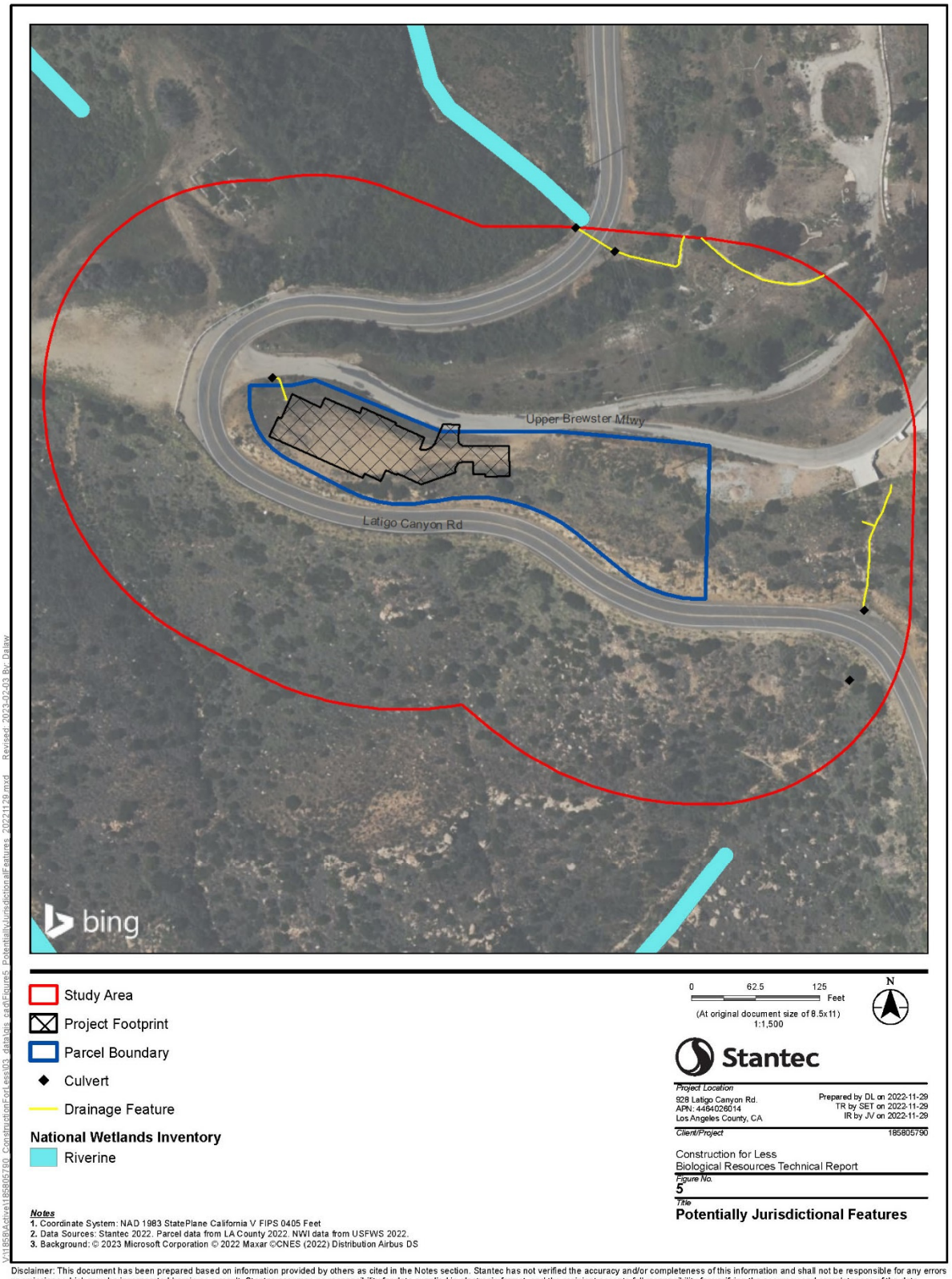
Not unlike other taxonomic groups, mammal populations within the SMM are diverse and reflective of the large size and variation of topography and community types. Over 45 mammal species can be found in the SMM, and they range in size from shrews, which weigh less than one ounce, to mountain lions

weighing up to 150 pounds. However, the more common of these are smaller mammals such as squirrels, gophers, mice, rats, rabbits, and insectivores such as bats, shrews, and moles.

3.6 Aquatic Resources

A formal jurisdictional delineation was not performed during the October survey. However, a preliminary jurisdictional determination was conducted to identify any drainage features and boundaries potentially subject to the jurisdiction of the USACE, RWQCB and/or CDFW. There are freshwater forested/shrub wetlands associated with intermittent streams on the north and south sides of the BSA formed by the convergence of steep slopes. There are culverts leading to both the northern and southern streams from two separate adjacent properties. Within the Project site there is a small drainage feature including a culvert at the northwest corner of the site. Refer to Figure 5, Potentially Jurisdictional Features for the location of the aquatic resources present within the BSA.

Figure 5. Jurisdictional Features



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Photographic Log 2: Aquatic Resources

Photograph ID: 6 **Photo Location:** **Direction:** Northeast **Survey Date:** 10/28/2022 **Comments:** Culvert leading through neighboring property on northeast corner of BSA.	
Photograph ID: 7 **Photo Location:** **Direction:** Northwest **Survey Date:** 10/28/2022 **Comments:** Channel leading through neighboring property to Latigo Canyon Road.	

Photograph ID: 8 **Photo Location:** **Direction:** Northwest **Survey Date:** 10/28/2022 **Comments:** Culvert leading to Latigo Canyon Road from neighboring property.	
Photograph ID: 9 **Photo Location:** **Direction:** Southeast **Survey Date:** 10/28/2022 **Comments:** Culvert leading to Latigo Canyon Road from neighboring property.	

Photograph ID: 10 **Photo Location:** **Direction:** Northwest **Survey Date:** 10/28/2022 **Comments:** Culvert underneath Latigo Canyon Road.	
Photograph ID: 11 **Photo Location:** **Direction:** Northwest **Survey Date:** 10/28/2022 **Comments:** Outet of culvert under Latigo Canyon Road.	

Photograph ID: 12 **Photo Location:** **Direction:** Northwest **Survey Date:** 10/28/2022 **Comments:** Outet of culvert under Latigo Canyon Road.	
Photograph ID: 13 **Photo Location:** **Direction:** South **Survey Date:** 10/28/2022 **Comments:** Concrete channel leading from property to Latigo Canyon Road.	

4 Special Status Biological Resources

4.1 Special Status Natural Communities

4.2 Sensitive Natural Communities

Sensitive natural communities are defined by CDFW (2018) as "...communities that are of limited distribution statewide or within a county or region and are often vulnerable to environmental effects of projects." All vegetation is ranked with an "S" State rarity rank and are of special concern (S1-S3 rank).

> S1: Critically Imperiled — Critically imperiled in the state because of extreme rarity (often 5 or fewer occurrences) or because of some factor(s) such as very steep declines making it especially vulnerable to extirpation from the state.
>
> S2: Imperiled — Imperiled in the state because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the nation or state.
>
> S3: Vulnerable — Vulnerable in the state due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation.
>
> Older ranks, which need to be updated, may still contain a decimal "threat" rank of .1, .2, or .3, where .1 indicates very threatened status, .2 indicates moderate threat, and .3 indicates few or no current known threats.

The 10-mile CNDDB records search indicates there are records for four sensitive natural communities within ten miles of the BSA: California walnut woodland ranked S2.1, southern coastal salt marsh ranked S2.1, valley needlegrass (*Stipa pulchra*) grassland ranked S3.1 and valley oak (*Quercus lobata*) woodland ranked S2.1. These communities are discussed in more depth below in Section 5.3, Surrounding Habitats/Plant and Wildlife Resources. The only true vegetation community identified within the BSA, *Malosma laurina* shrubland association, laurel sumac scrub, is ranked S4.

4.3 Santa Monica Mountains North Area Vegetation Communities

According to the Santa Monica Mountains North Area (SMMNA) Plan, there are vegetation communities ranked according to the SMMNA ranking scale as S2 (*Malosma laurina* Shrubland Alliance) and S3 (Nonnative Ornamentals) within the BSA. The rankings are based on the distribution, rarity, and habitat function of the habitat found in each category. The definitions of S2 and S3 habitat rankings are described further below. While the entirety of the Project impact areas are mapped as S2 according to Los Angeles County GIS resources, as shown on Figure 4 above, a portion of the site based on recent surveys is disturbed/developed and should not be considered S2.

S2 habitat generally consists of areas of high biological significance, rarity, and sensitivity that are important to the ecological vitality and diversity of the Santa Monica Mountains Mediterranean ecosystem.

S2 habitat includes large, contiguous areas of coastal sage scrub and chaparral-dominated habitats. This habitat contains

(1) CNDDB-identified rare natural communities;

(2) plant and animal species listed by the State or Federal government as rare, threatened, or endangered; listed by NatureServe as State or Global ranked 1, 2, or 3, and identified as California Species of Special Concern (SSC); and/or

(3) CNPS-listed 1B and 2 plant species, normally associated with S2 habitats.

S3 habitat generally consists of areas that would otherwise be designated as S2 habitat, but the native vegetation communities have been significantly disturbed or removed as part of lawfully established development. This category also includes areas of native vegetation that are not significantly disturbed and would otherwise be categorized as S2 habitat, but have been substantially fragmented or isolated by existing, legal development and are no longer connected to large, contiguous areas of coastal sage scrub and/or chaparral-dominated habitats. This category includes lawfully developed areas and lawfully disturbed areas dominated by non-native plants such as disturbed roadside slopes, stands of non-native trees and grasses, and fuel modification areas around existing development (unless established illegally in an S2 or S1 area). This category further includes isolated and/or disturbed stands of native tree species (oak, sycamore (*Platanus racemosa*), black walnut, and bay (*Umbellularia californica*)) that do not form a larger woodland or savannah habitat. While S3 habitat does not constitute a biological resource area, these habitats provide important biological functions that warrant specific development standards for the siting and design of new development (Los Angeles County Department of Regional Planning 2021).

4.4 Santa Monica Mountains Coastal Zone Resource Areas

The Santa Monica Mountains Coastal Zone (SMMCZ) defines Sensitive Environmental Resource Areas (SERAs) as areas containing habitats of the highest biological significance, rarity, and sensitivity. SERAs are divided into two habitat categories – H1 habitat and H2 habitat – that are subject to strict land use protections and regulations.

H1 habitat consists of areas of highest biological significance, rarity, and sensitivity- alluvial scrub, coastal bluff scrub, dune, native grassland and scrub with a strong component of native grasses or forbs, riparian, native oak, sycamore, black walnut and bay woodlands, and rock outcrop habitat types. Wetlands, including creeks, streams, marshes, seeps and springs, are also H1 habitat. Native coast live oak, valley oak, western sycamore, black walnut, and bay woodlands are all included in H1 habitat. H1 habitat also includes populations of plant and animal species (1) listed by the State or Federal government as rare, threatened or endangered, listed by NatureServe as State or Global-ranked 1, 2, or 3, and identified as California SSC, and/or (2) CNPS-listed 1B and 2 plant species3, normally associated with H1 habitats, where they are found within H2 or H3 habitat areas.

New development shall provide a buffer of no less than 100 feet from H1 habitat. No development shall be allowed within the required H1 habitat buffer except resource-dependent uses and the following uses in very limited circumstances:

(1) public works projects required to protect existing public roads when there is no feasible alternative, as long as impacts to H1 habitat are avoided to the maximum extent feasible, and unavoidable impacts are minimized and mitigated;

(2) an access road to a lawfully permitted new development when there is no other feasible alternative to provide access to public recreation areas or development on a legal parcel, as long as impacts to H1 habitat are avoided to the maximum extent feasible, and unavoidable impacts are minimized and mitigated;

(3) a development on a lawfully created parcel that is the minimum development necessary to provide a reasonable economic use of the property and where there is no feasible alternative, as long as impacts to H1 habitat are avoided to the maximum extent feasible, and unavoidable impacts are minimized and mitigated, and

(4) continued use and maintenance of an existing, lawfully established road or driveway to an existing, lawfully-established use.

New development shall also provide an additional 100-foot “Quiet Zone” from H1 habitat where feasible (measured from the outer edge of the 100-foot H1 habitat buffer required above), except resource-dependent uses and non-irrigated fuel modification required by the Fire Department for lawfully established structures, as well as those certain other uses that are allowed in the 100-foot H1 habitat buffer. Horse pasture is allowed on slopes no steeper than 4:1 in the Quiet Zone buffer if consistent with the requirements of the Local Coastal Program (LCP) and the development is sited and designed to ensure that no required fuel modification extends into H1 habitat or H1 buffer and it will not adversely affect H1 habitat or wildlife use/movement patterns of the local area or region. If an area designated as the Quiet Zone contains areas of other mapped habitat categories (e.g., H2, H3), the development standards, including the permitted uses, that are most restrictive shall regulate development of the area.

H2 habitat consists of areas of high biological significance, rarity, and sensitivity that are important for the ecological vitality and diversity of the Santa Monica Mountains Mediterranean Ecosystem. H2 habitat includes large, contiguous areas of coastal sage scrub and chaparral-dominated habitats. A subcategory of H2 habitat is H2 “High Scrutiny” habitat, which comprises sensitive H2 habitat species/habitats that should be given avoidance priority over other H2 habitat. This habitat contains (1) CNDDB identified rare natural communities; (2) plant and animal species listed by the State or Federal government as rare, threatened, or endangered; listed by NatureServe as State or Global-ranked 1, 2, or 3, and identified as California SSC; and/or (3) CNPS-listed 1B and 2 plant species4, normally associated with H2 habitats. H2 “High Scrutiny” habitat also includes (1) plant and animals species listed by the State or Federal government as rare, threatened or endangered, listed by NatureServe as State or Global ranked 1, 2, or 3, and identified as California SSC, and/or (2) CNPS-listed 1B and 2 plant species, normally associated with H1 habitats, where they are found as individuals (not a population) in H2 habitat.

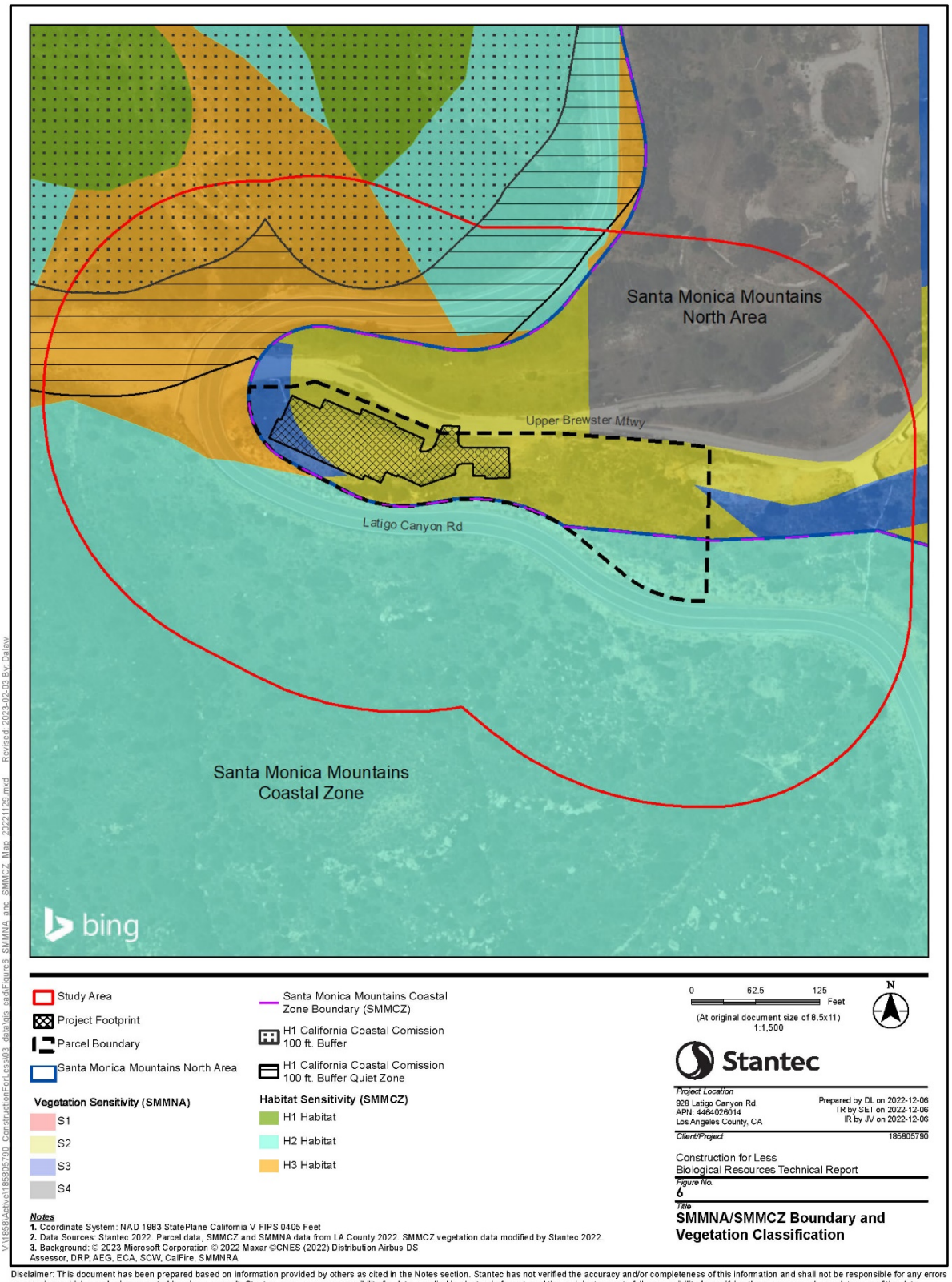
H3 habitat consists of areas that would otherwise be designated as H2 habitat, but the native vegetation communities have been significantly disturbed or removed as part of lawfully established development. This category also includes areas of native vegetation that are not significantly disturbed and would otherwise be categorized as H2 habitat, but have been substantially fragmented or isolated by existing, legal development and are no longer connected to large, contiguous areas of coastal sage scrub and/or chaparral dominated habitats. This category includes lawfully developed areas and lawfully disturbed areas dominated by non-native plants such as disturbed roadside slopes, stands of nonnative trees and

grasses, and fuel modification areas around existing development (unless established illegally in an H2 or H1 area). This category further includes isolated and/or disturbed stands of native tree species (oak, sycamore, black walnut, and bay) that do not form a larger woodland or savannah habitat. While H3 habitat does not constitute a SERA, these habitats provide important biological functions that warrant specific development standards for the siting and design of new development (Los Angeles County Department of Regional Planning 2018).

4.4.1 BIOLOGICAL SURVEY AREA/PROJECT SITE HABITAT ASSESSMENT

According to the SMMCZ online mapper, H1, H2 and H3 habitat are all present within the BSA. The graded residential lots located in the northwest corner of the BSA are considered H3 and the surrounding area to the south is designated as H2. There is H1 habitat that may potentially encroach on the BSA to the north. There is also an H1 100-foot buffer as well as H1 habitat quiet zone within the BSA. Figure 6, SMMNA/SMMCZ Boundary and Vegetation Classifications, displays the boundaries of the SMMNA and SMMCZ relative to the BSA and associated vegetation communities according to each of the plan's classifications. Because the Project impact areas are located within the SMMNA the H rankings are only applicable to the larger BSA and a small portion of the Project parcel (southeast corner); no project impacts are proposed within the Project parcel outside of the SMMNA.

Figure 6. SMMNA/SMMCZ Boundary and Vegetation Classifications



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4.5 Designated Critical Habitat

Critical habitat is a term defined and used in Federal Endangered Species Act (FESA), as specific geographic areas that contain features essential to the conservation of an endangered or threatened species and that may require special management and protection. Critical habitat may also include areas that are not currently occupied by the species but will be needed for its recovery. The Department of the Interior agencies, including the USFWS (for terrestrial and most freshwater species), designate critical habitat areas and activities that could adversely affect critical habitat may require consultation with these agencies. The USFWS may review project information to evaluate whether an action will result in adverse modification to critical habitat, which would be the alteration of a habitat in a manner that reduces the value of the critical habitat. An adverse modification diminishes the value of the critical habitat both in terms of survival and recovery of a listed species. An evaluation of a project's effects on critical habitat requires focus on critical habitat primary constituent elements, which are elements of physical or biological features that, when laid out in the appropriate quantity and spatial arrangement to provide for a species' life-history processes, are essential to the conservation of the species.

The BSA is not located within federally designated critical habitat, but numerous designated critical habitat areas are scattered within 30 miles of the site, including critical habitat for Braunton's milk-vetch (*Astragalus brauntonii*), Lyon's pentachaeta (*Pentachaeta lyonii*), western snowy plover (*Charadrius nivosus nivosus*), tidewater goby (*Eucyclogobius newberryi*), California red-legged frog (*Rana draytonii*), coastal California gnatcatcher (*Polioptila californica californica*), Riverside fairy shrimp (*Streptocephalus woottoni*), Ventura marsh milk-vetch (*Astragalus pycnostachyus* var. *lanosissimus*), southern California steelhead (*Oncorhynchus mykiss*), Santa Ana sucker (*Catostomus santaanae*), southwestern willow flycatcher (*Empidonax traillii extimus*), arroyo toad (*Anaxyrus californicus*) and California condor (*Gymnogyps californianus*).

4.6 Wildlife Corridors and Special Linkages

Linkages and corridors facilitate regional animal movement and are generally centered within waterways, riparian corridors, flood control channels, contiguous habitat, and upland habitat. Drainages generally serve as movement corridors because wildlife can move easily through these areas, and fresh water is available. Movement is essential to wildlife survival, whether it be the day-to-day movements of individuals seeking food, shelter, or mates, dispersal of offspring to find new homes, or seasonal migration to find favorable conditions. Movement is essential for gene flow, for recolonizing unoccupied habitat after a local population goes extinct, and for species to shift their geographic range in response to global climate change. Disruption of these natural movement patterns by roads, development, or other impediments can alter these essential ecosystem functions and lead to losses of species and critical environmental services.

Although wildlife movement is hampered by rural development in the SMM, wildlife is still able to move throughout many areas. Due to its large size and topographic complexity, many linkages are certain to occur within the SMM at various bottlenecks. Malibu Creek State Park is a core habitat area in the SMM, serving as a connective hub between the Simi Hills to the north and the open space preserves of Topanga State Park to the east and Mugu State Park to the west. These linkages allow movement between large open space areas within the SMM as well as between areas outside the SMM such as the Simi Hills and the western extent of the SMM in Ventura County. The genetic flow through these areas is

crucial in maintaining the diversity and viability of the species within the SMM. Open space linkages between Kanan Road and Calabasas Parkway along Highway 101, as indicated by the National Park Service, are of particular importance for continued wildlife movement, due to the lack of alternative routes and encroachment of development. Although there are significantly large open spaces within the SMM, contiguous habitat linkages between them are critical in reducing bottlenecks and providing for long-term sustainability.

The South Coast Missing Linkages Program has prioritized and designed landscape linkages that are widely considered the backbone of a conservation strategy for southern California. The goal of South Coast Missing Linkage is to counter threats to habitat loss and fragmentation which requires protecting connections between existing open space areas to form a regional wildland network. Such an interconnected set of reserves would allow natural ecological processes—such as migration and range shifts with climate change—to continue operating as they have for millennia. South Coast Missing Linkage is a highly collaborative inter-agency effort to identify and conserve the highest priority linkages in the South Coast Ecoregion.

The BSA and the SMM are not technically considered part of the South Coast Missing Linkages, however, the Santa Monica-Sierra Madre connection determined by South Coast Wildlands falls directly on the northern border of the SMM. This connection provides a passage from the SMM through the Santa Susana Mountains to the Sierra Madre-Castaic connection, the Topatopa Mountains, and into northern California.

4.7 Special Status Plants

Table 5 presents a list of special status plants, including federally and state listed species and California Rare Plant Rank (CRPR) 1-4 species that are known to occur in the region surrounding the BSA (within ten miles) (CNDDB 2022; Figures 7, 7a, and 7b).

Records searches of the CNDDB and the CNPS Online Inventory were performed for special status plant taxa. Each of the taxa identified in the record searches was assessed for their potential to occur within the BSA based on the following criteria:

Present: Taxa were observed within the BSA during recent botanical surveys or population has been acknowledged by CDFW, USFWS, or local experts.

High: Both a documented recent record (within 10 years) exists of the taxa within the BSA, or immediate vicinity (approximately 5 miles) and the environmental conditions (including soil type) associated with taxa presence occur within the BSA.

Moderate: Both a documented recent record (within 10 years) exists of the taxa within the BSA, or the immediate vicinity (approximately 5 miles) and the environmental conditions associated with taxa presence are marginal and/or limited within the BSA; the BSA is located within the known current distribution of the taxa and the environmental conditions (including soil type) associated with taxa presence occur within the BSA.

Low: A historical record (over 10 years) exists of the taxa within the BSA, or general vicinity (approximately 10 miles) and the environmental conditions (including soil type) associated with taxa presence are marginal and/or limited within the BSA.

Not Likely to Occur: The environmental conditions associated with taxa presence do not occur within the BSA.

Table 5. Special status Plant Species Evaluated for Potential Occurrence Within the BSA

Scientific Name	Common Name	Status	Form; Habitat; and Distribution	Blooming Period	Potential to Occur
Astragalus brauntonii	Braunton's milk-vetch	FE, S2, 1B.1	Perennial herb; occurs in chaparral, coastal scrub, valley and foothill grasslands; 4-640 meters (m).	Jan-Aug	**Low**: marginal suitable habitat conditions are present within the BSA. The most recent recorded occurrence is approximately 6 miles north of the BSA; this occurrence was recorded in 2020.
Atriplex coulteri	Coulter's saltbush	S1S2, 1B.2	Perennial herb; occurs in coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grasslands; alkaline or clay soil; 3-460 m.	Mar-Oct	**Not likely to occur**: no suitable habitat conditions are present within BSA. The most recent recorded occurrence is approximately 6.9 miles east of the BSA; this occurrence was recorded in 2009.
Atriplex serenana var. *davidsonii*	Davidson's saltscale	S1, 1B.2	Annual herb; occurs in coastal bluff scrub, coastal scrub; alkaline soil; 10-200 m.	Apr-Oct	**Not likely to occur**: no suitable habitat conditions are present within BSA. The nearest and most recent recorded occurrence is approximately 6.7 miles east of the BSA; this occurrence was recorded in 1974.
Baccharis malibuensis	Malibu baccharis	S1, 1B.1	Perennial deciduous shrub; occurs in chaparral, cismontane woodland, coastal scrub, riparian woodlands; 150-305 m.	Aug	**Low**: marginal suitable habitat conditions are present within the BSA. The most recent recorded occurrence is approximately 3.2 miles northeast of the BSA; this occurrence was recorded in 2015.
Calochortus clavatus var. *gracilis*	slender mariposa-lily	S2S3, 1B.2	Perennial bulbiferous herb; occurs in chaparral, coastal scrub, valley and foothill grasslands; 320-1,000 m.	Mar-Jun (Nov)	**Moderate**: suitable habitat conditions are present within BSA. The nearest recorded occurrence is approximately 0.77 miles south of the BSA; this occurrence was recorded in 2010.
Calochortus plummerae	Plummer's mariposa-lily	S4, 4.2	Perennial bulbiferous herb; occurs in chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, valley and foothill grasslands; granitic or rocky soil; 100-1,700 m.	May-Jul	**Moderate**: suitable habitat conditions are present within BSA. The most recent recorded occurrence is approximately 2 miles east of the BSA; this occurrence was recorded in 2010.

Scientific Name	Common Name	Status	Form; Habitat; and Distribution	Blooming Period	Potential to Occur
Centromadia parryi ssp. *australis*	southern tarplant	S2, 1B.1	Annual herb; occurs in marshes and swamps, valley and foothill grassland, vernal pools; 0-480 m.	May-Nov	**Not likely to occur**: no suitable habitat conditions are present within BSA. The nearest and most recent recorded occurrence is approximately 9.8 miles northwest of the BSA; this occurrence was recorded in 2003.
Chaenactis glabriuscula var. *orcuttiana*	Orcutt's pincushion	S1, 1B.1	Annual herb; occurs in coastal bluff scrub and coastal dunes; 0-100 m.	Jan-Aug	**Not likely to occur**: no suitable habitat conditions are present within BSA. The nearest and most recent recorded occurrence is approximately 6.5 miles west of the BSA; this occurrence was recorded in 1898.
Chorizanthe parryi var. *fernandina*	San Fernando Valley spineflower	SE, S1, 1B.1	Annual herb; occurs in coastal scrub, valley and foothill grassland; 150-1,220 m.	Apr-Jul	**Not likely to occur**: no suitable habitat conditions are present within BSA. The nearest and most recent recorded occurrence is approximately 8.9 miles northeast of the BSA; this occurrence was recorded in 2002.
Chorizanthe parryi var. *parryi*	Parry's spineflower	S2, 1B.1	Annual herb; occurs in chaparral, cismontane woodland, coastal scrub, valley and foothill grassland; rocky or sandy soil; 275-1,220 m.	Apr-Jun	**Low**: marginal suitable habitat conditions are present within the BSA. The nearest and most recent recorded occurrence is approximately 4.3 miles southeast of the BSA; this occurrence was recorded in 1990.
Deinandra minthornii	Santa Susana tarplant	Rare, S2, 1B.2	Perennial deciduous shrub; occurs in chaparral, coastal scrub; rocky soil; 280-760 m.	Jul-Nov	**Low**: marginal suitable habitat conditions are present within the BSA. The most recent recorded occurrence is approximately 7.9 miles north of the BSA; this occurrence was recorded in 2019.
Delphinium parryi ssp. *blochmaniae*	dune larkspur	S2, 1B.2	Perennial herb; occurs in chaparral, coastal dunes; 1-200 m.	Apr-Jun	**Low**: marginal suitable habitat conditions are present within the BSA. The nearest and most recent recorded occurrence is approximately 3.8 miles northwest of the BSA; no date is recorded for this occurrence.

Scientific Name	Common Name	Status	Form; Habitat; and Distribution	Blooming Period	Potential to Occur
Dudleya blochmaniae ssp. *blochmaniae*	Blochman's dudleya	S2, 1B.1	Perennial herb; occurs in chaparral, coastal bluff scrub, coastal scrub, valley and foothill grassland; clay, rocky, or serpentinite soil; 5-450 m.	Apr-Jun	**Low**: marginal suitable habitat conditions are present within the BSA. The nearest and most recent recorded occurrence is approximately 3.5 miles south of the BSA; this occurrence was recorded in 2003.
Dudleya cymosa ssp. *agourensis*	Agoura Hills dudleya	FT, S1, 1B.2	Perennial herb; occurs in chaparral, cismontane woodland; rocky or volcanic soil; 200-500 m.	May-Jun	**Low**: marginal suitable habitat conditions are present within the BSA. The most recent recorded occurrence is approximately 4 miles north of the BSA; this occurrence was recorded in 2016.
Dudleya cymosa ssp. *marcescens*	marcescent dudleya	FT, Rare, S1, 1B.2	Perennial herb; occurs in chaparral; rocky or volcanic soils;150-520 m.	Apr-Jun	**Low**: marginal suitable habitat conditions are present within the BSA. The nearest recorded occurrence is approximately 1.1 miles northeast of the BSA; this occurrence was recorded in 2010.
Dudleya cymosa ssp. *ovatifolia*	Santa Monica dudleya	FT, S1, 1B.1	Perennial herb; occurs in chaparral, coastal scrub; rocky or volcanic soil; 150-167 m.	Mar-Jun	**Not likely to occur**: no suitable habitat conditions are present within BSA. The most recent recorded occurrence is approximately 5.7 miles east of the BSA; this occurrence was recorded in 2011.
Eriogonum crocatum	Conejo buckwheat	Rare, S1, 1B.2	Perennial herb; occurs in chaparral, coastal scrub, valley and foothill grassland; rocky or volcanic soil; 50-580 m.	Apr-Jul	**Low**: marginal suitable habitat conditions are present within the BSA. The most recent recorded occurrence is approximately 5.8 miles west of the BSA; this occurrence was recorded in 1990.
Horkelia cuneata var. *puberula*	mesa horkelia	S1, 1B.1	Perennial herb; occurs in chaparral, cismontane woodland, coastal scrub; gravelly or sandy soil; 70-810 m.	Feb-Jul	**Low**: marginal suitable habitat conditions are present within the BSA. The nearest and most recent recorded occurrence is approximately 4.8 miles west of the BSA; this occurrence was recorded in 2008.

Scientific Name	Common Name	Status	Form; Habitat; and Distribution	Blooming Period	Potential to Occur
Isocoma menziesii var. *decumbens*	decumbent goldenbush	S2, 1B.2	Perennial shrub; occurs in chaparral, coastal scrub; 10-135 m.	Apr-Nov	**Not likely to occur**: no suitable habitat conditions are present within BSA. The nearest and most recent recorded occurrence is approximately 6.9 miles east of the BSA; this occurrence was recorded in 1975.
Lasthenia glabrata ssp. *coulteri*	Coulter's goldfields	S2, 1B.1	Annual herb; occurs in marshes and swamps, playas, vernal pools; 1-1,220 m.	Feb-Jun	**Not likely to occur**: no suitable habitat conditions are present within BSA. The nearest and most recent recorded occurrence is approximately 6.9 miles east of the BSA; this occurrence was recorded in 1933.
Monardella hypoleuca ssp. *hypoleuca*	white-veined monardella	S3, 1B.3	Perennial herb; occurs in chaparral, cismontane woodland; 50-1,525 m.	(Apr)May-Aug (Sep-Dec)	**Low**: marginal suitable habitat conditions are present within the BSA. The most recent recorded occurrence is approximately 4.7 mile west of the BSA; this occurrence was recorded in 2008.
Navarretia ojaiensis	Ojai navarretia	S2, 1B.1	Annual herb; occurs in chaparral, coastal scrub, valley and foothill grassland; 275-620 m.	May-Jul	**Low**: marginal suitable habitat conditions are present within the BSA. The nearest recorded occurrence is approximately 0.52 miles east of the BSA; this occurrence was recorded in 2012.
Nolina cismontana	chaparral nolina	S3, 1B.2	Perennial evergreen shrub; occurs in chaparral, coastal scrub; gabbroic or sandstone soils; 140-1,275 m.	(Mar) May-Jul	**Low**: marginal suitable habitat conditions are present within the BSA. The most recent recorded occurrence is approximately 8.1 miles north of the BSA; this occurrence was recorded in 2017.
Orcuttia californica	California orcutt grass	FE, SE, S1, 1B.1	Annual herb; occurs in vernal pools; 15-660 m.	Apr-Aug	**Not likely to occur**: no suitable habitat conditions are present within BSA. The nearest and most recent recorded occurrence is approximately 4.6 miles north of the BSA; there is no date recorded for this occurrence.

Scientific Name	Common Name	Status	Form; Habitat; and Distribution	Blooming Period	Potential to Occur
Pentachaeta lyonii	Lyon's pentachaeta	FE, SE, S1, 1B.1	Annual herb; occurs in chaparral, coastal scrub, valley and foothill grassland; clay or rocky soil; 30-690 m.	(Feb) Mar-Aug	**Low**: marginal suitable habitat conditions are present within the BSA. The nearest recorded occurrence is approximately 0.64 miles north of the BSA; this occurrence was recorded in 2012.
Quercus dumosa	Nuttall's scrub oak	S3, 1B.1	Perennial evergreen shrub; occurs in chapparal, closed cone coniferous forest, coastal scrub; clay, loam, or sandy soil; 15-400 m.	Feb-Apr, (May-Aug)	**Not likely to occur**: no suitable habitat conditions are present within BSA. The most recent recorded occurrence is approximately 9.7 miles west of the BSA; this occurrence was recorded in 2016.
Senecio aphanactis	chaparral ragwort	S2, 2B.2	Annual herb; occurs in chaparral, cismontane woodland, coastal scrub; alkaline soil; 15-800 m.	Jan-Apr (May)	**Low**: marginal suitable habitat conditions are present within the BSA. The most recent recorded occurrence is approximately 9.6 miles north of the BSA; this occurrence was recorded in 2009.
Thelypteris puberula var. *sonorensis*	Sonoran maiden fern	S2,2B.2	Perennial rhizomatous herb; occurs in meadows and seeps; 50-610 m.	Jan-Sep	**Not likely to occur**: no suitable habitat conditions are present within BSA. The nearest recorded occurrence is approximately 3.9 miles west of the BSA; this occurrence was recorded in 1963.
Tortula californica	California screw moss	S2, 1B.2	Moss; occurs in chenopod scrub, valley and foothill grassland; sandy soil; 10-1,460 m.	N/A	**Not likely to occur**: no suitable habitat conditions are present within BSA. The nearest recorded occurrence is approximately 0.7 miles southwest of the BSA; this occurrence was recorded in 2004.
Sources: CNDDB 2022, CNPS 2022					

Scientific Name	Common Name	Status	Form; Habitat; and Distribution	Blooming Period	Potential to Occur

Federal Designation
FE = Federally Endangered
FT = Federally Threatened
FC = Federal Candidate Species for Listing CDFW State Designation

State Ranking
SE = State Endangered
SR = State Rare
ST = State Threatened
S1 = Critically Imperiled
S2 = Imperiled
S3 = Vulnerable
S4 = Apparently Secure
S5 = Secure

California Rare Plant Rank
1A Plants considered by the CNPS to be extinct in California.
1B Plants rare, threatened, or endangered in California and elsewhere.
2B Plants presumed extinct in California but more common elsewhere.
3 Review List: Plants about which more information is needed
4 Plants of limited distribution – a watch list.
.1 Seriously threatened in California (high degree/immediacy of threat).
.2 Fairly threatened in California (moderate degree/immediacy of threat).
.3 Not very threatened in California (low degree/ immediacy of threat or no current threats known).

4.8 Special Status Wildlife

Special status wildlife taxa include those listed as threatened, endangered, or candidates/proposed for listing under FESA or California Endangered Species Act (CESA), California SSCs, CDFW Special Animals, and other taxa considered by regional jurisdictions or resource agencies as unique or rare. A CNDDB record search within a 10-mile radius of the BSA revealed occurrences for fourteen special status wildlife species (CNDDB 2022; Figures 7, 7a, 7b). Details about those special status taxa with suitable habitat present within the BSA are provided in Table 6 and in text following the table.

Each of the taxa identified in the database reviews/searches were assessed for its potential to occur within the BSA based on the following criteria:

Present: Taxa (or sign) were observed in the BSA or in the same watershed (aquatic taxa only) during the most recent surveys, or a population has been acknowledged by CDFW, USFWS, or local experts.

High: Habitat (including soils) for the taxa occurs on site and a known occurrence occurs within the BSA or adjacent areas (within 5 miles of the BSA) within the past 20 years; however, these taxa were not detected during the most recent surveys.

Moderate: Habitat (including soils) for the taxa occurs on site and a known regional record occurs within the database search, but not within 5 miles of the BSA or within the past 20 years; or a known occurrence occurs within 5 miles of the BSA and within the past 20 years and marginal or limited amounts of habitat occurs on site; or the taxa's range includes the geographic area and suitable habitat exists.

Low: Limited habitat for the taxa occurs on site and no known occurrences were found within the database search and the taxa's range includes the geographic area.

Not Likely to Occur: The environmental conditions associated with taxa presence do not occur within the BSA.

Table 6. Special status Wildlife Species Evaluated for Potential Occurrence Within the BSA

Taxa		Status	Habitat Types	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Invertebrates					
Atractelmis wawona	Wawona riffle beetle	S1S2	Habitat occurs in shallow parts of clear mountain streams at moderate elevations. Found in Mariposa County (central California) and north into Oregon and Washington. Microhabitat of aquatic algae and submerged roots.	The nearest and most recent recorded occurrence is approximately 4.5 miles southeast of the BSA; this occurrence was recorded in 2009. Suitable habitat is not present within the BSA.	**Not likely to occur**
Bombus crotchii	Crotch bumble bee	SC, S1S2	Coastal California east to the Sierra-Cascade crest and south into Mexico. Food plant genera include *Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia*, and *Eriogonum*.	The nearest occurrence was recorded in 2019 approximately 0.7 miles southwest of the BSA. Suitable habitat is present within portions of the BSA.	**Low**
Coelus globosus	globose dune beetle	S1S2	Occurs in Central California and into Mexico. Habitat ranges from 30-300 meters inland, with farther distances occurring southward. Found in fore dunes, sand hammocks, and occasionally back dunes along the coast. Larvae and pupae primarily stay in sand, but adults spend hotter months under vegetation or debris and surface at night.	The nearest and most recent recorded occurrence is approximately 7.4 miles west and southwest of the BSA; this occurrence was recorded in 2008. Suitable habitat is not present within the BSA.	**Not likely to occur**
Danaus plexippus pop. 1	monarch - California overwintering population	FC, S2	Migratory species with winter habitats in California and Mexico. Monarchs begin to arrive in late October and into December. Habitat ranges widely from savanna and sand dunes to woodlands and chaparral. Milkweed, coastal California conifers, and eucalyptus are likely to be used by the species.	The most recent record occurred in 2022 approximately 4 miles south and southwest of the BSA.	**Not likely to occur**

Taxa		Status	Habitat Types	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Euphydryas editha quino	quino checkerspot butterfly	FE, S1S2	Chaparral, coastal sage scrub, with host plants *Plantago erecta* and *Plantago hookeriana* var. *californica*.	The most recent record occurred in 1954 approximately 5.6 miles south of the BSA. Suitable habitat is not present within the BSA.	**Not likely to occur**
Gonidea angulata	western ridged mussel	S1S2	This species inhabits creeks and rivers of all sizes and can be found on substrates varying from firm mud to coarse particles; is rarely found in lakes or reservoirs.	The nearest and most recent recorded occurrence is approximately 8.1 miles east of the BSA, this occurrence was recorded in 1993. Suitable habitat is not present within the BSA.	**Not likely to occur**
Socalchemmis gertschi	Gertsch's socalchemmis spider	S1	Thought to occur in coastal sage scrub habitat. Known from only two locations in Los Angeles County; Brentwood and Topanga Canyon.	The nearest and most recent recorded occurrence is approximately 9.9 miles east and northeast of the BSA; this occurrence was recorded in 1982. Suitable habitat is not present within the BSA.	**Not likely to occur**
Trimerotropis occidentiloides	Santa Monica grasshopper	S1S2	Habitat consists of shrubland and chaparral. Occurs in bare hillsides and alone dirt trails.	The nearest and most recent recorded occurrence is approximately 3.3 miles north and northeast of the BSA; this occurrence was recorded in 1973. Suitable habitat is present within portions of the BSA.	**Low**
Amphibians					
Rana draytonii	California red-legged frog	FT, S2S3, SSC	Ranges from southern Mendocino County to northwestern Baja California. Live in fresh and shallow waters or in herbaceous wetlands. Typically, in or near quiet permanent water sources such as streams, ponds, or lakes. In summer months, they move to mammal burrows, leaf litter, or other moist sites.	The nearest and most recent recorded occurrence is approximately 8.4 miles northeast of the BSA; this occurrence was recorded in 2009. Suitable habitat is not present within the BSA.	**Not likely to occur**
Fish					

Taxa		Status	Habitat Types	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Eucyclogobius newberryi	tidewater goby	S3	Habitat includes small coastal lagoons, upper portions of large bays, and lower reaches of streams. Typically found in water between 25-100cm deep and between 8-23 degrees Celsius and salinities of 0-40 ppt. Spawning occurs throughout much of the year, with a peak during April-June in Southern California.	The nearest and most recent recorded occurrence is approximately 7 miles east and southeast of the BSA; this occurrence was recorded in 1995. Suitable habitat is not present within the BSA.	**Not likely to occur**
Gila orcuttii	arroyo chub	S2, SSC	Limited range in Southern California coastal drainages. Found in headwaters, creeks, and small rivers with moderate to high gradient streams. They can survive in a wide temperature range and in hypoxic conditions. Native to Los Angeles, Santa Ana, Santa Margarita, San Gabriel and San Luis Rey Rivers and Malibu and San Juan creeks.	The most recent record occurred in 2000 approximately 8.8 miles northwest of the BSA. The closest record was approximately 4.1 miles east of the BSA in 1975. Suitable habitat is not present within the BSA.	**Not likely to occur**
Oncorhynchus mykiss irideus pop. *10*	steelhead - southern California DPS	S1	Live in freshwater with a wide range of temperature conditions. Often occur in coastal rivers, small headwater streams, large rivers or lakes. Spawning requires a gravel stream rifle.	The nearest and most recent recorded occurrence is approximately 5.4 miles west of the BSA; this occurrence was recorded in 1992. Suitable habitat is not present within the BSA.	**Not likely to occur**
Reptiles					
Anniella spp.	California legless lizard	S3S4, SSC	Scattered distribution in California, extending from Antioch and heading south into Santa Barbara and the Antelope Valley. Occurs at elevations from sea level to 1,550m. Found in riparian habitats, wooded stream edges, and desert scrub. Burrows in loose soil and semi-stabilized sand dunes.	The nearest and most recent record occurrence is approximately 4.8 miles north of the BSA; this occurrence was recorded in 2009. Suitable habitat is present within portions of the BSA.	**Low**

Taxa		Status	Habitat Types	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Anniella stebbinsi	Southern California legless lizard	S3, SSC	Ranges from southwestern California to northwestern Baja California. Habitat varies from coastal sand dunes to mixed woodlands and shrublands. Burrow and spend most of their time in loose soil.	The nearest and most recent record occurrence is approximately 0.7 miles southwest of the BSA; this occurrence was recorded in 2019. Suitable habitat is present within portions of the BSA.	**Low**
Aspidoscelis tigris stejnegeri	coastal whiptail	S3, SSC	Found in a variety of ecosystems, primarily hot and dry open areas with sparse foliage - chaparral, woodland, and riparian areas.	The nearest occurrence was recorded approximately 0.1 miles north and northwest of the BSA; this occurrence was recorded in 2000. The most recent occurrence was recorded in 2017 and was approximately 7.7 miles north of the BSA. Suitable habitat is present within portions of the BSA.	**High**
Diadophis punctatus modestus	San Bernardino ringneck snake	S2?	Found in various moist habitats including woodland, chaparral, forest, and grassland and are also found on farms and in gardens. In arid regions it is restricted to springs and watercourses. This snake is most often found under cover objects of bark, logs, stones, or boards, although it is not an active burrower	The nearest and most recent record occurrence is approximately 6.4 miles east and southeast of the BSA; this occurrence was recorded in 1999. Suitable habitat is not present within the BSA.	**Not likely to occur**
Emys marmorata	Western pond turtle	S3, SSC	Ranges from western Washington to central California. Elevations up to 6,000ft. Habitat varies from shallow water, herbaceous wetlands, medium rivers, and creeks to sand dunes.	The nearest occurrence was recorded approximately 4 miles northwest of the BSA; this occurrence was recorded in 1983. Suitable habitat is not present within the BSA.	**Not likely to occur**

Taxa		Status	Habitat Types	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Phrynosoma blainvillii	coast horned lizard	S4, SSC	Range extends from northern California to northwestern Baja California. Habitat includes shrubland/chaparral, grassland, and mixed woodlands. Found in areas with sandy soils, ant colonies, and scattered native shrubs. Individuals bury in loose soil and nest in the soil or in a burrow.	The nearest occurrence may be located within the BSA; this occurrence was recorded in 1960. The most recent occurrence was recorded in 1991 and was approximately 2.2 miles southeast of the BSA. Suitable habitat is present within portions of the BSA.	**Moderate**
Thamnophis hammondii	two-striped garter snake	S3S4	Occupies coastal California from Monterey County to southern Baja California. Elevations range from sea level to 2,450m. Habitat consists of riparian areas and in or near permanent fresh water. Can also be found in rocky beds, mountain slopes and desert oases.	The nearest and most recent record occurrence is approximately 1.4 miles northwest of the BSA; this occurrence was recorded in 2017. Suitable habitat is not present within the BSA.	**Not likely to occur**
Birds					
Accipiter cooperii	Cooper's hawk	S4, WL	Wide variety of habitats. Small woodlands with dispersed open grasslands. BREEDING: Primarily mature forest, either broadleaf or coniferous, mostly the former; also open woodland and forest edge	The nearest and most recent record occurrence is approximately 2.5 miles west of the BSA; this occurrence was recorded in 2006. Suitable nesting/foraging habitat is not present within the BSA.	**Not likely to occur**
Agelaius tricolor	Tricolored blackbird	S1S2, SSC	Habitat includes herbaceous wetlands. Breeding ranges from central southern Oregon south into northwestern Baja California, with highest abundances in central northern California. Breeding and nesting occur in freshwater marshes, and in recently non-native vegetation such as Himalayan blackberry.	The nearest and most recent record occurrence was approximately 1.4 miles northwest of the BSA. This occurrence was recorded in 2016. Suitable nesting/foraging habitat is not present within the BSA.	**Not likely to occur**
Aimophila ruficeps canescens	Southern California rufous-crowned sparrow	S3, WL	Habitat includes moderate to steep, dry, rocky, south-, west-, or east-facing slopes vegetated with low scattered scrub cover interspersed with patches of grasses and forbs or	The nearest record was approximately 4.5 miles northeast of the BSA in 2013.	**Nesting: Not likely to occur** **Foraging: Low**

Taxa		Status	Habitat Types	Comments	Occurrence Potential
Scientific Name	**Common Name**				
			rock outcrops. This sparrow often occurs in coastal sage scrub dominated by California sagebrush (*Artemisia californica*) but also may occur in coastal bluff scrub, low chaparral on serpentine outcrops, sparse chaparral recovering from a burn, and edges of tall chaparral. Nests are on the ground at the base of rocks, grass tufts, or saplings, or may be 0.3-1 meters above ground in the branches of shrubs or trees.	Suitable foraging habitat is present within portions of the BSA; however, nesting habitat is not.	
Aquila chrysaetos	Golden eagle	S3, FP, WL	Widely dispersed throughout the Northern Hemisphere. Habitat consists of open and semi-open land such as prairies, sagebrush, sparse woodland, and hilly/mountainous areas. Nests occur on edges of rocky cliffs, steep hillsides, in large trees, or on the ground.	The nearest and most recent record occurred is approximately 1.6 miles north of the BSA; this occurrence was recorded in 1989. Suitable nesting/foraging habitat is not present within the BSA.	**Not likely to occur**
Athene cunicularia	burrowing owl	S3, SSC	A yearlong resident of open, dry grassland and desert habitats, and in grass, forb and open shrub stages of pinyon-juniper and ponderosa pine habitats.	The nearest and most recent record occurred approximately 9 miles northeast of the BSA; this occurrence was recorded in 2001. Suitable nesting/foraging habitat is not present within the BSA.	**Not likely to occur**
Polioptila californica	coastal California gnatcatcher	S2, SSC	Occupies southwestern California from Los Angeles County to northwestern Baja California. Mostly found at elevations below 50m. Occupancy has been reduced significantly in Los Angeles County and now inhibits a small portion of the Palos Verdes Peninsula. Habitat includes coastal sagebrush and thorn forest, scrub, and desert brush. Sub-association with coastal sage scrub plants, especially Artemisia californica. Typically avoids crossing	The most recent record occurred in 2016 approximately 9.7 miles north and northwest of the BSA. Suitable nesting/ foraging habitat is not present within the BSA.	**Not likely to occur**

Taxa		Status	Habitat Types	Comments	Occurrence Potential
Scientific Name	**Common Name**				
			areas of unsuitable habitat, even if a small area.		
Mammals					
Antrozous pallidus	Pallid bat	S3, SSC	Occupies a wide range of North America with mountainous areas, lowland desert scrub, and intermontane basins. Typically occurs near rocky outcrops and water. Habitat includes mixed woodlands, cliffs, desert, and shrublands.	The nearest and most recent recorded occurrence is approximately 8.5 miles north and northeast of the BSA; this occurrence was recorded in 2004. Suitable habitat is not present within the BSA.	**Not likely to occur**
Euderma maculatum	Spotted bat	S3, SSC	Patchy distribution in western North America. Habitat includes herbaceous wetland and riparian areas with grasslands, bare rock, woodland and chaparral. Found in canyon bottoms, river corridors, meadows, and hayfields. Roosts found in cracks or cliffs.	The nearest and most recent recorded occurrence is approximately 4.2 miles east of the BSA; this occurrence was recorded in 2003. Suitable habitat is not present within the BSA.	**Not likely to occur**
Eumops perotis californicus	Western mastiff bat	S3S4, SSC	Arid and semiarid, rocky canyon country habitats in the Chihuahuan Desert; roosts in crevices and shallow caves on the sides of cliffs and rock walls, and occasionally buildings. Roosts usually high above ground with unobstructed approach.	The nearest and most recent recorded occurrence is approximately 2.3 miles northeast of the BSA; this occurrence was recorded in 2004. Suitable habitat is not present within the BSA.	**Not likely to occur**
Lasiurus cinereus	Hoary bat	S4	Wide range in Northern America. Habitat includes hardwood forests and mixed woodland. Foraging occurs in various open areas, such as spaces over water and in riparian corridors. Roosts typically are found in large deciduous or coniferous trees or in rock crevices.	The nearest and most recent recorded occurrence is approximately 2.3 miles northeast of the BSA; this occurrence was recorded in 2004. Suitable habitat is not present within the BSA.	**Not likely to occur**

Taxa		Status	Habitat Types	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Lasiurus frantzii	Western red bat	S3, SSC	Inhabits areas from northern California around Siskiyou County southward to the Mexican border. The elevation range extends from lowland riparian areas to approximately 2,400 meters. Habitat consists of forest edges and mixed woodlands. Habitat for roosting includes woodlands and mixed conifer forests of mountains. Foraging is done in grasslands, open woodlands, and shrublands. Strongly associated with riparian areas with cottonwood (*Populus fremontii*) and sycamores.	The nearest and most recent recorded occurrence is approximately 2.3 miles northeast of the BSA; this occurrence was recorded in 2004. Suitable habitat is not present within the BSA.	**Not likely to occur**
Myotis ciliolabrum	Western small-footed myotis	S3	Occupies chaparral, conifer and mixed woodland, grassland, desert, and bare rock cliffs. Hibernation is typically in crevices of caves and abandoned mines. Maternity roots take place in abandoned structures or in rock crevices and averaging at 27 degrees Celsius.	The nearest and most recent recorded occurrence is approximately 4.2 miles east of the BSA; this occurrence was recorded in 2004. Suitable habitat is not present within the BSA.	**Not likely to occur**
Myotis yumanensis	Yuma myotis	S4	Wide, but patchy, distribution in western North America. Habitat consists of riparian and aerial areas with conifer woodlands, grasslands, desert, chaparral, and mixed forests. Associated with open water and often found in moist woodlands. Roosts occur in caves, cliff crevices, under bridges, and tunnels.	The nearest and most recent recorded occurrence is approximately 2.3 miles northeast of the BSA; this occurrence was recorded in 2004. Suitable habitat is not present within the BSA.	**Not likely to occur**
Neotoma lepida intermedia	San Diego desert woodrat	S3S4, SSC	Sagebrush scrub; chaparral. Inhabits a variety of shrub and desert habitat, showing a preference to large cactus patches and rock outcroppings.	The nearest record was approximately 6 miles east and southeast of the BSA in 2013. Suitable habitat is not present within the BSA.	**Not likely to occur**

Taxa		Status	Habitat Types	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Taxidea taxus	American badger	S3, SSC	Prefers open areas and may also frequent brushlands with little groundcover. When inactive, occupies underground burrow.	The nearest and most recent recorded occurrence is approximately 0.9 miles south and southwest of the BSA; this occurrence was recorded in 2006. Suitable habitat is not present within the BSA.	**Not likely to occur**
Sources: CNDDB 2022, Impact Services, Inc. 2015, Nafis, G. 2022, NatureServe 2022, Western Riverside County Regional Conservation Authority, USFWS 2022a.					
Federal Rankings: FE = Federally Endangered FT = Federally Threatened FC = Federal Candidate for Listing			State Rankings: FP = Fully Protected SE= State Endangered ST = State Threatened SA = CDFW Special Animal SC = State Candidate for Listing WL = CDFW Watch List SSC = Species of Special Concern S1 = Critically Imperiled S2 = Imperiled S3 = Vulnerable S4 = Apparently Secure		

Figure 7. 10 Mile CNDDB Search

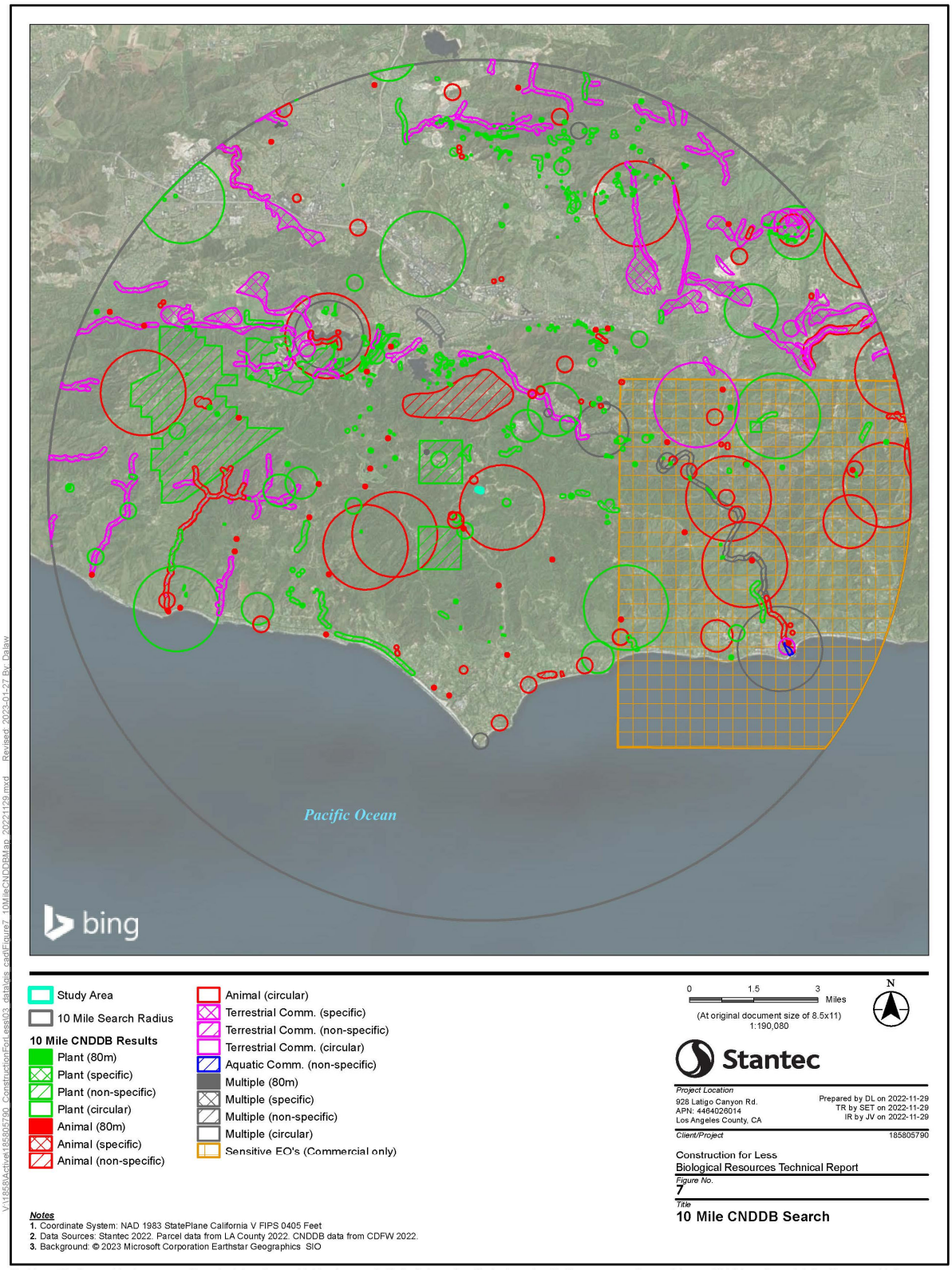

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Figure 8a. 2 Mile CNDDB Search

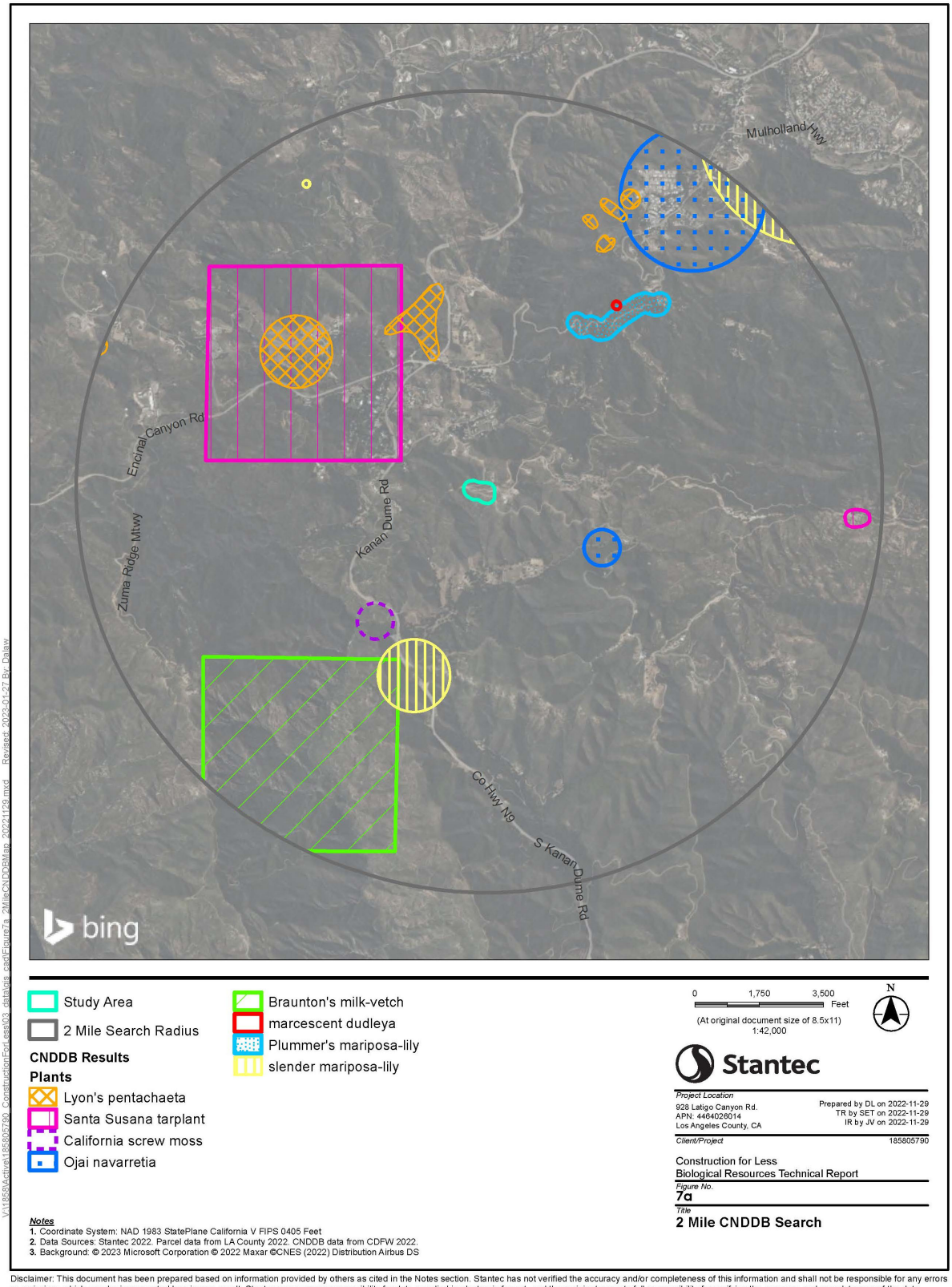

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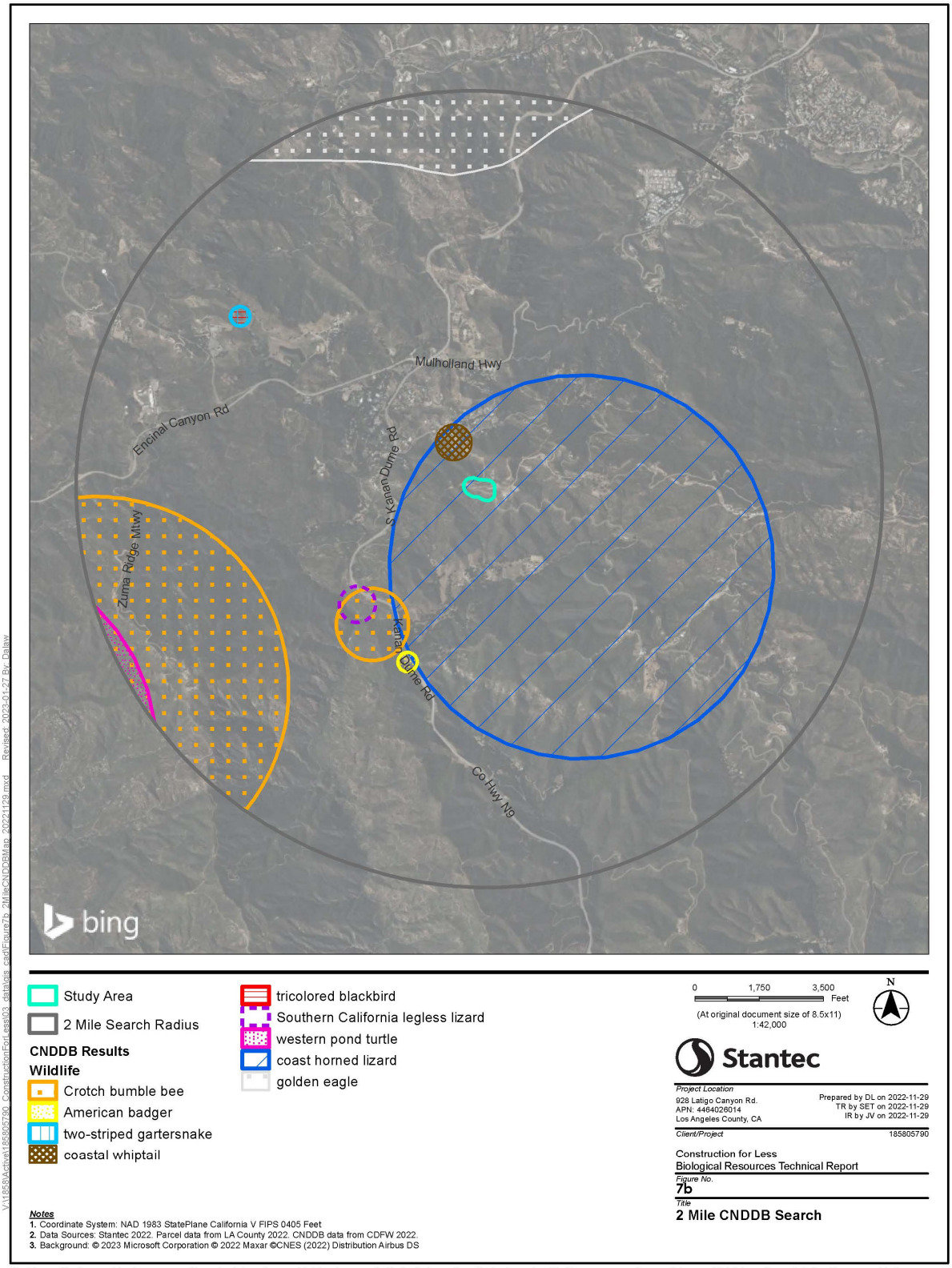
Figure 9b. 2 Mile CNDDB Search



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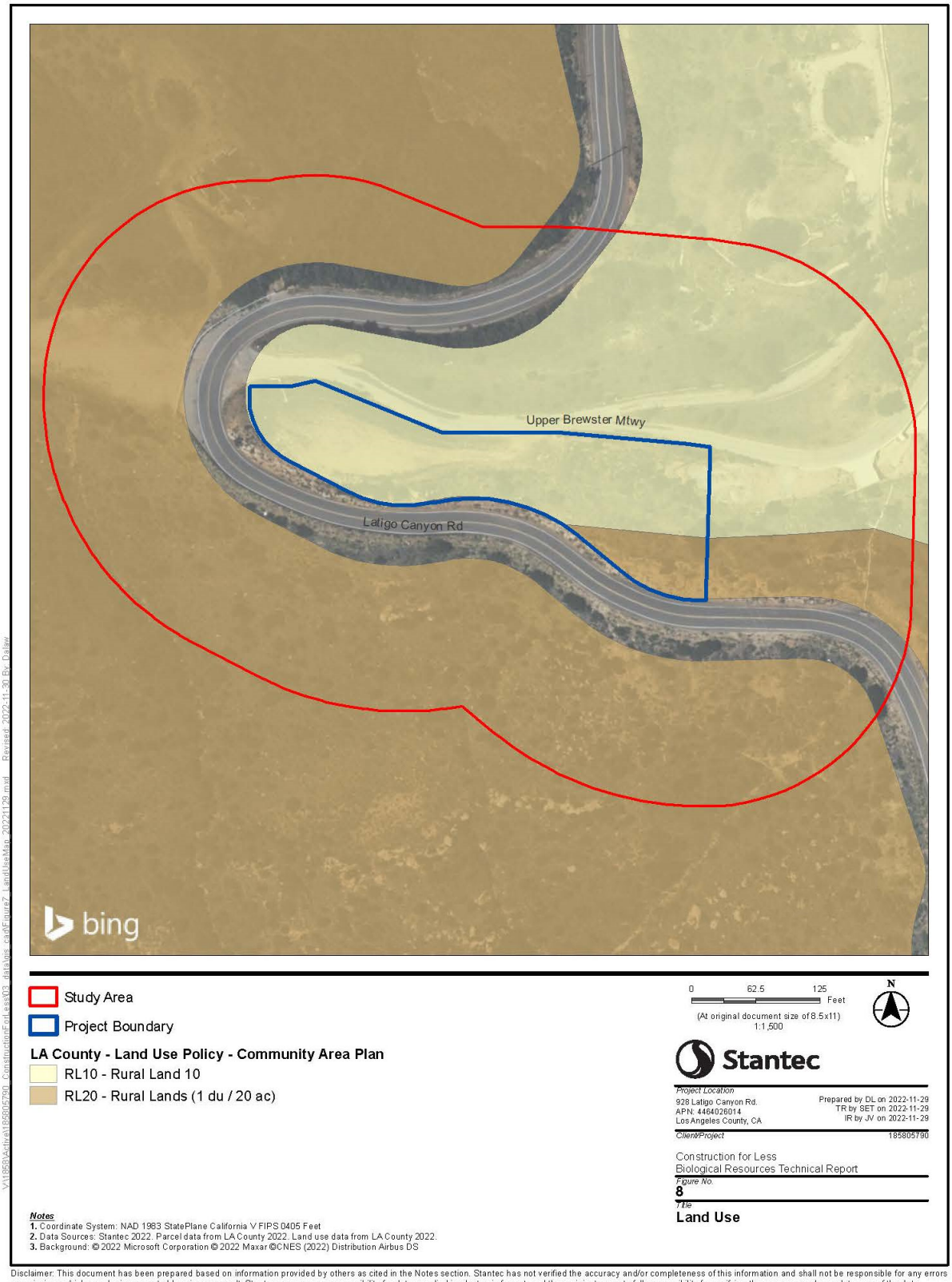
5 Characteristics of the Surrounding Area

5.1 Existing Land Uses of Surrounding Areas

Land use surrounding the BSA is comprised of residential development to the north and east and undeveloped rural areas to the south and west. There are lots designated for residential development that remain undeveloped, adjacent to the BSA. Latigo Canyon Road makes a hairpin turn surrounding the entire property and Upper Brewster Motorway runs perpendicular to Latigo Canyon Road, refer to Figure 8, Land Use.

Figure 10. Land Use



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5.2 Open Space Reserves

There are numerous hiking trails near the BSA. The most noteworthy is the Backbone Trail, which runs the entire length of the SMM (64 miles), originating at La Jolla Valley Nature Preserve on the west end and terminating at Will Rodgers State Park on the east end. The backbone trail is 0.73 miles south of the BSA. Castro Crest is another noteworthy open space reserve located approximately 2 miles southeast of the BSA along the Backbone Trail. Rocky Oaks Park is an entity of the National Park Service that is 0.82 miles northwest of the BSA.

5.3 Surrounding Habitats/Plant and Wildlife Resources

5.3.1 VEGETATION COMMUNITIES AND LAND COVER TYPES

The vegetation in the area surrounding the BSA can be generally classified as higher elevation chaparral. Chaparral consists of medium height to tall shrubs that form a dense cover on steep slopes below 5,000 feet elevation. Dominant species found within this community include ceanothus, toyon, scrub oak, sugar bush (*Rhus ovata*), holly-leaved cherry (*Prunus ilicifolia*), evergreen buckthorn (*Rhamnus ilicifolia)*, chamise (*Adenostema fasciculatum*), laurel sumac, and manzanita (*Arctostaphylos* spp.).

The CNDDB 10-mile search resulted in records of six vegetation communities with an S4 rank or greater. These communities are described in further detail below.

California Walnut Woodland (S2.1)

Walnut woodland is an open woodland dominated by Southern California black walnut. Occurring on moist, fine-textured soils, the open tree canopy usually has a grassy understory. Other characteristic species include coast live oak and sugar bush. This community occurs mostly in shaded ravines and on north facing slopes.

Southern Coast Live Oak Riparian Forest (S4)

Coast live oak woodland is dominated by coast live oak with a poorly developed shrub layer which may include toyon, currant gooseberry (*Ribes* spp.), laurel sumac, elderberry (*Sambucus nigra*), and mule fat (*Baccharis salicifolia*). Some coast live oak woodlands in the area include scattered California black walnut or valley oaks. This community generally occurs along canyon bottoms and more mesic north-facing slopes.

Southern Coastal Salt Marsh (S2.1)

Marshes form in areas of still or slow-moving permanent water. A saltwater marsh is formed by the presence of salt water and is comprised of salt-tolerant aquatic plant species. Species associated with this community include cattails (*Typha* spp.), pickleweed (*Salicornia virginica*), and saltgrass (*Distichlis spicata*). Salt marsh is rare within the SMM and is known only from Malibu Lagoon.

Southern Sycamore Alder (*Alnus* sp.) Riparian Woodland (S4)

Sycamore-alder riparian woodland is a tall, open, broad-leafed, winter-deciduous streamside woodland dominated by western sycamore and alder. These stands often form a closed canopy forest and even

may appear as trees scattered in a shrubby thicket of deciduous species. This community is found along lower reaches of several major creeks within the SMM.

Valley Needlegrass Grassland (S3.1)

Native grassland consists of at least ten percent cover of native purple needlegrass with the remaining coverage similar to non-native grasslands (Bromus and Avena spp.). Few small patches of native grassland can be found scattered throughout the SMM mostly in openings in coastal sage scrub and mixed with non-native grasslands.

Valley Oak Woodland (S2.1)

Valley oak woodland is an open woodland community dominated by valley oak. The understory is a grassy savannah composed mostly of non-native grasses. Valley oak woodland occurs mostly on the north slope of the SMM in shaded ravines and on north facing slopes.

5.4 Habitat Conservation Plans of Surrounding Areas

The BSA is not within a Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP) boundary. City of Rancho Palos Verdes NCCP/HCP is approximately 33 miles southeast of the BSA, the Orange County Transportation Authority NCCP/HCP is approximately 48 miles southeast, the Aera SW San Joaquin Valley NCCP/HCP is approximately 60 miles north and the Western Riverside County Multiple Species NCCP/HCP is approximately 72 miles east.

5.5 Overall Biological Value of the Area

The quality of the habitat within and surrounding the BSA provides high biological value to the ecosystem by supporting a suite of ecosystem processes for several different species, including nesting, foraging, roosting, migration corridors, denning and nursery resources. The biological value of the site and the surrounding areas is reinforced by the fact that the entire Project area is within the Santa Monica Mountains SEA as well as the Santa Monica Mountains National Recreation Area.

6 Regulatory Framework

6.1 Federal Regulations

6.1.1 FEDERAL ENDANGERED SPECIES ACT

Federal Endangered Species Act (FESA) provisions protect federally listed threatened and endangered species and their habitats from unlawful “take” and ensure that federal actions do not jeopardize the continued existence of a listed species or result in the destruction or adverse modification of Designated Critical Habitat (DCH). Under FESA, take is defined as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any of the specifically enumerated conduct.” The USFWS regulations define harm to mean “an act which actually kills or injures wildlife.” Such an act “may include significant habitat modification or degradation where it actually kills or injures wildlife by

significantly impairing essential behavioral patterns, including breeding, feeding or sheltering" (50 Code of Federal Regulations [CFR] Section 17.3).

DCH is defined in FESA Section 3(5)(A) as "(i) the specific areas within the geographical area occupied by the species on which are found those physical or biological features: (I) essential to the conservation of the species; (II) which may require special management considerations or protection; and (ii) specific areas outside the geographical area occupied by the species upon a determination by the Secretary of Commerce or the Secretary of the Interior that such areas are essential for the conservation of the species." The effects analyses for DCH must consider the role of the critical habitat in both the continued survival and the eventual recovery (i.e., the conservation) of the species in question, consistent with the recent Ninth Circuit judicial opinion, Gifford Pinchot Task Force v. USFWS.

Activities that may result in "take" of individuals are regulated by USFWS. USFWS produced an updated list of candidate species December 6, 2007 (72 Federal Register [FR] 69034). Candidate species are not afforded any legal protection under FESA; however, candidate species typically receive special attention from federal and state agencies during the environmental review process.

6.1.2 MIGRATORY BIRD TREATY ACT

The Migratory Bird Treaty Act (MBTA) of 1918 (16 Unites States Code [USC] 703-711) makes it unlawful to possess, buy, sell, purchase, barter or take any migratory bird listed in Title 50 of CFR Part 10. "Take" is defined as possession or destruction of migratory birds, their nests, and eggs. Disturbances that cause nest abandonment or loss of reproductive effort or the loss of habitats upon which these birds depend may be a violation of the MBTA. The MBTA prohibits killing, possessing, or trading in migratory birds except in accordance with regulations prescribed by the Secretary. The MBTA encompasses whole birds, parts of birds, bird nests, and eggs.

6.1.3 BALD AND GOLDEN EAGLE PROTECTION ACT OF 1940 (16USC 668)

The Bald and Golden Eagle Protection Act (BGEPA) of 1940 (16 USC 668, enacted by 54 Stat. 250) protects bald and golden eagles by prohibiting the taking, possession, and commerce of such birds and establishes civil penalties for violation of this Act. Take of bald and golden eagles is defined as follows: "disturb means to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, (1) injury to an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior'' (72 FR 31132; 50 CFR 22.3).

USFWS is the primary federal authority charged with the management of golden eagles in the United States a permit for take of golden eagles, including take from disturbance such as loss of foraging habitat, may be required for this Project. USFWS guidance on the applicability of current BGEPA statutes and mitigation is currently under review. On November 10, 2009, the USFWS implemented new rules (74 FR 46835) governing the take of golden and bald eagles. The new rules were released under the existing BGEPA, which has been the primary regulatory protection for unlisted eagle populations since 1940.

All activities that may disturb or incidentally take an eagle or its nest as a result of an otherwise legal activity must be permitted by the USFWS under this act. The definition of disturb (72 FR 31132) includes

interfering with normal breeding, feeding, or sheltering behavior to the degree that it causes or is likely to cause decreased productivity or nest abandonment. If a permit is required, due to the current uncertainty on the status of golden eagle populations in the western U.S., it is expected that permits would only be issued for safety emergencies or if conservation measures implemented in accordance with a permit would result in a reduction of ongoing take or a net take of zero.

6.1.4 NATIONAL ENVIRONMENTAL POLICY ACT

The National Environmental Policy Act (NEPA) of 1969 requires all federal agencies to examine the environmental impacts of their actions, incorporate environmental information, and use public participation in the planning and implementation of all actions. Federal agencies must integrate NEPA into other planning requirements and prepare appropriate NEPA documents to facilitate better environmental decision-making. NEPA requires Federal agencies to review and comment on Federal agency environmental plans and documents when the agency has jurisdiction by law or special expertise with respect to any environmental impacts involved (42 USC 4321- 4327; 40 CFR 1500-1508). These guidelines establish an overall federal process for the environmental evaluation of projects.

6.1.5 CLEAN WATER ACT SECTION 401 AND SECTION 404

The Clean Water Act (CWA) establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters. Section 401 certification, issued by the Regional Water Quality Control Board (RWQCB), pertains to the discharge of pollutants into the Waters of the United States. The discharge must comply with the provisions of the Clean Water Act. This application is specific to the Regional Water Quality Control Board in which the subject property site is located. Section 404 of the Clean Water Act regulates the discharge of dredged or fill material into the Waters of the United States, which includes certain wetlands. Activities requiring a Section 404 permit include fill for development, infrastructure development, water resource projects, and mining projects. This permit is required before dredged or fill material is discharged into Waters of the United States.

6.2 State Regulations

6.2.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT

The California Environmental Quality Act (CEQA) establishes state policy to prevent significant and avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures. CEQA applies to actions directly undertaken, financed, or permitted by state lead agencies. Regulations for implementation are found in the CEQA Guidelines published by the California Natural Resources Agency. These guidelines establish an overall state of California process for the environmental evaluation of projects.

6.2.2 CALIFORNIA ENDANGERED SPECIES ACT

Provisions of the California Endangered Species Act (CESA) protect state-listed threatened and endangered species. The CDFW regulates activities that may result in take of individuals (i.e., take is defined as “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill”). Habitat degradation or modification is not expressly included in the definition of take under the California Fish and Game Code (CFGC). Additionally, the CFGC contains lists of vertebrate species designated as “fully

protected" (CFGC Sections 3511 [birds], 4700 [mammals], 5050 [reptiles and amphibians], and 5515 [fish]). Such species may not be taken or possessed.

In addition to federal and State-listed species, the CDFW also has produced a list of SSC to serve as a "watch list." Species on this list are of limited distribution or the extent of their habitats has been reduced substantially, such that the threat to their populations may be imminent. SSC may receive special attention during environmental review, but they do not have statutory protection.

Birds of prey are protected in California under the CFGC. CFGC Section 3503.5 states that it is "unlawful to 'take', possess, or destroy any birds of prey (in the order Falconiformes or Strigiformes) 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." Construction disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered 'take' by the CDFW. Under Sections 3503 and 3503.5 of the CFGC, activities that would result in the taking, possessing, or destroying of any birds-of-prey, taking or possessing of any migratory nongame bird as designated in the MBTA, or the taking, possessing, or needlessly destroying of the nest or eggs of any raptors or non-game birds protected by the MBTA, or the taking of any non-game bird pursuant to CFGC Section 3800 are prohibited.

6.2.3 CALIFORNIA FISH AND GAME CODE

The California Legislature has delegated to the Fish and Game Commission a variety of powers within California Statutes that comprise the California Fish and Game Code (CFGC). Disturbance that causes nest abandonment and/or loss of reproductive effort is considered "take" by the CDFW under Sections 3503 and 3503.5 of the CFGC. Activities that would result in the taking, possessing, or destroying of any birds-of-prey; taking or possessing of any migratory nongame bird as designated in the MBTA; taking, possessing, or needlessly destroying of the nest or eggs of any raptors or non-game birds protected by the MBTA; or the taking of any non-game bird are prohibited. Birds of prey are protected in California under the CFGC Section 3503.5, which states it is "unlawful to take, possess, or destroy any birds of prey (in the order Falconiformes or Strigiformes) 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."

CFGC Sections 3511, 4700, 5050, and 5515 include provisions that define and protect Fully Protected species. The classification of Fully Protected species was the State's initial effort in the 1960's to identify and provide additional protection to those animals that were exceptionally rare or faced possible extinction, and this classification predates the CESA. The CDFW's Fully Protected species provisions include: (1) prohibiting take or possession "at any time" of the species listed in the statute, with few exceptions; (2) no provision to authorize the issuance of permits or licenses for "take" of Fully Protected species; and (3) a statement that no previously issued permits or licenses for take of these species "shall have any force or effect" for authorizing take or possession. Under the CFGC, the CDFW is unable (i.e., has no legal provision) to authorize incidental take of Fully Protected species for activities proposed in areas inhabited by those species. When a project has the potential to result in take of a Fully Protected species, the project proponent must coordinate with CDFW to develop take avoidance measures for these species.

6.2.4 NATIVE PLANT PROTECTION ACT

Under CFGC Sections 1900 to 1913, the Native Plant Protection Act (NPPA) requires all state agencies to use their authority to carry out programs to conserve endangered and rare native plants. Provisions of NPPA prohibit the taking of listed plants from the wild and require notification of the CDFW at least 10 days in advance of any change in land use. This allows CDFW to salvage listed plant species that would otherwise be destroyed. a project applicant is required to conduct botanical inventories and consult with CDFW during project planning to comply with the provisions of the NPPA and sections of CEQA that apply to rare or endangered plants.

6.2.5 CALIFORNIA COASTAL COMMISSION AND COASTAL ACT OF 1976

The CCC has planning, regulatory, and permitting responsibilities in partnership with local governments over all development taking place within the coastal zone, a 1.5 million-acre area stretching 1,100 miles along the state's coastline from Oregon to Mexico (and around nine offshore islands). The coastal zone extends seaward 3 miles, while its landward boundary varies from several miles inland in places such as the Eel River and the Elkhorn Slough, to as close as a few hundred feet from the shore in other areas.

The CCC's enabling legislation, the Coastal Act of 1976, created a comprehensive coastal protection program grounded in partnerships between CCC and local government jurisdictions (15 counties and 60 cities) within the coastal zone. Among the coastal resources specifically protected within the Coastal Act are public access to the coastline, wetlands and other environmentally sensitive habitat areas, agriculture, low-cost visitor-serving recreational uses, visual resources, commercial and recreational fishing, and community character. Coastal streams and wetlands are also protected under the Coastal Act.

The Coastal Act Section 30231 defines a wetland as:

> *…lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.*

The CCC's regulations (CCR Title 14) establishes a "one parameter definition," which requires evidence of a single parameter to establish wetland conditions:

> *Wetland shall be defined as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deep-water habitats. (14 CCR Section 13577).*

The "one parameter" definition adopted by the Coastal Commission is based on the general definition used by USFWS and CDFW from the USFWS wetlands classification system first published in 1979 (Cowardin et al. 1979):

> *Wetlands are lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this*

> *classification wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes; (2) the substrate is predominantly undrained hydric soil; and (3) the substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year.*

The Coastal Act definition of a wetland does not distinguish between wetlands based on their quality. Therefore, under the Coastal Act, poorly functioning or degraded areas that meet the definition of wetlands are subject to wetland protection policies. Due to its proximity to the Pacific Ocean, Seal Beach is subject to a state mandated Local Coastal Program and CCC jurisdiction. The Project is within the Seal Beach Local Coastal Program.

6.3 Other Applicable Regulations

6.3.1 CALIFORNIA NATIVE PLANT SOCIETY RARE PLANT PROGRAM

The mission of the California Native Plant Society Rare Plant Program is to develop current, accurate information on the distribution, ecology, and conservation status of California's rare and endangered plants, and to use this information to promote science-based plant conservation in California. Once a plant species has gone through a review process, information on all aspects of the species (listing status, habitat, distribution, threats, etc.) is entered into the online CNPS Inventory and given a California Rare Plant Rank (CRPR). The CNPS Rare Plant Program currently recognizes more than 1,600 plant taxa (species, subspecies, and varieties) as rare or endangered in California.

Vascular plants listed as rare or endangered by the CNPS, but which may not have designated status under State endangered species legislation, are defined by the following CRPRs:

- CRPR 1A - Plants presumed extirpated in California and either rare or extinct elsewhere;
- CRPR 1B - Plants rare, threatened, or endangered in California and elsewhere;
- CRPR 2A - Plants presumed extirpated in California but common elsewhere;
- CRPR 2B - Plants rare, threatened, or endangered in California but more common elsewhere;
- CRPR 3 - Plants about which more information is needed; and
- CRPR 4 - Plants of limited distribution (a watch list).

In addition to the CRPR designations above, the CNPS adds a Threat Rank as an extension added onto the CRPR and designates the level of endangerment by a 1 to 3 ranking, with 1 being the most endangered and 3 being the least endangered and are described as follows:

- 0.1 – Seriously threatened in California (high degree/immediacy of threat);
- 0.2 – Moderately threatened in California (moderate degree/immediacy of threat); and
- 0.3 – Not very threatened in California (low degree/immediacy of threats or no current threats known.

6.3.2 LOS ANGELES COUNTY GENERAL PLAN – CHAPTER 9, CONSERVATION AND NATURAL RESOURCES ELEMENT

The Open Space Resources Component of the Conservation and Natural Resources Element of the Los Angeles County General Plan contains policies and programs that are designed to preserve and manage

dedicated open space areas through preservation, acquisition, and easements. (Los Angeles County Department of Regional Planning 2022)

The Goals and Policies relative to natural resources that apply to the BSA are as follows:

> ***Goal 1:*** *Open space areas that meet the diverse needs of Los Angeles County*
>
> > ***Policy 1.2****: Protect and conserve natural resources, natural areas, and available open spaces*
> >
> > ***Policy C/NR 1.4****: Create, support, and protect an established network of dedicated open space areas that provide regional connectivity, between the southwestern extent of the Tehachapi Mountains to the SMM, and from the southwestern extent of the Mojave Desert to Puente Hills and Chino Hills.*
> >
> > ***Policy 1.5****: Provide and improve access to dedicated open space and natural areas for all users that considers sensitive biological resources*

6.3.2.1 Biological Resources Component

The Biological Resources Component of the Conservation and Natural Resources Element of the Los Angeles County General Plan contains policies and practices which are designed to preserve biotic diversity, monitor SEAs, and coordinate environmental protection.

The Goals and Policies relative to biological resources that apply to the BSA are as follows:

> ***Goal 3:*** *Permanent, sustainable preservation of genetically and physically diverse biological resources and ecological systems including: habitat linkages, forests, coastal zone, riparian habitats, streambeds, wetlands, woodlands, alpine habitat, chaparral, shrublands, and SEAs.*
>
> > ***Policy 3.3****: Restore upland communities and significant riparian resources, such as degraded streams, rivers, and wetlands to maintain ecological function- acknowledging the importance of incrementally restoring ecosystem values when complete restoration is not feasible.*
> >
> > ***Policy 3.6****: Assist state and federal agencies and other agencies, as appropriate, with the preservation of special status species and their associated habitat and wildlife movement corridors through the administration of the SEAs and other programs.*
> >
> > ***Policy 3.7****: Participate in inter-jurisdictional collaborative strategies that protect biological resources.*

6.3.2.2 Local Water Resources Component

The Local Water Resources Component of the Conservation and Natural Resources Element of the Los Angeles County General Plan contains policies and practices that are designed to effectively manage and preserve invaluable local water resources.

The Goals and Policies relative to local water resources that apply to the BSA are as follows:

> ***Goal 5:*** *Protected and useable local surface water resources.*

***Policy 5.4**: Actively engage in implementing all approved Enhanced Watershed Management Programs/Watershed Management Programs and Coordinated Integrated Monitoring Programs/ Integrated Monitoring Programs or other County-involved TMDL [total maximum daily load] implementation and monitoring plans.*

***Policy 5.6**: Minimize point and non-point source water pollution.*

***Policy 5.7**: Actively support the design of new and retrofit of existing infrastructure to accommodate watershed protection goals.*

***Goal 7**: Protected and healthy watersheds.*

***Policy 7.1**: Support the low impact development (LID) philosophy, which mimics the natural hydrologic cycle using undeveloped conditions as a base, in public and private land use planning and development design.*

***Policy 7.2**: Support the preservation, restoration, and strategic acquisition of available land for open space to preserve watershed uplands, natural streams, drainage paths, wetlands, and rivers, which are necessary for the healthy function of watersheds*

***Policy 7.3**: Actively engage with stakeholders to incorporate the LID philosophy in the preparation and implementation of watershed and river master plans, ecosystem restoration projects, and other related natural resource conservation aims, and support the implementation of existing efforts, including Watershed Management Programs and Enhanced Watershed Management Programs.*

***Policy 7.4**: Promote the development of multi-use regional facilities for stormwater quality improvement, groundwater recharge, detention/attenuation, flood management, retaining non-stormwater runoff, and other compatible uses.*

6.3.2.3 Significant Ecological Areas

SEAs are officially designated areas within Los Angeles County with irreplaceable biological resources. The SEA Program objective is to conserve genetic and physical diversity within Los Angeles County by designating biological resource areas that can sustain themselves into the future. The SEA Program, through goals and policies of the General Plan and the SEA ordinance (Title 22 zoning regulations) help guide development within SEAs. The General Plan goals and policies are intended to ensure that privately held lands within the SEAs retain the right of reasonable use, while avoiding activities and developments that are incompatible with the ability of SEAs to thrive in the long term. There are two SEAs surrounding the BSA.

6.3.2.4 County of Los Angeles Oak tree Ordinance

The County of Los Angeles Oak Tree Ordinance as outlined in the Los Angeles County Code (Oak Tree Ordinance) protects all tree species of the oak genus that measure 25 inches or more in circumference (eight inches in diameter) for trees with a single trunk and 38 inches of combined circumference (12 inches in diameter) for any two trunks of trees with multiple stems, as measured at breast height, or 4.5 feet above natural grade. The Oak Tree Ordinance also covers the “protected zone” of the oak trees,

which extends to five feet outside of the dripline of the oak tree, or 15 feet from the trunk(s) of a tree, whichever distance is greater. Additionally, the Oak Tree Ordinance protects all tree species of the oak genus (*Quercus*) that fall within 200-feet of project construction.

6.3.3 SANTA MONICA MOUNTAINS NORTH AREA PLAN

The vision for the SMMNA Plan is to maintain and strengthen a healthy and comprehensive ecosystem, while accommodating development that meets the highest standards of environmental stewardship. The SMMNA Plan's primary role is to provide more focused policy for the protection of biological resources and regulation of development within the unincorporated areas of the SMM west of the City of Los Angeles and north of the SMMCZ. The guiding principle for the SMMNA Plan is to 'let the land dictate the type and intensity of use'.

Conservation and Natural Resources Element

This element establishes a framework for both the preservation and management of open space, scenic and natural resources of the SMM, and the use and enjoyment of the areas wide range of recreational opportunities by residents and area visitors. The guiding principle for managing development and protecting the natural environment is 'resource protection has priority over development'.

Goal CO-2: An environment that supports significant animal and plant communities in an undisturbed condition and retains the greatest possible protection in the North Area.

> CO-12: Protect sensitive habitats by collaborating with entities such as County departments, homeowner associations and other groups to balance land use, biological resources and habitats, wildlife connectivity and emergency responses.
>
> CO-13: Allow for maximum wildlife connectivity and habitat linkages throughout the North Area. All feasible strategies shall be explored to protect these areas from disturbance, including purchasing open space lands, retiring development rights, clustering development to increase the amount of preserved open space, restricting the design and location of fencing, requiring the dedication of open space conservation easements, and minimizing removal of native vegetation.
>
> CO-14: The most biologically significant areas are designated S1 habitat and S2 habitat and shall be subject to strict land use protections and regulations.
>
> CO-17a: Preserve, protect, and enhance habitat linkages through limitations in the type and intensity of development and preservation of riparian corridors.

Goal CO-3: Maintain and restore biological productivity and water quality appropriate to maintain optimum populations of aquatic organisms and to protect human health.

Goal CO-4: Protect watersheds from impacts due to development, recreational or agricultural uses.

> CO-34: To reduce runoff and erosion and provide long-term post construction water quality protection in all physical development, prioritize the use of Best Management Practices (BMPs) in the following order: 1. Site design BMPs; 2. Source control BMPs; and 3. Treatment control BMPs.

Goal CO-5: Preserve tree populations throughout the SMMNA including native trees and trees of historic value.

> CO-60: Provide protections for trees that are native to the SMM, including limiting removal of native trees when feasible, A person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the protected zone of any tree species specified in a protected native tree list titled 'Protected Trees in the SMM, maintained by the Department of Regional Planning.
>
> CO-61: When native trees must be removed, require the planting of new native trees as a condition of approval.

6.3.4 SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM LAND USE PLAN - CONSERVATION AND OPEN SPACE ELEMENT

The Santa Monica Mountains Coastal Zone, an entity of the Santa Monica Mountains Local Coastal Program, is the unincorporated area west of the City of Los Angeles, east of Ventura County, and south of the Santa Monica Mountains North Area, excluding the City of Malibu and Pepperdine University. The Coastal Zone extends inland from the shoreline approximately five miles and encompasses approximately 80 square miles. The guiding principle for managing development and protecting the natural environment is: 'resource protection has priority over development'.

Goal CO-2: Sensitive Environmental Resource Areas shall be protected against any significant disruption of habitat values. Development in areas adjacent to Sensitive Environmental Resource Areas shall be sited and designed to prevent impacts which would significantly degrade these areas and shall be compatible with the continuance of the habitat.

> CO-43: New development shall avoid H2 Habitat (including H2 High Scrutiny Habitat), where feasible, to protect these sensitive environmental resource areas from disruption of habitat values. H2 High Scrutiny Habitat is considered a rare and sensitive H2 Habitat subcategory that should be given protection priority over other H2 habitat and should be avoided to the maximum extent feasible. Where it is infeasible to avoid H2 habitat, new development shall be sited and designed to minimize impacts to H2 habitat. If there is no feasible alternative that can eliminate all impacts to H2 habitat, then the alternative that would result in the fewest or least significant impacts to H2 habitat shall be selected. Impacts to H2 habitat that cannot be avoided through the implementation of siting and design alternatives shall be fully mitigated.
>
> CO-55: New development adjacent to H1 habitat shall provide native vegetation buffer areas to serve as transitional habitat and provide distance and physical barriers to human intrusion. Buffers shall be of a sufficient size to ensure the biological integrity and preservation of the H1 habitat areas they are designed to protect. New development shall provide a buffer of no less than 100 feet from H1 habitat. Variances or modifications to the required H1 habitat buffer width shall not be granted, except for a permitted use included in Policy CO-56. For streams and riparian habitat, the buffer shall be measured from the outer edge of the canopy of riparian vegetation. Where riparian vegetation is not present, the buffer shall be measured from the outer edge of the bank of the subject stream. For woodland habitat, the buffer shall be measured from the outer edge of the woodland tree canopy. For coastal bluff habitat, the buffer shall be measured from the bluff edge. For wetlands, the buffer shall be measured from the upland limit of

the wetland. For all other H1 habitat, the buffer shall be measured from the outer extent of the vegetation that makes up the habitat.

CO-70: A site-specific Biological Inventory shall accompany each application for all new development. A detailed Biological Assessment report shall be required in applications for new development located in, or within 200 feet of, H1, H2, or H2 “High Scrutiny” habitat, as mapped on the Biological Resources Map, or where an initial Biological Inventory indicates the presence or potential for sensitive species or habitat. The County Biologist shall conduct preliminary review of all development, regardless of whether the proposal must be considered by the Environmental Review Board

7 Conclusion

The purpose of the Biological Constraints Analysis is to assess the biological resources on the Project site and in the surrounding area, and to identify and map constraints to development posed by valuable, protected, and regulated biological resources. The biological constraints analysis informs the planning and design phase of a project with the objective of avoiding and minimizing impacts to valuable biological resources and costly mitigation.

The BSA contains areas of high biological value, but when broken down into the Project impact areas versus the 200-foot buffer surrounding the Project site, the biological value differs greatly. Most of the biological value within the BSA is within the survey buffer area around the Project site, rather than the Project impact area itself. The Project impact area does not contain, nor does it support, any special status plant or wildlife species. While the Project impact area does not support much a high level of ecosystem function, it is still considered part of the SMM SEA as well as the SMM National Recreation Area.

The 200-foot buffer surrounding the Project impact areas contains sensitive habitat as defined by both the SMMNA Plan as well as the SMMCZ. However, development within the Project site would not be expected to result in direct impacts to the sensitive habitat.

The high biological value of the natural habitats within the BSA provides important cover, food, and migratory habitat for a variety of wildlife species. These habitats have potential to support special status wildlife species, which could inhabit the site and/or nest within the property boundaries, or which would use the site infrequently, occasionally, or rarely as a temporary foraging resource. Six special status bird species and nine special status mammals considered Species of Special Concern or California Fully Protected species also have some potential to occur at the Project site. While the potential for occurrence for most of the listed species is low, the presence one or more of these species as a transient visitor is possible withing the Project impact areas. The presence of a special-status species may be a significant constraint.

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APPENDICES

Appendix A Biologist Resumes

3.4.2 LAND COVER TYPES

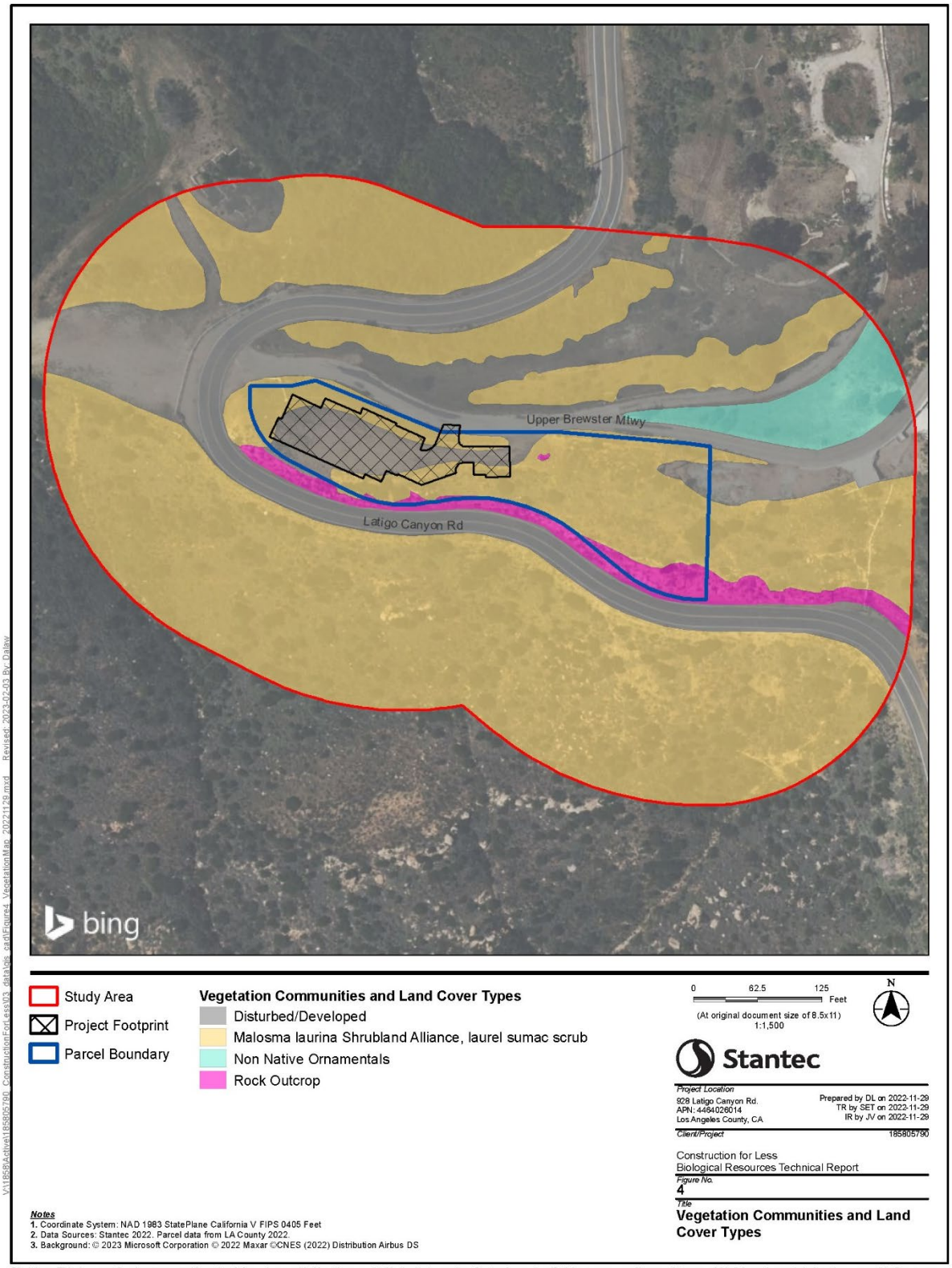
3.4.2.1 Disturbed/Developed

This land cover type is characterized by areas that either completely lack vegetation (e.g., paved areas such as roads) or are dominated by ruderal species. Ruderal vegetation found within the BSA includes nonnative grasses and a high proportion of weedy species, including shortpod mustard (*Hirschfeldia incana*) and tocalote (*Centauria melitensis*). Several disturbed areas are scattered throughout the BSA and take the form of residential developments, paved roads, fire breaks or land cleared of vegetation, dirt access roads, trails, and other similarly disturbed areas.

3.4.2.2 Rock Outcrop

Rock outcrop is a sparsely vegetated cover type occurring on cliffs and rock outcroppings of sedimentary, metamorphic, and volcanic rocks along the ridges and peaks of the hills and mountains. Between the rocks and in the crevices, the few plants found are usually representative of a chaparral species composition. Other plants often found on the rock faces in protected areas included species of *Dudleya*, *Selaginella*, and various lichens.

Figure 4. Vegetation Communities and Land Cover Types



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3.4.3 PLANT SPECIES OBSERVED

The BSA was assessed for both common and special-status vascular plants. The reconnaissance survey resulted in the documentation of 33 native and 17 non-native species, of which 10 are considered invasive under the California Invasive Plant Council (Cal-IPC). Invasive plants are ranked in the following three threat rating levels as defined by the Cal-IPC (Cal-IPC 2022).

> High – These species have severe ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal and establishment. Most are widely distributed ecologically.
>
> Moderate – These species have substantial and apparent (but generally not severe) ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal, though establishment is generally dependent upon ecological disturbance. Ecological amplitude and distribution may range from limited to widespread.
>
> Limited – These species are invasive, but their ecological impacts are minor on a statewide level or there was not enough information to justify a higher score. Their reproductive biology and other attributes result in low to moderate rates of invasiveness. Ecological amplitude and distribution are generally limited, but these species may be locally persistent and problematic.

Table 3 presents a list of all plant species observed within the BSA, their native/non-native status, and their Cal-IPC ranking, if applicable.

Table 3. Plant Species Observed Within the BSA

Scientific Name	Common Name	Native/Non-native[1]
Acmispon americanus	American bird's foot trefoil	Native
Acmispon glaber	deerweed	Native
Agave attenuata	foxtail agave	Nonnative
Amsinckia intermedia	common fiddleneck	Native
Artemisia californica	coastal sagebrush	Native
Atriplex semibaccata	Australian saltbush	Moderate[2]
Avena sp.	wild oats	Moderate
Baccharis pilularis	coyote brush	Native
Brachychiton populeneus	Kurrajong	Nonnative
Bromus madritensis	foxtail brome	High
Ceanothus megacarpus	big pod ceanothus	Native
Ceanothus spinosus	greenbark ceanothus	Native
Centaurea melitensis	tocalote	Moderate
Cercocarpus betuloides	birchleaf mountain mahogany	Native
Corethrogyne filaginifolia	common sandaster	Native
Diplacus aurantiacus	sticky monkeyflower	Native
Elymus condensatus	giant wild rye	Native
Erigonum fasciculatum	California buckwhat	Native
Eriogonum elongatum	longstem buckwheat	Native
Eriophyllum confertiflorum	yellow yarrow	Native
Eucalyptus polyanthemos	silver dollar gum	Nonnative

Euphorbia terracina	carnation spurge	Limited
Foeniculum vulgare	fennel	Moderate
Hazardia squarrosa	saw toothed goldenbush	Native
Hesperoyucca whipplei	chaparral yucca	Native
Heteromeles arbutifolia	toyon	Native
Heterotheca grandiflora	telegraphweed	Native
Hirschfeldia incana	shortpod mustard	Nonnative
Isocoma menziesii	coastal goldenbush	Native
Juglans californica	Southern California black walnut	Native
Lactuca serriola	prickly lettuce	Nonnative
Lonicera subspicata	southern honeysuckle	Native
Malacothamnus fasciculatus	chaparral bush mallow	Native
Malacothrix saxatilis	cliff aster	Native
Malosma laurina	laurel sumac	Native
Marrubium vulgare	white horehound	Limited
Opuntia leucotricha	nopal duraznillo	Nonnative
Phacelia cicutaria	caterpillar phacelia	Native
Pseudognaphalium californicum	ladies' tobacco	Native
Pseudognaphalium microcephalum	Wright's cudweed	Native
Quercus agrifolia	coast live oak	Native
Quercus berberidifolia	scrub oak	Native
Rapanea melanophloeos	Cape beech	Nonnative
Rhamnus ilicifolia	evergreen buckthorn	Native
Ricinus communis	Castor bean	Limited
Salsola tragus	Russian thistle	Limited
Salvia mellifera	black sage	Native
Schinus molle	Peruvian peppertree	Limited
Stephanomeria diegensis	San Diego wirelettuce	Native
Toxicodendron diversilobum	poison oak	Native

Notes:
[1] Native/Non-native = Native species are those that occur naturally in an area, per Jepson Flora Project 2022.
[2] Cal-IPC = Identified in the California Invasive Plant Council Inventory of Invasive Plants (Cal-IPC 2022).

Photographic Log 1: Vegetation Communities and Land Cover Types

Photograph ID: 1 **Direction:** East **Survey Date:** 10/28/2022 **Comments:** Overview of site	
Photograph ID: 2 **Direction:** West **Survey Date:** 10/28/2022 **Comments:** Overview of site	

Photograph ID: 3 **Direction:** North **Survey Date:** 10/28/2022 **Comments:** Rock outcrop along north side of Latigo Canyon Road.	
Photograph ID: 4 **Direction:** East **Survey Date:** 10/28/2022 **Comments:** Overview of vegetation present at southern portion of site along slopes.	

Photograph ID: 5	
Direction: West	
Survey Date: 10/28/2022	
Comments: Overview of vegetation present at western portion of site along slopes.	

3.5 Common Wildlife

Table 4 presents all the wildlife species that were encountered/observed within the BSA during the survey.

Table 4. Wildlife Species Observed in the BSA

Common Name	Scientific Name
Terrestrial Invertebrates	
common wasp	*Vespula vulgaria*
cricket	family *Caelifera*
dragonfly	family *Anisoptera*
fly	family *Diptera*
honeybee	genus *Apis*
pallid-winged grasshopper	*Trimerotropis pallidipenis*
Reptiles	
western fence lizard	*Sceloporus occidentalis*
Birds	
American crow	*Corvus brachyrhynchos*
black phoebe	*Sayornis nigricans*
California scrub jay	*Aphelocoma californica*
dark eyed junco	*Junco hyemalis*
grey vireo	*Vireo vicinior*
house finch	*Haemorhous mexicanus*
song sparrow	*Melospiza melodi*
woodpecker	*Dryocopus* sp.
yellow rumped warbler	*Setophaga coronata*

3.5.1 TERRESTRIAL INVERTEBRATES

As in all ecological systems, invertebrates in the BSA play a crucial role in biological processes. They serve as the primary or secondary food source for amphibian, bird, reptile, and mammal predators; they provide important pollination vectors for numerous plant species; they act as efficient components in controlling pest populations; and they support the naturally occurring maintenance of an area by consuming detritus and contributing to necessary soil nutrients. Though heavily urbanized, habitat conditions within the BSA provide a suite of microhabitat conditions for a wide variety of terrestrial insects and other invertebrates that are known to adapt to such disturbance. A focused insect survey was not performed within the BSA for this project; however, the BSA undoubtedly supports healthy populations of a diverse assortment of invertebrate species. Six invertebrate species were identified during the survey, including a dragonfly species (family Anisoptera), a cricket species (family Caelifera), a wasp (*Vespula vulgaria*), a fly (family *Diptera*), a honeybee (genus *Apis*) and a pallid-winged grasshopper (*Trimerotropis pallidipenis*).

3.5.2 FISH

Although an ephemeral stream runs perpendicular to the BSA, there was no water present during the time of the survey. Habitat conditions at the site are not suitable for fish species known to occur in the SMM, which include the CDFW species of concern arroyo chub (*Gila orcuttii*), the federally endangered steelhead trout (*Onchorynchus mykiss*), and the Pacific lamprey (*Lampetra tridentata*), all of which are known to occur in the SMM, including the Topanga Creek Watershed and the Malibu Creek Watershed.

3.5.3 AMPHIBIANS

Amphibian populations are plentiful in the SMM due to the high moisture content provided by coastal conditions as well as the large number of drainages and year-round water supplies. The SMM are also likely to support a variety of amphibians within the moister woodland areas and canyon bottoms. There is a freshwater/forested shrub wetland located just north of the BSA that may serve as habitat for amphibians. Amphibian species that are common throughout the SMM include the western toad (*Anaxyrus boreas*), California treefrog (*Pseudacris cadaverine*), Baja California treefrog (*Pseudacris hypochondriaca*), and California newt (*Taricha torosa*). A less common amphibian species in the SMM includes the federally threatened California red-legged frog (*Rana draytonii*).

3.5.4 REPTILES

Many essential reptilian habitat characteristics are present within the SMM. These include rock outcroppings that provide reptiles with high visibility basking sites, and small mammal burrows that provide cover and escape from predators and extreme weather. Some common reptile species that occur throughout the SMM include Western fence lizards (*Sceloporus occidentalis*), common side-blotched lizards (*Uta stansburiana*), and coastal whiptails (*Cnemidophorus tigris*). One reptile was observed within the BSA during the survey, the western fence lizard, which is native to Southern California.

3.5.5 BIRDS

The scrubland, woodland, riparian, and grassland habitats in the SMM provide suitable foraging and cover habitat for year-round residents, seasonal residents, and migrating songbirds. In addition, the SMM encompass many year-round water sources located throughout and abundant raptor foraging, perching, and nesting habitat along the northern slopes of the of the Range. The southern edge of the SEA, along the coast, is also part of the Pacific Flyway. From oak woodlands to grassland savannas to the coastal shore, the many diverse habitats of the SMM support a wide variety of resident and migrating birds. More than 380 species, nearly half the North American total, can be seen year-round including shorebirds, songbirds, woodpeckers, and raptors. Some of the species observed during the survey include house finch (*Haemorhous mexicanus*), California scrub jay (*Aphelocoma californica*) and yellow rumped warbler (*Setophaga coronata*).

3.5.6 MAMMALS

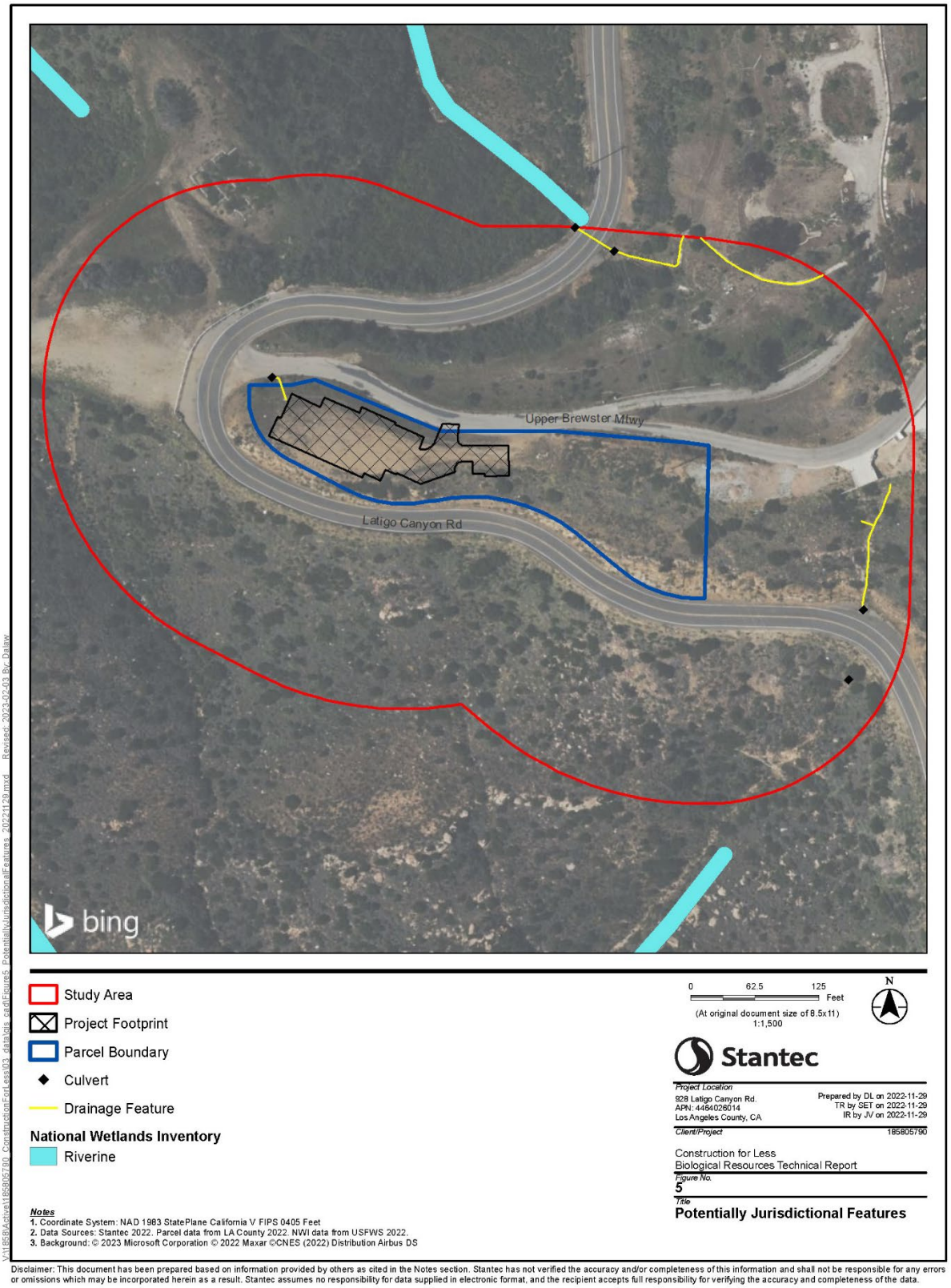
Not unlike other taxonomic groups, mammal populations within the SMM are diverse and reflective of the large size and variation of topography and community types. Over 45 mammal species can be found in the SMM, and they range in size from shrews, which weigh less than one ounce, to mountain lions

weighing up to 150 pounds. However, the more common of these are smaller mammals such as squirrels, gophers, mice, rats, rabbits, and insectivores such as bats, shrews, and moles.

3.6 Aquatic Resources

A formal jurisdictional delineation was not performed during the October survey. However, a preliminary jurisdictional determination was conducted to identify any drainage features and boundaries potentially subject to the jurisdiction of the USACE, RWQCB and/or CDFW. There are freshwater forested/shrub wetlands associated with intermittent streams on the north and south sides of the BSA formed by the convergence of steep slopes. There are culverts leading to both the northern and southern streams from two separate adjacent properties. Within the Project site there is a small drainage feature including a culvert at the northwest corner of the site. Refer to Figure 5, Potentially Jurisdictional Features for the location of the aquatic resources present within the BSA.

Figure 5. Jurisdictional Features



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Photographic Log 2: Aquatic Resources

Photograph ID: 6 **Photo Location:** **Direction:** Northeast **Survey Date:** 10/28/2022 **Comments:** Culvert leading through neighboring property on northeast corner of BSA.	
Photograph ID: 7 **Photo Location:** **Direction:** Northwest **Survey Date:** 10/28/2022 **Comments:** Channel leading through neighboring property to Latigo Canyon Road.	

Photograph ID: 8 **Photo Location:** **Direction:** Northwest **Survey Date:** 10/28/2022 **Comments:** Culvert leading to Latigo Canyon Road from neighboring property.	
Photograph ID: 9 **Photo Location:** **Direction:** Southeast **Survey Date:** 10/28/2022 **Comments:** Culvert leading to Latigo Canyon Road from neighboring property.	

Photograph ID: 10 **Photo Location:** **Direction:** Northwest **Survey Date:** 10/28/2022 **Comments:** Culvert underneath Latigo Canyon Road.	
Photograph ID: 11 **Photo Location:** **Direction:** Northwest **Survey Date:** 10/28/2022 **Comments:** Outet of culvert under Latigo Canyon Road.	

Photograph ID: 12 **Photo Location:** **Direction:** Northwest **Survey Date:** 10/28/2022 **Comments:** Outet of culvert under Latigo Canyon Road.	
Photograph ID: 13 **Photo Location:** **Direction:** South **Survey Date:** 10/28/2022 **Comments:** Concrete channel leading from property to Latigo Canyon Road.	

4 Special Status Biological Resources

4.1 Special Status Natural Communities

4.2 Sensitive Natural Communities

Sensitive natural communities are defined by CDFW (2018) as "...communities that are of limited distribution statewide or within a county or region and are often vulnerable to environmental effects of projects." All vegetation is ranked with an "S" State rarity rank and are of special concern (S1-S3 rank).

> S1: Critically Imperiled — Critically imperiled in the state because of extreme rarity (often 5 or fewer occurrences) or because of some factor(s) such as very steep declines making it especially vulnerable to extirpation from the state.
>
> S2: Imperiled — Imperiled in the state because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the nation or state.
>
> S3: Vulnerable — Vulnerable in the state due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation.
>
> Older ranks, which need to be updated, may still contain a decimal "threat" rank of .1, .2, or .3, where .1 indicates very threatened status, .2 indicates moderate threat, and .3 indicates few or no current known threats.

The 10-mile CNDDB records search indicates there are records for four sensitive natural communities within ten miles of the BSA: California walnut woodland ranked S2.1, southern coastal salt marsh ranked S2.1, valley needlegrass (*Stipa pulchra*) grassland ranked S3.1 and valley oak (*Quercus lobata*) woodland ranked S2.1. These communities are discussed in more depth below in Section 5.3, Surrounding Habitats/Plant and Wildlife Resources. The only true vegetation community identified within the BSA, *Malosma laurina* shrubland association, laurel sumac scrub, is ranked S4.

4.3 Santa Monica Mountains North Area Vegetation Communities

According to the Santa Monica Mountains North Area (SMMNA) Plan, there are vegetation communities ranked according to the SMMNA ranking scale as S2 (*Malosma laurina* Shrubland Alliance) and S3 (Nonnative Ornamentals) within the BSA. The rankings are based on the distribution, rarity, and habitat function of the habitat found in each category. The definitions of S2 and S3 habitat rankings are described further below. While the entirety of the Project impact areas are mapped as S2 according to Los Angeles County GIS resources, as shown on Figure 4 above, a portion of the site based on recent surveys is disturbed/developed and should not be considered S2.

S2 habitat generally consists of areas of high biological significance, rarity, and sensitivity that are important to the ecological vitality and diversity of the Santa Monica Mountains Mediterranean ecosystem.

S2 habitat includes large, contiguous areas of coastal sage scrub and chaparral-dominated habitats. This habitat contains

(1) CNDDB-identified rare natural communities;

(2) plant and animal species listed by the State or Federal government as rare, threatened, or endangered; listed by NatureServe as State or Global ranked 1, 2, or 3, and identified as California Species of Special Concern (SSC); and/or

(3) CNPS-listed 1B and 2 plant species, normally associated with S2 habitats.

S3 habitat generally consists of areas that would otherwise be designated as S2 habitat, but the native vegetation communities have been significantly disturbed or removed as part of lawfully established development. This category also includes areas of native vegetation that are not significantly disturbed and would otherwise be categorized as S2 habitat, but have been substantially fragmented or isolated by existing, legal development and are no longer connected to large, contiguous areas of coastal sage scrub and/or chaparral-dominated habitats. This category includes lawfully developed areas and lawfully disturbed areas dominated by non-native plants such as disturbed roadside slopes, stands of non-native trees and grasses, and fuel modification areas around existing development (unless established illegally in an S2 or S1 area). This category further includes isolated and/or disturbed stands of native tree species (oak, sycamore (*Platanus racemosa*), black walnut, and bay (*Umbellularia californica*)) that do not form a larger woodland or savannah habitat. While S3 habitat does not constitute a biological resource area, these habitats provide important biological functions that warrant specific development standards for the siting and design of new development (Los Angeles County Department of Regional Planning 2021).

4.4 Santa Monica Mountains Coastal Zone Resource Areas

The Santa Monica Mountains Coastal Zone (SMMCZ) defines Sensitive Environmental Resource Areas (SERAs) as areas containing habitats of the highest biological significance, rarity, and sensitivity. SERAs are divided into two habitat categories – H1 habitat and H2 habitat – that are subject to strict land use protections and regulations.

H1 habitat consists of areas of highest biological significance, rarity, and sensitivity- alluvial scrub, coastal bluff scrub, dune, native grassland and scrub with a strong component of native grasses or forbs, riparian, native oak, sycamore, black walnut and bay woodlands, and rock outcrop habitat types. Wetlands, including creeks, streams, marshes, seeps and springs, are also H1 habitat. Native coast live oak, valley oak, western sycamore, black walnut, and bay woodlands are all included in H1 habitat. H1 habitat also includes populations of plant and animal species (1) listed by the State or Federal government as rare, threatened or endangered, listed by NatureServe as State or Global-ranked 1, 2, or 3, and identified as California SSC, and/or (2) CNPS-listed 1B and 2 plant species3, normally associated with H1 habitats, where they are found within H2 or H3 habitat areas.

New development shall provide a buffer of no less than 100 feet from H1 habitat. No development shall be allowed within the required H1 habitat buffer except resource-dependent uses and the following uses in very limited circumstances:

(1) public works projects required to protect existing public roads when there is no feasible alternative, as long as impacts to H1 habitat are avoided to the maximum extent feasible, and unavoidable impacts are minimized and mitigated;

(2) an access road to a lawfully permitted new development when there is no other feasible alternative to provide access to public recreation areas or development on a legal parcel, as long as impacts to H1 habitat are avoided to the maximum extent feasible, and unavoidable impacts are minimized and mitigated;

(3) a development on a lawfully created parcel that is the minimum development necessary to provide a reasonable economic use of the property and where there is no feasible alternative, as long as impacts to H1 habitat are avoided to the maximum extent feasible, and unavoidable impacts are minimized and mitigated, and

(4) continued use and maintenance of an existing, lawfully established road or driveway to an existing, lawfully-established use.

New development shall also provide an additional 100-foot "Quiet Zone" from H1 habitat where feasible (measured from the outer edge of the 100-foot H1 habitat buffer required above), except resource-dependent uses and non-irrigated fuel modification required by the Fire Department for lawfully established structures, as well as those certain other uses that are allowed in the 100-foot H1 habitat buffer. Horse pasture is allowed on slopes no steeper than 4:1 in the Quiet Zone buffer if consistent with the requirements of the Local Coastal Program (LCP) and the development is sited and designed to ensure that no required fuel modification extends into H1 habitat or H1 buffer and it will not adversely affect H1 habitat or wildlife use/movement patterns of the local area or region. If an area designated as the Quiet Zone contains areas of other mapped habitat categories (e.g., H2, H3), the development standards, including the permitted uses, that are most restrictive shall regulate development of the area.

H2 habitat consists of areas of high biological significance, rarity, and sensitivity that are important for the ecological vitality and diversity of the Santa Monica Mountains Mediterranean Ecosystem. H2 habitat includes large, contiguous areas of coastal sage scrub and chaparral-dominated habitats. A subcategory of H2 habitat is H2 "High Scrutiny" habitat, which comprises sensitive H2 habitat species/habitats that should be given avoidance priority over other H2 habitat. This habitat contains (1) CNDDB identified rare natural communities; (2) plant and animal species listed by the State or Federal government as rare, threatened, or endangered; listed by NatureServe as State or Global-ranked 1, 2, or 3, and identified as California SSC; and/or (3) CNPS-listed 1B and 2 plant species4, normally associated with H2 habitats. H2 "High Scrutiny" habitat also includes (1) plant and animals species listed by the State or Federal government as rare, threatened or endangered, listed by NatureServe as State or Global ranked 1, 2, or 3, and identified as California SSC, and/or (2) CNPS-listed 1B and 2 plant species, normally associated with H1 habitats, where they are found as individuals (not a population) in H2 habitat.

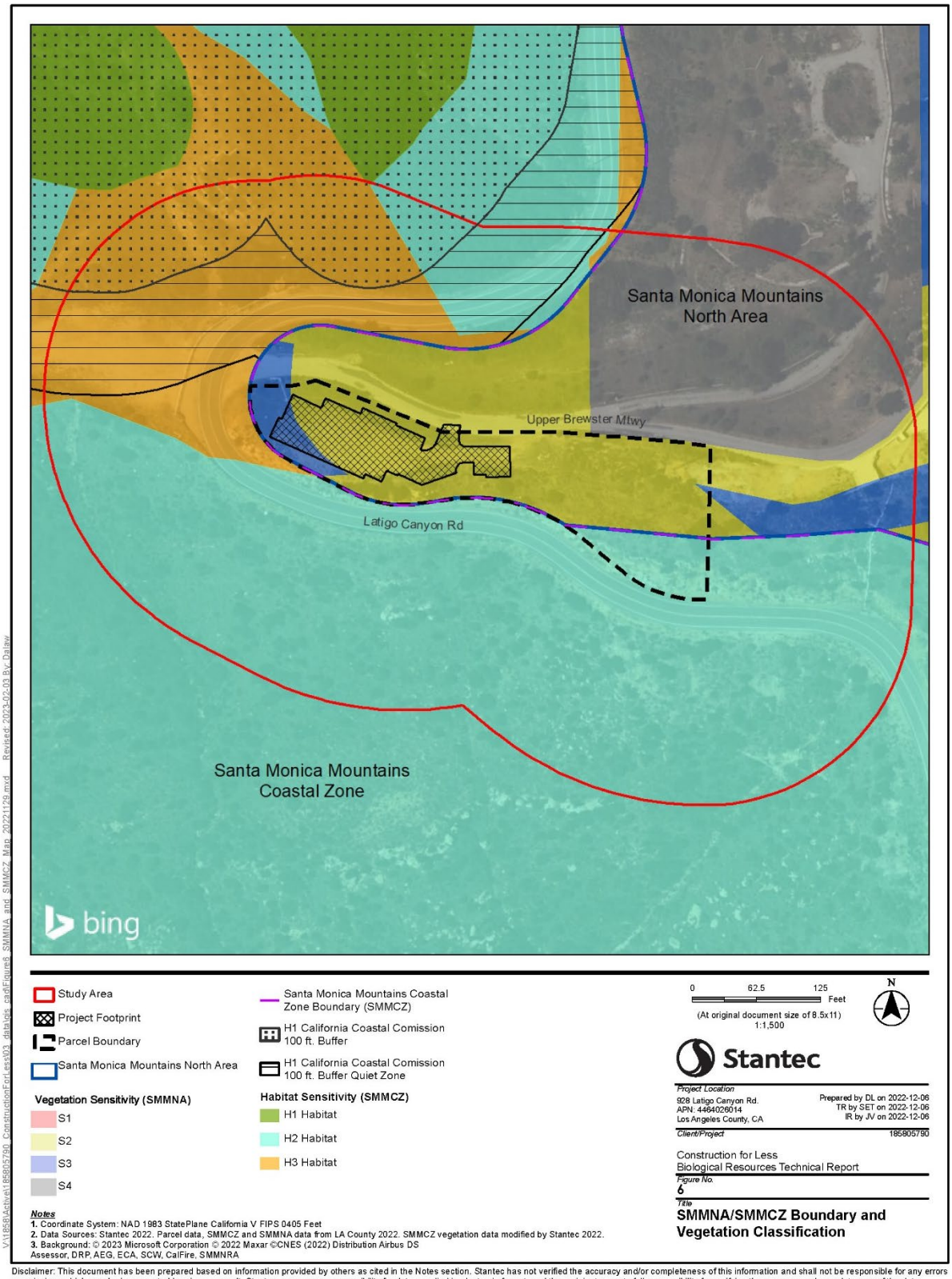
H3 habitat consists of areas that would otherwise be designated as H2 habitat, but the native vegetation communities have been significantly disturbed or removed as part of lawfully established development. This category also includes areas of native vegetation that are not significantly disturbed and would otherwise be categorized as H2 habitat, but have been substantially fragmented or isolated by existing, legal development and are no longer connected to large, contiguous areas of coastal sage scrub and/or chaparral dominated habitats. This category includes lawfully developed areas and lawfully disturbed areas dominated by non-native plants such as disturbed roadside slopes, stands of nonnative trees and

grasses, and fuel modification areas around existing development (unless established illegally in an H2 or H1 area). This category further includes isolated and/or disturbed stands of native tree species (oak, sycamore, black walnut, and bay) that do not form a larger woodland or savannah habitat. While H3 habitat does not constitute a SERA, these habitats provide important biological functions that warrant specific development standards for the siting and design of new development (Los Angeles County Department of Regional Planning 2018).

4.4.1 BIOLOGICAL SURVEY AREA/PROJECT SITE HABITAT ASSESSMENT

According to the SMMCZ online mapper, H1, H2 and H3 habitat are all present within the BSA. The graded residential lots located in the northwest corner of the BSA are considered H3 and the surrounding area to the south is designated as H2. There is H1 habitat that may potentially encroach on the BSA to the north. There is also an H1 100-foot buffer as well as H1 habitat quiet zone within the BSA. Figure 6, SMMNA/SMMCZ Boundary and Vegetation Classifications, displays the boundaries of the SMMNA and SMMCZ relative to the BSA and associated vegetation communities according to each of the plan's classifications. Because the Project impact areas are located within the SMMNA the H rankings are only applicable to the larger BSA and a small portion of the Project parcel (southeast corner); no project impacts are proposed within the Project parcel outside of the SMMNA.

Figure 6. SMMNA/SMMCZ Boundary and Vegetation Classifications



4.5 Designated Critical Habitat

Critical habitat is a term defined and used in Federal Endangered Species Act (FESA), as specific geographic areas that contain features essential to the conservation of an endangered or threatened species and that may require special management and protection. Critical habitat may also include areas that are not currently occupied by the species but will be needed for its recovery. The Department of the Interior agencies, including the USFWS (for terrestrial and most freshwater species), designate critical habitat areas and activities that could adversely affect critical habitat may require consultation with these agencies. The USFWS may review project information to evaluate whether an action will result in adverse modification to critical habitat, which would be the alteration of a habitat in a manner that reduces the value of the critical habitat. An adverse modification diminishes the value of the critical habitat both in terms of survival and recovery of a listed species. An evaluation of a project's effects on critical habitat requires focus on critical habitat primary constituent elements, which are elements of physical or biological features that, when laid out in the appropriate quantity and spatial arrangement to provide for a species' life-history processes, are essential to the conservation of the species.

The BSA is not located within federally designated critical habitat, but numerous designated critical habitat areas are scattered within 30 miles of the site, including critical habitat for Braunton's milk-vetch (*Astragalus brauntonii*), Lyon's pentachaeta (*Pentachaeta lyonii*), western snowy plover (*Charadrius nivosus nivosus*), tidewater goby (*Eucyclogobius newberryi*), California red-legged frog (*Rana draytonii*), coastal California gnatcatcher (*Polioptila californica californica*), Riverside fairy shrimp (*Streptocephalus woottoni*), Ventura marsh milk-vetch (*Astragalus pycnostachyus* var. *lanosissimus*), southern California steelhead (*Oncorhynchus mykiss*), Santa Ana sucker (*Catostomus santaanae*), southwestern willow flycatcher (*Empidonax traillii extimus*), arroyo toad (*Anaxyrus californicus*) and California condor (*Gymnogyps californianus*).

4.6 Wildlife Corridors and Special Linkages

Linkages and corridors facilitate regional animal movement and are generally centered within waterways, riparian corridors, flood control channels, contiguous habitat, and upland habitat. Drainages generally serve as movement corridors because wildlife can move easily through these areas, and fresh water is available. Movement is essential to wildlife survival, whether it be the day-to-day movements of individuals seeking food, shelter, or mates, dispersal of offspring to find new homes, or seasonal migration to find favorable conditions. Movement is essential for gene flow, for recolonizing unoccupied habitat after a local population goes extinct, and for species to shift their geographic range in response to global climate change. Disruption of these natural movement patterns by roads, development, or other impediments can alter these essential ecosystem functions and lead to losses of species and critical environmental services.

Although wildlife movement is hampered by rural development in the SMM, wildlife is still able to move throughout many areas. Due to its large size and topographic complexity, many linkages are certain to occur within the SMM at various bottlenecks. Malibu Creek State Park is a core habitat area in the SMM, serving as a connective hub between the Simi Hills to the north and the open space preserves of Topanga State Park to the east and Mugu State Park to the west. These linkages allow movement between large open space areas within the SMM as well as between areas outside the SMM such as the Simi Hills and the western extent of the SMM in Ventura County. The genetic flow through these areas is

crucial in maintaining the diversity and viability of the species within the SMM. Open space linkages between Kanan Road and Calabasas Parkway along Highway 101, as indicated by the National Park Service, are of particular importance for continued wildlife movement, due to the lack of alternative routes and encroachment of development. Although there are significantly large open spaces within the SMM, contiguous habitat linkages between them are critical in reducing bottlenecks and providing for long-term sustainability.

The South Coast Missing Linkages Program has prioritized and designed landscape linkages that are widely considered the backbone of a conservation strategy for southern California. The goal of South Coast Missing Linkage is to counter threats to habitat loss and fragmentation which requires protecting connections between existing open space areas to form a regional wildland network. Such an interconnected set of reserves would allow natural ecological processes—such as migration and range shifts with climate change—to continue operating as they have for millennia. South Coast Missing Linkage is a highly collaborative inter-agency effort to identify and conserve the highest priority linkages in the South Coast Ecoregion.

The BSA and the SMM are not technically considered part of the South Coast Missing Linkages, however, the Santa Monica-Sierra Madre connection determined by South Coast Wildlands falls directly on the northern border of the SMM. This connection provides a passage from the SMM through the Santa Susana Mountains to the Sierra Madre-Castaic connection, the Topatopa Mountains, and into northern California.

4.7 Special Status Plants

Table 5 presents a list of special status plants, including federally and state listed species and California Rare Plant Rank (CRPR) 1-4 species that are known to occur in the region surrounding the BSA (within ten miles) (CNDDB 2022; Figures 7, 7a, and 7b).

Records searches of the CNDDB and the CNPS Online Inventory were performed for special status plant taxa. Each of the taxa identified in the record searches was assessed for their potential to occur within the BSA based on the following criteria:

Present: Taxa were observed within the BSA during recent botanical surveys or population has been acknowledged by CDFW, USFWS, or local experts.

High: Both a documented recent record (within 10 years) exists of the taxa within the BSA, or immediate vicinity (approximately 5 miles) and the environmental conditions (including soil type) associated with taxa presence occur within the BSA.

Moderate: Both a documented recent record (within 10 years) exists of the taxa within the BSA, or the immediate vicinity (approximately 5 miles) and the environmental conditions associated with taxa presence are marginal and/or limited within the BSA; the BSA is located within the known current distribution of the taxa and the environmental conditions (including soil type) associated with taxa presence occur within the BSA.

Low: A historical record (over 10 years) exists of the taxa within the BSA, or general vicinity (approximately 10 miles) and the environmental conditions (including soil type) associated with taxa presence are marginal and/or limited within the BSA.

Not Likely to Occur: The environmental conditions associated with taxa presence do not occur within the BSA.

Table 5. Special status Plant Species Evaluated for Potential Occurrence Within the BSA

Scientific Name	Common Name	Status	Form; Habitat; and Distribution	Blooming Period	Potential to Occur
Astragalus brauntonii	Braunton's milk-vetch	FE, S2, 1B.1	Perennial herb; occurs in chaparral, coastal scrub, valley and foothill grasslands; 4-640 meters (m).	Jan-Aug	**Low**: marginal suitable habitat conditions are present within the BSA. The most recent recorded occurrence is approximately 6 miles north of the BSA; this occurrence was recorded in 2020.
Atriplex coulteri	Coulter's saltbush	S1S2, 1B.2	Perennial herb; occurs in coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grasslands; alkaline or clay soil; 3-460 m.	Mar-Oct	**Not likely to occur**: no suitable habitat conditions are present within BSA. The most recent recorded occurrence is approximately 6.9 miles east of the BSA; this occurrence was recorded in 2009.
Atriplex serenana var. *davidsonii*	Davidson's saltscale	S1, 1B.2	Annual herb; occurs in coastal bluff scrub, coastal scrub; alkaline soil; 10-200 m.	Apr-Oct	**Not likely to occur**: no suitable habitat conditions are present within BSA. The nearest and most recent recorded occurrence is approximately 6.7 miles east of the BSA; this occurrence was recorded in 1974.
Baccharis malibuensis	Malibu baccharis	S1, 1B.1	Perennial deciduous shrub; occurs in chaparral, cismontane woodland, coastal scrub, riparian woodlands; 150-305 m.	Aug	**Low**: marginal suitable habitat conditions are present within the BSA. The most recent recorded occurrence is approximately 3.2 miles northeast of the BSA; this occurrence was recorded in 2015.
Calochortus clavatus var. *gracilis*	slender mariposa-lily	S2S3, 1B.2	Perennial bulbiferous herb; occurs in chaparral, coastal scrub, valley and foothill grasslands; 320-1,000 m.	Mar-Jun (Nov)	**Moderate**: suitable habitat conditions are present within BSA. The nearest recorded occurrence is approximately 0.77 miles south of the BSA; this occurrence was recorded in 2010.
Calochortus plummerae	Plummer's mariposa-lily	S4, 4.2	Perennial bulbiferous herb; occurs in chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, valley and foothill grasslands; granitic or rocky soil; 100-1,700 m.	May-Jul	**Moderate**: suitable habitat conditions are present within BSA. The most recent recorded occurrence is approximately 2 miles east of the BSA; this occurrence was recorded in 2010.

Scientific Name	Common Name	Status	Form; Habitat; and Distribution	Blooming Period	Potential to Occur
Centromadia parryi ssp. *australis*	southern tarplant	S2, 1B.1	Annual herb; occurs in marshes and swamps, valley and foothill grassland, vernal pools; 0-480 m.	May-Nov	**Not likely to occur**: no suitable habitat conditions are present within BSA. The nearest and most recent recorded occurrence is approximately 9.8 miles northwest of the BSA; this occurrence was recorded in 2003.
Chaenactis glabriuscula var. *orcuttiana*	Orcutt's pincushion	S1, 1B.1	Annual herb; occurs in coastal bluff scrub and coastal dunes; 0-100 m.	Jan-Aug	**Not likely to occur**: no suitable habitat conditions are present within BSA. The nearest and most recent recorded occurrence is approximately 6.5 miles west of the BSA; this occurrence was recorded in 1898.
Chorizanthe parryi var. *fernandina*	San Fernando Valley spineflower	SE, S1, 1B.1	Annual herb; occurs in coastal scrub, valley and foothill grassland; 150-1,220 m.	Apr-Jul	**Not likely to occur**: no suitable habitat conditions are present within BSA. The nearest and most recent recorded occurrence is approximately 8.9 miles northeast of the BSA; this occurrence was recorded in 2002.
Chorizanthe parryi var. *parryi*	Parry's spineflower	S2, 1B.1	Annual herb; occurs in chaparral, cismontane woodland, coastal scrub, valley and foothill grassland; rocky or sandy soil; 275-1,220 m.	Apr-Jun	**Low**: marginal suitable habitat conditions are present within the BSA. The nearest and most recent recorded occurrence is approximately 4.3 miles southeast of the BSA; this occurrence was recorded in 1990.
Deinandra minthornii	Santa Susana tarplant	Rare, S2, 1B.2	Perennial deciduous shrub; occurs in chaparral, coastal scrub; rocky soil; 280-760 m.	Jul-Nov	**Low**: marginal suitable habitat conditions are present within the BSA. The most recent recorded occurrence is approximately 7.9 miles north of the BSA; this occurrence was recorded in 2019.
Delphinium parryi ssp. *blochmaniae*	dune larkspur	S2, 1B.2	Perennial herb; occurs in chaparral, coastal dunes; 1-200 m.	Apr-Jun	**Low**: marginal suitable habitat conditions are present within the BSA. The nearest and most recent recorded occurrence is approximately 3.8 miles northwest of the BSA; no date is recorded for this occurrence.

Scientific Name	Common Name	Status	Form; Habitat; and Distribution	Blooming Period	Potential to Occur
Dudleya blochmaniae ssp. *blochmaniae*	Blochman's dudleya	S2, 1B.1	Perennial herb; occurs in chaparral, coastal bluff scrub, coastal scrub, valley and foothill grassland; clay, rocky, or serpentinite soil; 5-450 m.	Apr-Jun	**Low**: marginal suitable habitat conditions are present within the BSA. The nearest and most recent recorded occurrence is approximately 3.5 miles south of the BSA; this occurrence was recorded in 2003.
Dudleya cymosa ssp. *agourensis*	Agoura Hills dudleya	FT, S1, 1B.2	Perennial herb; occurs in chaparral, cismontane woodland; rocky or volcanic soil; 200-500 m.	May-Jun	**Low**: marginal suitable habitat conditions are present within the BSA. The most recent recorded occurrence is approximately 4 miles north of the BSA; this occurrence was recorded in 2016.
Dudleya cymosa ssp. *marcescens*	marcescent dudleya	FT, Rare, S1, 1B.2	Perennial herb; occurs in chaparral; rocky or volcanic soils;150-520 m.	Apr-Jun	**Low**: marginal suitable habitat conditions are present within the BSA. The nearest recorded occurrence is approximately 1.1 miles northeast of the BSA; this occurrence was recorded in 2010.
Dudleya cymosa ssp. *ovatifolia*	Santa Monica dudleya	FT, S1, 1B.1	Perennial herb; occurs in chaparral, coastal scrub; rocky or volcanic soil; 150-167 m.	Mar-Jun	**Not likely to occur**: no suitable habitat conditions are present within BSA. The most recent recorded occurrence is approximately 5.7 miles east of the BSA; this occurrence was recorded in 2011.
Eriogonum crocatum	Conejo buckwheat	Rare, S1, 1B.2	Perennial herb; occurs in chaparral, coastal scrub, valley and foothill grassland; rocky or volcanic soil; 50-580 m.	Apr-Jul	**Low**: marginal suitable habitat conditions are present within the BSA. The most recent recorded occurrence is approximately 5.8 miles west of the BSA; this occurrence was recorded in 1990.
Horkelia cuneata var. *puberula*	mesa horkelia	S1, 1B.1	Perennial herb; occurs in chaparral, cismontane woodland, coastal scrub; gravelly or sandy soil; 70-810 m.	Feb-Jul	**Low**: marginal suitable habitat conditions are present within the BSA. The nearest and most recent recorded occurrence is approximately 4.8 miles west of the BSA; this occurrence was recorded in 2008.

Scientific Name	Common Name	Status	Form; Habitat; and Distribution	Blooming Period	Potential to Occur
Isocoma menziesii var. *decumbens*	decumbent goldenbush	S2, 1B.2	Perennial shrub; occurs in chaparral, coastal scrub; 10-135 m.	Apr-Nov	**Not likely to occur**: no suitable habitat conditions are present within BSA. The nearest and most recent recorded occurrence is approximately 6.9 miles east of the BSA; this occurrence was recorded in 1975.
Lasthenia glabrata ssp. *coulteri*	Coulter's goldfields	S2, 1B.1	Annual herb; occurs in marshes and swamps, playas, vernal pools; 1-1,220 m.	Feb-Jun	**Not likely to occur**: no suitable habitat conditions are present within BSA. The nearest and most recent recorded occurrence is approximately 6.9 miles east of the BSA; this occurrence was recorded in 1933.
Monardella hypoleuca ssp. *hypoleuca*	white-veined monardella	S3, 1B.3	Perennial herb; occurs in chaparral, cismontane woodland; 50-1,525 m.	(Apr)May-Aug (Sep-Dec)	**Low**: marginal suitable habitat conditions are present within the BSA. The most recent recorded occurrence is approximately 4.7 mile west of the BSA; this occurrence was recorded in 2008.
Navarretia ojaiensis	Ojai navarretia	S2, 1B.1	Annual herb; occurs in chaparral, coastal scrub, valley and foothill grassland; 275-620 m.	May-Jul	**Low**: marginal suitable habitat conditions are present within the BSA. The nearest recorded occurrence is approximately 0.52 miles east of the BSA; this occurrence was recorded in 2012.
Nolina cismontana	chaparral nolina	S3, 1B.2	Perennial evergreen shrub; occurs in chaparral, coastal scrub; gabbroic or sandstone soils; 140-1,275 m.	(Mar) May-Jul	**Low**: marginal suitable habitat conditions are present within the BSA. The most recent recorded occurrence is approximately 8.1 miles north of the BSA; this occurrence was recorded in 2017.
Orcuttia californica	California orcutt grass	FE, SE, S1, 1B.1	Annual herb; occurs in vernal pools; 15-660 m.	Apr-Aug	**Not likely to occur**: no suitable habitat conditions are present within BSA. The nearest and most recent recorded occurrence is approximately 4.6 miles north of the BSA; there is no date recorded for this occurrence.

Scientific Name	Common Name	Status	Form; Habitat; and Distribution	Blooming Period	Potential to Occur
Pentachaeta lyonii	Lyon's pentachaeta	FE, SE, S1, 1B.1	Annual herb; occurs in chaparral, coastal scrub, valley and foothill grassland; clay or rocky soil; 30-690 m.	(Feb) Mar-Aug	**Low**: marginal suitable habitat conditions are present within the BSA. The nearest recorded occurrence is approximately 0.64 miles north of the BSA; this occurrence was recorded in 2012.
Quercus dumosa	Nuttall's scrub oak	S3, 1B.1	Perennial evergreen shrub; occurs in chapparal, closed cone coniferous forest, coastal scrub; clay, loam, or sandy soil; 15-400 m.	Feb-Apr, (May-Aug)	**Not likely to occur**: no suitable habitat conditions are present within BSA. The most recent recorded occurrence is approximately 9.7 miles west of the BSA; this occurrence was recorded in 2016.
Senecio aphanactis	chaparral ragwort	S2, 2B.2	Annual herb; occurs in chaparral, cismontane woodland, coastal scrub; alkaline soil; 15-800 m.	Jan-Apr (May)	**Low**: marginal suitable habitat conditions are present within the BSA. The most recent recorded occurrence is approximately 9.6 miles north of the BSA; this occurrence was recorded in 2009.
Thelypteris puberula var. *sonorensis*	Sonoran maiden fern	S2,2B.2	Perennial rhizomatous herb; occurs in meadows and seeps; 50-610 m.	Jan-Sep	**Not likely to occur**: no suitable habitat conditions are present within BSA. The nearest recorded occurrence is approximately 3.9 miles west of the BSA; this occurrence was recorded in 1963.
Tortula californica	California screw moss	S2, 1B.2	Moss; occurs in chenopod scrub, valley and foothill grassland; sandy soil; 10-1,460 m.	N/A	**Not likely to occur**: no suitable habitat conditions are present within BSA. The nearest recorded occurrence is approximately 0.7 miles southwest of the BSA; this occurrence was recorded in 2004.
Sources: CNDDB 2022, CNPS 2022					

Scientific Name	Common Name	Status	Form; Habitat; and Distribution	Blooming Period	Potential to Occur

Federal Designation
FE = Federally Endangered
FT = Federally Threatened
FC = Federal Candidate Species for Listing CDFW State Designation

State Ranking
SE = State Endangered
SR = State Rare
ST = State Threatened
S1 = Critically Imperiled
S2 = Imperiled
S3 = Vulnerable
S4 = Apparently Secure
S5 = Secure

California Rare Plant Rank
1A Plants considered by the CNPS to be extinct in California.
1B Plants rare, threatened, or endangered in California and elsewhere.
2B Plants presumed extinct in California but more common elsewhere.
3 Review List: Plants about which more information is needed
4 Plants of limited distribution – a watch list.
.1 Seriously threatened in California (high degree/immediacy of threat).
.2 Fairly threatened in California (moderate degree/immediacy of threat).
.3 Not very threatened in California (low degree/ immediacy of threat or no current threats known).

4.8 Special Status Wildlife

Special status wildlife taxa include those listed as threatened, endangered, or candidates/proposed for listing under FESA or California Endangered Species Act (CESA), California SSCs, CDFW Special Animals, and other taxa considered by regional jurisdictions or resource agencies as unique or rare. A CNDDB record search within a 10-mile radius of the BSA revealed occurrences for fourteen special status wildlife species (CNDDB 2022; Figures 7, 7a, 7b). Details about those special status taxa with suitable habitat present within the BSA are provided in Table 6 and in text following the table.

Each of the taxa identified in the database reviews/searches were assessed for its potential to occur within the BSA based on the following criteria:

Present: Taxa (or sign) were observed in the BSA or in the same watershed (aquatic taxa only) during the most recent surveys, or a population has been acknowledged by CDFW, USFWS, or local experts.

High: Habitat (including soils) for the taxa occurs on site and a known occurrence occurs within the BSA or adjacent areas (within 5 miles of the BSA) within the past 20 years; however, these taxa were not detected during the most recent surveys.

Moderate: Habitat (including soils) for the taxa occurs on site and a known regional record occurs within the database search, but not within 5 miles of the BSA or within the past 20 years; or a known occurrence occurs within 5 miles of the BSA and within the past 20 years and marginal or limited amounts of habitat occurs on site; or the taxa's range includes the geographic area and suitable habitat exists.

Low: Limited habitat for the taxa occurs on site and no known occurrences were found within the database search and the taxa's range includes the geographic area.

Not Likely to Occur: The environmental conditions associated with taxa presence do not occur within the BSA.

Table 6. Special status Wildlife Species Evaluated for Potential Occurrence Within the BSA

Taxa		Status	Habitat Types	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Invertebrates					
Atractelmis wawona	Wawona riffle beetle	S1S2	Habitat occurs in shallow parts of clear mountain streams at moderate elevations. Found in Mariposa County (central California) and north into Oregon and Washington. Microhabitat of aquatic algae and submerged roots.	The nearest and most recent recorded occurrence is approximately 4.5 miles southeast of the BSA; this occurrence was recorded in 2009. Suitable habitat is not present within the BSA.	**Not likely to occur**
Bombus crotchii	Crotch bumble bee	SC, S1S2	Coastal California east to the Sierra-Cascade crest and south into Mexico. Food plant genera include *Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia*, and *Eriogonum*.	The nearest occurrence was recorded in 2019 approximately 0.7 miles southwest of the BSA. Suitable habitat is present within portions of the BSA.	**Low**
Coelus globosus	globose dune beetle	S1S2	Occurs in Central California and into Mexico. Habitat ranges from 30-300 meters inland, with farther distances occurring southward. Found in fore dunes, sand hammocks, and occasionally back dunes along the coast. Larvae and pupae primarily stay in sand, but adults spend hotter months under vegetation or debris and surface at night.	The nearest and most recent recorded occurrence is approximately 7.4 miles west and southwest of the BSA; this occurrence was recorded in 2008. Suitable habitat is not present within the BSA.	**Not likely to occur**
Danaus plexippus pop. 1	monarch - California overwintering population	FC, S2	Migratory species with winter habitats in California and Mexico. Monarchs begin to arrive in late October and into December. Habitat ranges widely from savanna and sand dunes to woodlands and chaparral. Milkweed, coastal California conifers, and eucalyptus are likely to be used by the species.	The most recent record occurred in 2022 approximately 4 miles south and southwest of the BSA.	**Not likely to occur**

Taxa		Status	Habitat Types	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Euphydryas editha quino	quino checkerspot butterfly	FE, S1S2	Chaparral, coastal sage scrub, with host plants *Plantago erecta* and *Plantago hookeriana* var. *californica*.	The most recent record occurred in 1954 approximately 5.6 miles south of the BSA. Suitable habitat is not present within the BSA.	**Not likely to occur**
Gonidea angulata	western ridged mussel	S1S2	This species inhabits creeks and rivers of all sizes and can be found on substrates varying from firm mud to coarse particles; is rarely found in lakes or reservoirs.	The nearest and most recent recorded occurrence is approximately 8.1 miles east of the BSA, this occurrence was recorded in 1993. Suitable habitat is not present within the BSA.	**Not likely to occur**
Socalchemmis gertschi	Gertsch's socalchemmis spider	S1	Thought to occur in coastal sage scrub habitat. Known from only two locations in Los Angeles County; Brentwood and Topanga Canyon.	The nearest and most recent recorded occurrence is approximately 9.9 miles east and northeast of the BSA; this occurrence was recorded in 1982. Suitable habitat is not present within the BSA.	**Not likely to occur**
Trimerotropis occidentiloides	Santa Monica grasshopper	S1S2	Habitat consists of shrubland and chaparral. Occurs in bare hillsides and alone dirt trails.	The nearest and most recent recorded occurrence is approximately 3.3 miles north and northeast of the BSA; this occurrence was recorded in 1973. Suitable habitat is present within portions of the BSA.	**Low**
Amphibians					
Rana draytonii	California red-legged frog	FT, S2S3, SSC	Ranges from southern Mendocino County to northwestern Baja California. Live in fresh and shallow waters or in herbaceous wetlands. Typically, in or near quiet permanent water sources such as streams, ponds, or lakes. In summer months, they move to mammal burrows, leaf litter, or other moist sites.	The nearest and most recent recorded occurrence is approximately 8.4 miles northeast of the BSA; this occurrence was recorded in 2009. Suitable habitat is not present within the BSA.	**Not likely to occur**
Fish					

Taxa		Status	Habitat Types	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Eucyclogobius newberryi	tidewater goby	S3	Habitat includes small coastal lagoons, upper portions of large bays, and lower reaches of streams. Typically found in water between 25-100cm deep and between 8-23 degrees Celsius and salinities of 0-40 ppt. Spawning occurs throughout much of the year, with a peak during April-June in Southern California.	The nearest and most recent recorded occurrence is approximately 7 miles east and southeast of the BSA; this occurrence was recorded in 1995. Suitable habitat is not present within the BSA.	**Not likely to occur**
Gila orcuttii	arroyo chub	S2, SSC	Limited range in Southern California coastal drainages. Found in headwaters, creeks, and small rivers with moderate to high gradient streams. They can survive in a wide temperature range and in hypoxic conditions. Native to Los Angeles, Santa Ana, Santa Margarita, San Gabriel and San Luis Rey Rivers and Malibu and San Juan creeks.	The most recent record occurred in 2000 approximately 8.8 miles northwest of the BSA. The closest record was approximately 4.1 miles east of the BSA in 1975. Suitable habitat is not present within the BSA.	**Not likely to occur**
Oncorhynchus mykiss irideus pop. *10*	steelhead - southern California DPS	S1	Live in freshwater with a wide range of temperature conditions. Often occur in coastal rivers, small headwater streams, large rivers or lakes. Spawning requires a gravel stream rifle.	The nearest and most recent recorded occurrence is approximately 5.4 miles west of the BSA; this occurrence was recorded in 1992. Suitable habitat is not present within the BSA.	**Not likely to occur**
Reptiles					
Anniella spp.	California legless lizard	S3S4, SSC	Scattered distribution in California, extending from Antioch and heading south into Santa Barbara and the Antelope Valley. Occurs at elevations from sea level to 1,550m. Found in riparian habitats, wooded stream edges, and desert scrub. Burrows in loose soil and semi-stabilized sand dunes.	The nearest and most recent record occurrence is approximately 4.8 miles north of the BSA; this occurrence was recorded in 2009. Suitable habitat is present within portions of the BSA.	**Low**

Taxa		Status	Habitat Types	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Anniella stebbinsi	Southern California legless lizard	S3, SSC	Ranges from southwestern California to northwestern Baja California. Habitat varies from coastal sand dunes to mixed woodlands and shrublands. Burrow and spend most of their time in loose soil.	The nearest and most recent record occurrence is approximately 0.7 miles southwest of the BSA; this occurrence was recorded in 2019. Suitable habitat is present within portions of the BSA.	**Low**
Aspidoscelis tigris stejnegeri	coastal whiptail	S3, SSC	Found in a variety of ecosystems, primarily hot and dry open areas with sparse foliage - chaparral, woodland, and riparian areas.	The nearest occurrence was recorded approximately 0.1 miles north and northwest of the BSA; this occurrence was recorded in 2000. The most recent occurrence was recorded in 2017 and was approximately 7.7 miles north of the BSA. Suitable habitat is present within portions of the BSA.	**High**
Diadophis punctatus modestus	San Bernardino ringneck snake	S2?	Found in various moist habitats including woodland, chaparral, forest, and grassland and are also found on farms and in gardens. In arid regions it is restricted to springs and watercourses. This snake is most often found under cover objects of bark, logs, stones, or boards, although it is not an active burrower	The nearest and most recent record occurrence is approximately 6.4 miles east and southeast of the BSA; this occurrence was recorded in 1999. Suitable habitat is not present within the BSA.	**Not likely to occur**
Emys marmorata	Western pond turtle	S3, SSC	Ranges from western Washington to central California. Elevations up to 6,000ft. Habitat varies from shallow water, herbaceous wetlands, medium rivers, and creeks to sand dunes.	The nearest occurrence was recorded approximately 4 miles northwest of the BSA; this occurrence was recorded in 1983. Suitable habitat is not present within the BSA.	**Not likely to occur**

Taxa		Status	Habitat Types	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Phrynosoma blainvillii	coast horned lizard	S4, SSC	Range extends from northern California to northwestern Baja California. Habitat includes shrubland/chaparral, grassland, and mixed woodlands. Found in areas with sandy soils, ant colonies, and scattered native shrubs. Individuals bury in loose soil and nest in the soil or in a burrow.	The nearest occurrence may be located within the BSA; this occurrence was recorded in 1960. The most recent occurrence was recorded in 1991 and was approximately 2.2 miles southeast of the BSA. Suitable habitat is present within portions of the BSA.	**Moderate**
Thamnophis hammondii	two-striped garter snake	S3S4	Occupies coastal California from Monterey County to southern Baja California. Elevations range from sea level to 2,450m. Habitat consists of riparian areas and in or near permanent fresh water. Can also be found in rocky beds, mountain slopes and desert oases.	The nearest and most recent record occurrence is approximately 1.4 miles northwest of the BSA; this occurrence was recorded in 2017. Suitable habitat is not present within the BSA.	**Not likely to occur**
Birds					
Accipiter cooperii	Cooper's hawk	S4, WL	Wide variety of habitats. Small woodlands with dispersed open grasslands. BREEDING: Primarily mature forest, either broadleaf or coniferous, mostly the former; also open woodland and forest edge	The nearest and most recent record occurrence is approximately 2.5 miles west of the BSA; this occurrence was recorded in 2006. Suitable nesting/foraging habitat is not present within the BSA.	**Not likely to occur**
Agelaius tricolor	Tricolored blackbird	S1S2, SSC	Habitat includes herbaceous wetlands. Breeding ranges from central southern Oregon south into northwestern Baja California, with highest abundances in central northern California. Breeding and nesting occur in freshwater marshes, and in recently non-native vegetation such as Himalayan blackberry.	The nearest and most recent record occurrence was approximately 1.4 miles northwest of the BSA. This occurrence was recorded in 2016. Suitable nesting/foraging habitat is not present within the BSA.	**Not likely to occur**
Aimophila ruficeps canescens	Southern California rufous-crowned sparrow	S3, WL	Habitat includes moderate to steep, dry, rocky, south-, west-, or east-facing slopes vegetated with low scattered scrub cover interspersed with patches of grasses and forbs or	The nearest record was approximately 4.5 miles northeast of the BSA in 2013.	**Nesting: Not likely to occur** **Foraging: Low**

Taxa		Status	Habitat Types	Comments	Occurrence Potential
Scientific Name	**Common Name**				
			rock outcrops. This sparrow often occurs in coastal sage scrub dominated by California sagebrush (*Artemisia californica*) but also may occur in coastal bluff scrub, low chaparral on serpentine outcrops, sparse chaparral recovering from a burn, and edges of tall chaparral. Nests are on the ground at the base of rocks, grass tufts, or saplings, or may be 0.3-1 meters above ground in the branches of shrubs or trees.	Suitable foraging habitat is present within portions of the BSA; however, nesting habitat is not.	
Aquila chrysaetos	Golden eagle	S3, FP, WL	Widely dispersed throughout the Northern Hemisphere. Habitat consists of open and semi-open land such as prairies, sagebrush, sparse woodland, and hilly/mountainous areas. Nests occur on edges of rocky cliffs, steep hillsides, in large trees, or on the ground.	The nearest and most recent record occurred is approximately 1.6 miles north of the BSA; this occurrence was recorded in 1989. Suitable nesting/foraging habitat is not present within the BSA.	**Not likely to occur**
Athene cunicularia	burrowing owl	S3, SSC	A yearlong resident of open, dry grassland and desert habitats, and in grass, forb and open shrub stages of pinyon-juniper and ponderosa pine habitats.	The nearest and most recent record occurred approximately 9 miles northeast of the BSA; this occurrence was recorded in 2001. Suitable nesting/foraging habitat is not present within the BSA.	**Not likely to occur**
Polioptila californica	coastal California gnatcatcher	S2, SSC	Occupies southwestern California from Los Angeles County to northwestern Baja California. Mostly found at elevations below 50m. Occupancy has been reduced significantly in Los Angeles County and now inhibits a small portion of the Palos Verdes Peninsula. Habitat includes coastal sagebrush and thorn forest, scrub, and desert brush. Sub-association with coastal sage scrub plants, especially Artemisia californica. Typically avoids crossing	The most recent record occurred in 2016 approximately 9.7 miles north and northwest of the BSA. Suitable nesting/ foraging habitat is not present within the BSA.	**Not likely to occur**

Taxa		Status	Habitat Types	Comments	Occurrence Potential
Scientific Name	**Common Name**				
			areas of unsuitable habitat, even if a small area.		
Mammals					
Antrozous pallidus	Pallid bat	S3, SSC	Occupies a wide range of North America with mountainous areas, lowland desert scrub, and intermontane basins. Typically occurs near rocky outcrops and water. Habitat includes mixed woodlands, cliffs, desert, and shrublands.	The nearest and most recent recorded occurrence is approximately 8.5 miles north and northeast of the BSA; this occurrence was recorded in 2004. Suitable habitat is not present within the BSA.	**Not likely to occur**
Euderma maculatum	Spotted bat	S3, SSC	Patchy distribution in western North America. Habitat includes herbaceous wetland and riparian areas with grasslands, bare rock, woodland and chaparral. Found in canyon bottoms, river corridors, meadows, and hayfields. Roosts found in cracks or cliffs.	The nearest and most recent recorded occurrence is approximately 4.2 miles east of the BSA; this occurrence was recorded in 2003. Suitable habitat is not present within the BSA.	**Not likely to occur**
Eumops perotis californicus	Western mastiff bat	S3S4, SSC	Arid and semiarid, rocky canyon country habitats in the Chihuahuan Desert; roosts in crevices and shallow caves on the sides of cliffs and rock walls, and occasionally buildings. Roosts usually high above ground with unobstructed approach.	The nearest and most recent recorded occurrence is approximately 2.3 miles northeast of the BSA; this occurrence was recorded in 2004. Suitable habitat is not present within the BSA.	**Not likely to occur**
Lasiurus cinereus	Hoary bat	S4	Wide range in Northern America. Habitat includes hardwood forests and mixed woodland. Foraging occurs in various open areas, such as spaces over water and in riparian corridors. Roosts typically are found in large deciduous or coniferous trees or in rock crevices.	The nearest and most recent recorded occurrence is approximately 2.3 miles northeast of the BSA; this occurrence was recorded in 2004. Suitable habitat is not present within the BSA.	**Not likely to occur**

Taxa		Status	Habitat Types	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Lasiurus frantzii	Western red bat	S3, SSC	Inhabits areas from northern California around Siskiyou County southward to the Mexican border. The elevation range extends from lowland riparian areas to approximately 2,400 meters. Habitat consists of forest edges and mixed woodlands. Habitat for roosting includes woodlands and mixed conifer forests of mountains. Foraging is done in grasslands, open woodlands, and shrublands. Strongly associated with riparian areas with cottonwood (*Populus fremontii*) and sycamores.	The nearest and most recent recorded occurrence is approximately 2.3 miles northeast of the BSA; this occurrence was recorded in 2004. Suitable habitat is not present within the BSA.	**Not likely to occur**
Myotis ciliolabrum	Western small-footed myotis	S3	Occupies chaparral, conifer and mixed woodland, grassland, desert, and bare rock cliffs. Hibernation is typically in crevices of caves and abandoned mines. Maternity roots take place in abandoned structures or in rock crevices and averaging at 27 degrees Celsius.	The nearest and most recent recorded occurrence is approximately 4.2 miles east of the BSA; this occurrence was recorded in 2004. Suitable habitat is not present within the BSA.	**Not likely to occur**
Myotis yumanensis	Yuma myotis	S4	Wide, but patchy, distribution in western North America. Habitat consists of riparian and aerial areas with conifer woodlands, grasslands, desert, chaparral, and mixed forests. Associated with open water and often found in moist woodlands. Roosts occur in caves, cliff crevices, under bridges, and tunnels.	The nearest and most recent recorded occurrence is approximately 2.3 miles northeast of the BSA; this occurrence was recorded in 2004. Suitable habitat is not present within the BSA.	**Not likely to occur**
Neotoma lepida intermedia	San Diego desert woodrat	S3S4, SSC	Sagebrush scrub; chaparral. Inhabits a variety of shrub and desert habitat, showing a preference to large cactus patches and rock outcroppings.	The nearest record was approximately 6 miles east and southeast of the BSA in 2013. Suitable habitat is not present within the BSA.	**Not likely to occur**

Taxa		Status	Habitat Types	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Taxidea taxus	American badger	S3, SSC	Prefers open areas and may also frequent brushlands with little groundcover. When inactive, occupies underground burrow.	The nearest and most recent recorded occurrence is approximately 0.9 miles south and southwest of the BSA; this occurrence was recorded in 2006. Suitable habitat is not present within the BSA.	**Not likely to occur**
Sources: CNDDB 2022, Impact Services, Inc. 2015, Nafis, G. 2022, NatureServe 2022, Western Riverside County Regional Conservation Authority, USFWS 2022a.					
Federal Rankings: FE = Federally Endangered FT = Federally Threatened FC = Federal Candidate for Listing			State Rankings: FP = Fully Protected SE= State Endangered ST = State Threatened SA = CDFW Special Animal SC = State Candidate for Listing WL = CDFW Watch List SSC = Species of Special Concern S1 = Critically Imperiled S2 = Imperiled S3 = Vulnerable S4 = Apparently Secure		

Figure 7. 10 Mile CNDDB Search

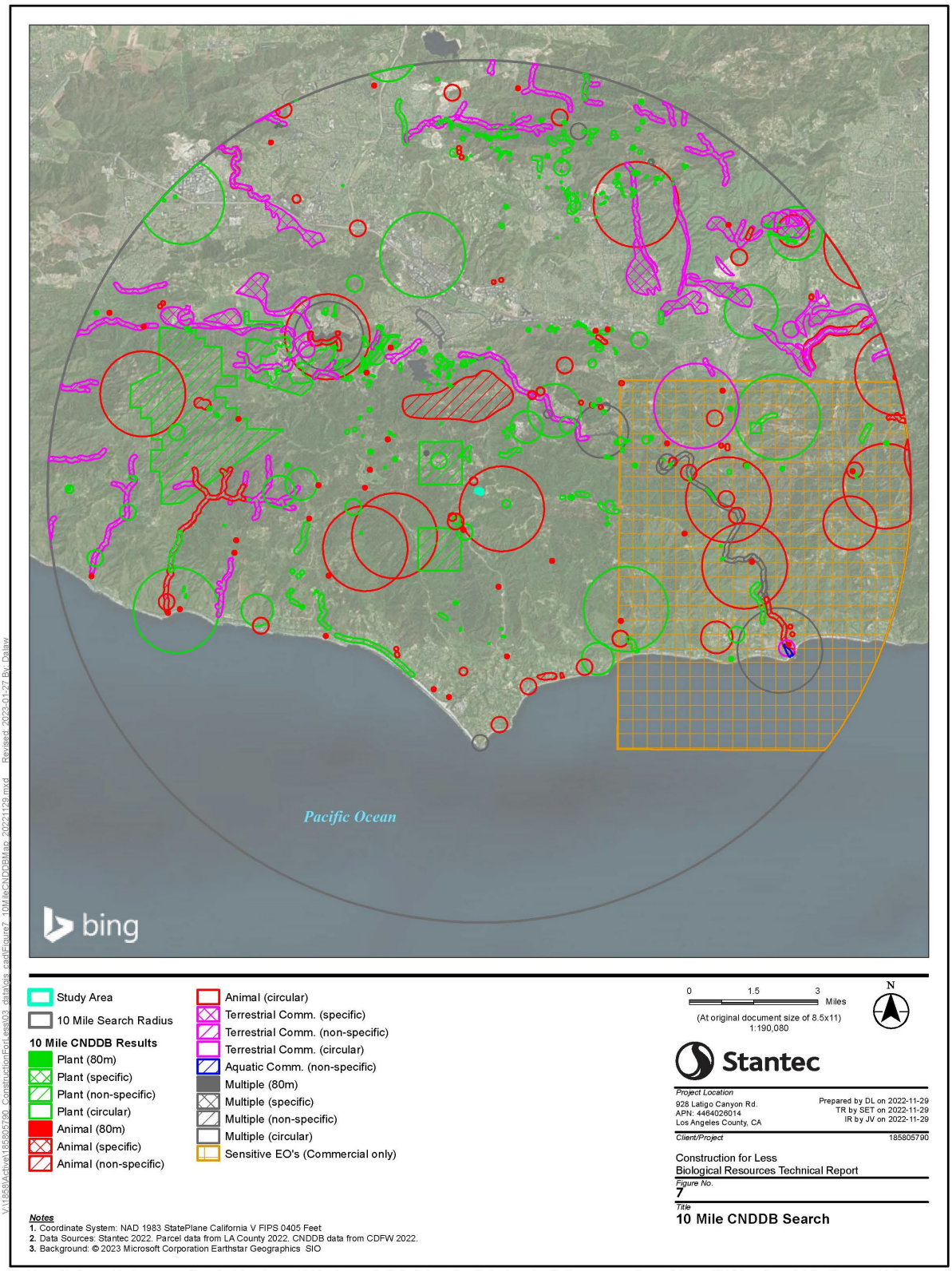


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Figure 8a. 2 Mile CNDDB Search

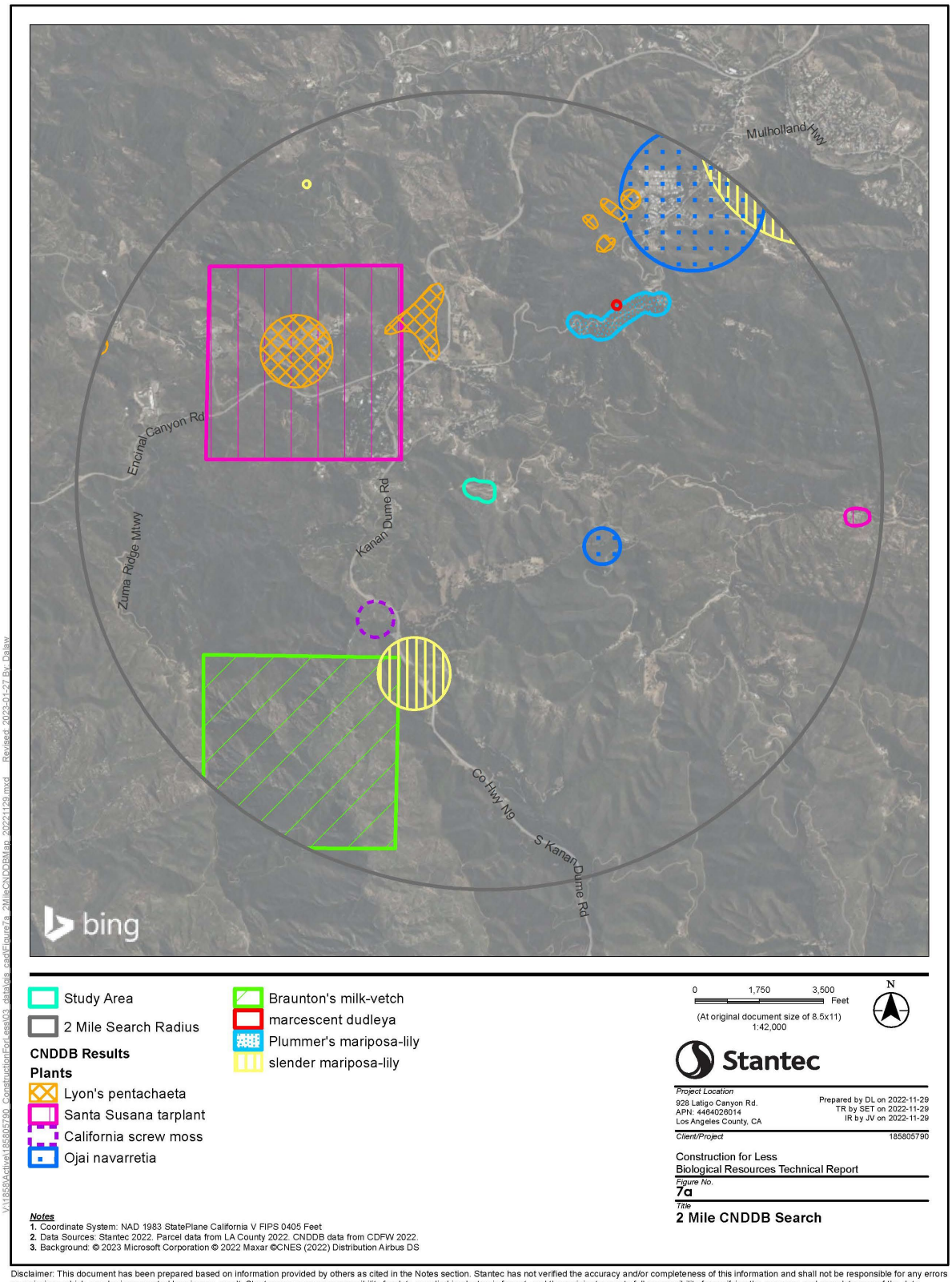

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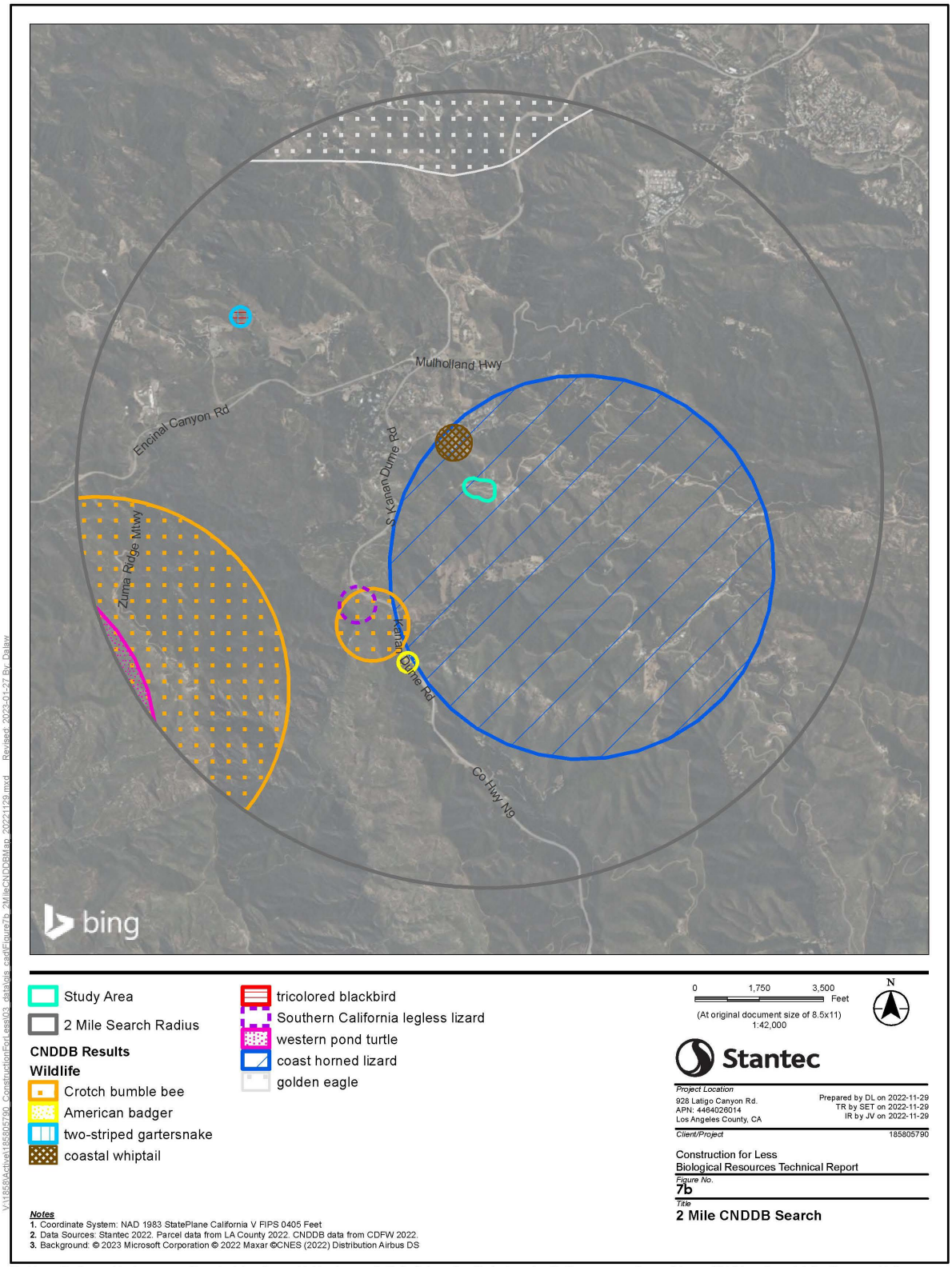
Figure 9b. 2 Mile CNDDB Search



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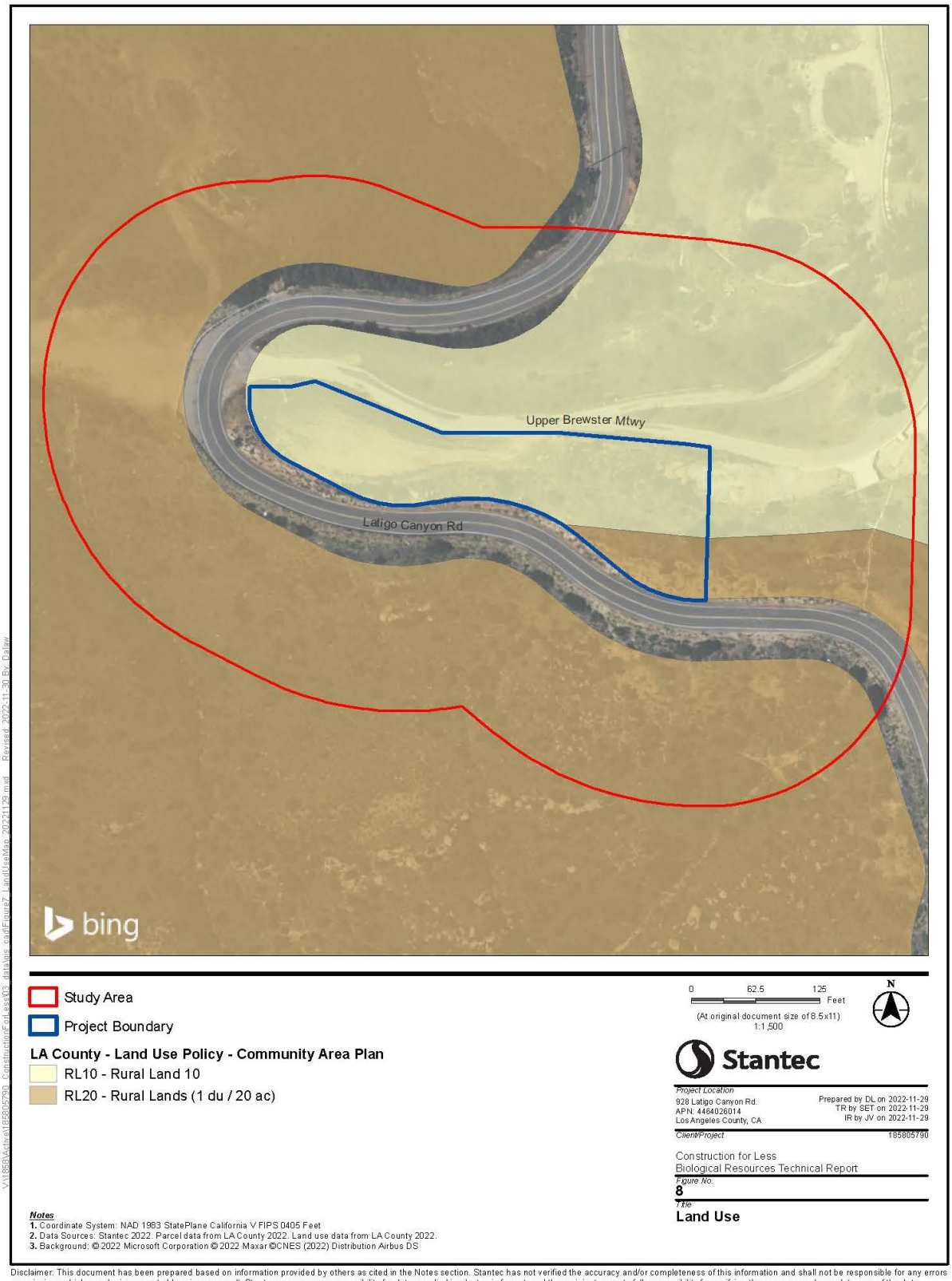
5 Characteristics of the Surrounding Area

5.1 Existing Land Uses of Surrounding Areas

Land use surrounding the BSA is comprised of residential development to the north and east and undeveloped rural areas to the south and west. There are lots designated for residential development that remain undeveloped, adjacent to the BSA. Latigo Canyon Road makes a hairpin turn surrounding the entire property and Upper Brewster Motorway runs perpendicular to Latigo Canyon Road, refer to Figure 8, Land Use.

Figure 10. Land Use



Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

5.2 Open Space Reserves

There are numerous hiking trails near the BSA. The most noteworthy is the Backbone Trail, which runs the entire length of the SMM (64 miles), originating at La Jolla Valley Nature Preserve on the west end and terminating at Will Rodgers State Park on the east end. The backbone trail is 0.73 miles south of the BSA. Castro Crest is another noteworthy open space reserve located approximately 2 miles southeast of the BSA along the Backbone Trail. Rocky Oaks Park is an entity of the National Park Service that is 0.82 miles northwest of the BSA.

5.3 Surrounding Habitats/Plant and Wildlife Resources

5.3.1 VEGETATION COMMUNITIES AND LAND COVER TYPES

The vegetation in the area surrounding the BSA can be generally classified as higher elevation chaparral. Chaparral consists of medium height to tall shrubs that form a dense cover on steep slopes below 5,000 feet elevation. Dominant species found within this community include ceanothus, toyon, scrub oak, sugar bush (*Rhus ovata*), holly-leaved cherry (*Prunus ilicifolia*), evergreen buckthorn (*Rhamnus ilicifolia)*, chamise (*Adenostema fasciculatum*), laurel sumac, and manzanita (*Arctostaphylos* spp.).

The CNDDB 10-mile search resulted in records of six vegetation communities with an S4 rank or greater. These communities are described in further detail below.

California Walnut Woodland (S2.1)

Walnut woodland is an open woodland dominated by Southern California black walnut. Occurring on moist, fine-textured soils, the open tree canopy usually has a grassy understory. Other characteristic species include coast live oak and sugar bush. This community occurs mostly in shaded ravines and on north facing slopes.

Southern Coast Live Oak Riparian Forest (S4)

Coast live oak woodland is dominated by coast live oak with a poorly developed shrub layer which may include toyon, currant gooseberry (*Ribes* spp.), laurel sumac, elderberry (*Sambucus nigra*), and mule fat (*Baccharis salicifolia*). Some coast live oak woodlands in the area include scattered California black walnut or valley oaks. This community generally occurs along canyon bottoms and more mesic north-facing slopes.

Southern Coastal Salt Marsh (S2.1)

Marshes form in areas of still or slow-moving permanent water. A saltwater marsh is formed by the presence of salt water and is comprised of salt-tolerant aquatic plant species. Species associated with this community include cattails (*Typha* spp.), pickleweed (*Salicornia virginica*), and saltgrass (*Distichlis spicata*). Salt marsh is rare within the SMM and is known only from Malibu Lagoon.

Southern Sycamore Alder (*AInus* sp.) Riparian Woodland (S4)

Sycamore-alder riparian woodland is a tall, open, broad-leafed, winter-deciduous streamside woodland dominated by western sycamore and alder. These stands often form a closed canopy forest and even

may appear as trees scattered in a shrubby thicket of deciduous species. This community is found along lower reaches of several major creeks within the SMM.

Valley Needlegrass Grassland (S3.1)

Native grassland consists of at least ten percent cover of native purple needlegrass with the remaining coverage similar to non-native grasslands (Bromus and Avena spp.). Few small patches of native grassland can be found scattered throughout the SMM mostly in openings in coastal sage scrub and mixed with non-native grasslands.

Valley Oak Woodland (S2.1)

Valley oak woodland is an open woodland community dominated by valley oak. The understory is a grassy savannah composed mostly of non-native grasses. Valley oak woodland occurs mostly on the north slope of the SMM in shaded ravines and on north facing slopes.

5.4 Habitat Conservation Plans of Surrounding Areas

The BSA is not within a Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP) boundary. City of Rancho Palos Verdes NCCP/HCP is approximately 33 miles southeast of the BSA, the Orange County Transportation Authority NCCP/HCP is approximately 48 miles southeast, the Aera SW San Joaquin Valley NCCP/HCP is approximately 60 miles north and the Western Riverside County Multiple Species NCCP/HCP is approximately 72 miles east.

5.5 Overall Biological Value of the Area

The quality of the habitat within and surrounding the BSA provides high biological value to the ecosystem by supporting a suite of ecosystem processes for several different species, including nesting, foraging, roosting, migration corridors, denning and nursery resources. The biological value of the site and the surrounding areas is reinforced by the fact that the entire Project area is within the Santa Monica Mountains SEA as well as the Santa Monica Mountains National Recreation Area.

6 Regulatory Framework

6.1 Federal Regulations

6.1.1 FEDERAL ENDANGERED SPECIES ACT

Federal Endangered Species Act (FESA) provisions protect federally listed threatened and endangered species and their habitats from unlawful “take” and ensure that federal actions do not jeopardize the continued existence of a listed species or result in the destruction or adverse modification of Designated Critical Habitat (DCH). Under FESA, take is defined as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any of the specifically enumerated conduct.” The USFWS regulations define harm to mean “an act which actually kills or injures wildlife.” Such an act “may include significant habitat modification or degradation where it actually kills or injures wildlife by

significantly impairing essential behavioral patterns, including breeding, feeding or sheltering" (50 Code of Federal Regulations [CFR] Section 17.3).

DCH is defined in FESA Section 3(5)(A) as "(i) the specific areas within the geographical area occupied by the species on which are found those physical or biological features: (I) essential to the conservation of the species; (II) which may require special management considerations or protection; and (ii) specific areas outside the geographical area occupied by the species upon a determination by the Secretary of Commerce or the Secretary of the Interior that such areas are essential for the conservation of the species." The effects analyses for DCH must consider the role of the critical habitat in both the continued survival and the eventual recovery (i.e., the conservation) of the species in question, consistent with the recent Ninth Circuit judicial opinion, Gifford Pinchot Task Force v. USFWS.

Activities that may result in "take" of individuals are regulated by USFWS. USFWS produced an updated list of candidate species December 6, 2007 (72 Federal Register [FR] 69034). Candidate species are not afforded any legal protection under FESA; however, candidate species typically receive special attention from federal and state agencies during the environmental review process.

6.1.2 MIGRATORY BIRD TREATY ACT

The Migratory Bird Treaty Act (MBTA) of 1918 (16 Unites States Code [USC] 703-711) makes it unlawful to possess, buy, sell, purchase, barter or take any migratory bird listed in Title 50 of CFR Part 10. "Take" is defined as possession or destruction of migratory birds, their nests, and eggs. Disturbances that cause nest abandonment or loss of reproductive effort or the loss of habitats upon which these birds depend may be a violation of the MBTA. The MBTA prohibits killing, possessing, or trading in migratory birds except in accordance with regulations prescribed by the Secretary. The MBTA encompasses whole birds, parts of birds, bird nests, and eggs.

6.1.3 BALD AND GOLDEN EAGLE PROTECTION ACT OF 1940 (16USC 668)

The Bald and Golden Eagle Protection Act (BGEPA) of 1940 (16 USC 668, enacted by 54 Stat. 250) protects bald and golden eagles by prohibiting the taking, possession, and commerce of such birds and establishes civil penalties for violation of this Act. Take of bald and golden eagles is defined as follows: "disturb means to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, (1) injury to an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior'' (72 FR 31132; 50 CFR 22.3).

USFWS is the primary federal authority charged with the management of golden eagles in the United States a permit for take of golden eagles, including take from disturbance such as loss of foraging habitat, may be required for this Project. USFWS guidance on the applicability of current BGEPA statutes and mitigation is currently under review. On November 10, 2009, the USFWS implemented new rules (74 FR 46835) governing the take of golden and bald eagles. The new rules were released under the existing BGEPA, which has been the primary regulatory protection for unlisted eagle populations since 1940.

All activities that may disturb or incidentally take an eagle or its nest as a result of an otherwise legal activity must be permitted by the USFWS under this act. The definition of disturb (72 FR 31132) includes

interfering with normal breeding, feeding, or sheltering behavior to the degree that it causes or is likely to cause decreased productivity or nest abandonment. If a permit is required, due to the current uncertainty on the status of golden eagle populations in the western U.S., it is expected that permits would only be issued for safety emergencies or if conservation measures implemented in accordance with a permit would result in a reduction of ongoing take or a net take of zero.

6.1.4 NATIONAL ENVIRONMENTAL POLICY ACT

The National Environmental Policy Act (NEPA) of 1969 requires all federal agencies to examine the environmental impacts of their actions, incorporate environmental information, and use public participation in the planning and implementation of all actions. Federal agencies must integrate NEPA into other planning requirements and prepare appropriate NEPA documents to facilitate better environmental decision-making. NEPA requires Federal agencies to review and comment on Federal agency environmental plans and documents when the agency has jurisdiction by law or special expertise with respect to any environmental impacts involved (42 USC 4321- 4327; 40 CFR 1500-1508). These guidelines establish an overall federal process for the environmental evaluation of projects.

6.1.5 CLEAN WATER ACT SECTION 401 AND SECTION 404

The Clean Water Act (CWA) establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters. Section 401 certification, issued by the Regional Water Quality Control Board (RWQCB), pertains to the discharge of pollutants into the Waters of the United States. The discharge must comply with the provisions of the Clean Water Act. This application is specific to the Regional Water Quality Control Board in which the subject property site is located. Section 404 of the Clean Water Act regulates the discharge of dredged or fill material into the Waters of the United States, which includes certain wetlands. Activities requiring a Section 404 permit include fill for development, infrastructure development, water resource projects, and mining projects. This permit is required before dredged or fill material is discharged into Waters of the United States.

6.2 State Regulations

6.2.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT

The California Environmental Quality Act (CEQA) establishes state policy to prevent significant and avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures. CEQA applies to actions directly undertaken, financed, or permitted by state lead agencies. Regulations for implementation are found in the CEQA Guidelines published by the California Natural Resources Agency. These guidelines establish an overall state of California process for the environmental evaluation of projects.

6.2.2 CALIFORNIA ENDANGERED SPECIES ACT

Provisions of the California Endangered Species Act (CESA) protect state-listed threatened and endangered species. The CDFW regulates activities that may result in take of individuals (i.e., take is defined as “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill”). Habitat degradation or modification is not expressly included in the definition of take under the California Fish and Game Code (CFGC). Additionally, the CFGC contains lists of vertebrate species designated as “fully

protected" (CFGC Sections 3511 [birds], 4700 [mammals], 5050 [reptiles and amphibians], and 5515 [fish]). Such species may not be taken or possessed.

In addition to federal and State-listed species, the CDFW also has produced a list of SSC to serve as a "watch list." Species on this list are of limited distribution or the extent of their habitats has been reduced substantially, such that the threat to their populations may be imminent. SSC may receive special attention during environmental review, but they do not have statutory protection.

Birds of prey are protected in California under the CFGC. CFGC Section 3503.5 states that it is "unlawful to 'take', possess, or destroy any birds of prey (in the order Falconiformes or Strigiformes) 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." Construction disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered 'take' by the CDFW. Under Sections 3503 and 3503.5 of the CFGC, activities that would result in the taking, possessing, or destroying of any birds-of-prey, taking or possessing of any migratory nongame bird as designated in the MBTA, or the taking, possessing, or needlessly destroying of the nest or eggs of any raptors or non-game birds protected by the MBTA, or the taking of any non-game bird pursuant to CFGC Section 3800 are prohibited.

6.2.3 CALIFORNIA FISH AND GAME CODE

The California Legislature has delegated to the Fish and Game Commission a variety of powers within California Statutes that comprise the California Fish and Game Code (CFGC). Disturbance that causes nest abandonment and/or loss of reproductive effort is considered "take" by the CDFW under Sections 3503 and 3503.5 of the CFGC. Activities that would result in the taking, possessing, or destroying of any birds-of-prey; taking or possessing of any migratory nongame bird as designated in the MBTA; taking, possessing, or needlessly destroying of the nest or eggs of any raptors or non-game birds protected by the MBTA; or the taking of any non-game bird are prohibited. Birds of prey are protected in California under the CFGC Section 3503.5, which states it is "unlawful to take, possess, or destroy any birds of prey (in the order Falconiformes or Strigiformes) 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."

CFGC Sections 3511, 4700, 5050, and 5515 include provisions that define and protect Fully Protected species. The classification of Fully Protected species was the State's initial effort in the 1960's to identify and provide additional protection to those animals that were exceptionally rare or faced possible extinction, and this classification predates the CESA. The CDFW's Fully Protected species provisions include: (1) prohibiting take or possession "at any time" of the species listed in the statute, with few exceptions; (2) no provision to authorize the issuance of permits or licenses for "take" of Fully Protected species; and (3) a statement that no previously issued permits or licenses for take of these species "shall have any force or effect" for authorizing take or possession. Under the CFGC, the CDFW is unable (i.e., has no legal provision) to authorize incidental take of Fully Protected species for activities proposed in areas inhabited by those species. When a project has the potential to result in take of a Fully Protected species, the project proponent must coordinate with CDFW to develop take avoidance measures for these species.

6.2.4 NATIVE PLANT PROTECTION ACT

Under CFGC Sections 1900 to 1913, the Native Plant Protection Act (NPPA) requires all state agencies to use their authority to carry out programs to conserve endangered and rare native plants. Provisions of NPPA prohibit the taking of listed plants from the wild and require notification of the CDFW at least 10 days in advance of any change in land use. This allows CDFW to salvage listed plant species that would otherwise be destroyed. a project applicant is required to conduct botanical inventories and consult with CDFW during project planning to comply with the provisions of the NPPA and sections of CEQA that apply to rare or endangered plants.

6.2.5 CALIFORNIA COASTAL COMMISSION AND COASTAL ACT OF 1976

The CCC has planning, regulatory, and permitting responsibilities in partnership with local governments over all development taking place within the coastal zone, a 1.5 million-acre area stretching 1,100 miles along the state's coastline from Oregon to Mexico (and around nine offshore islands). The coastal zone extends seaward 3 miles, while its landward boundary varies from several miles inland in places such as the Eel River and the Elkhorn Slough, to as close as a few hundred feet from the shore in other areas.

The CCC's enabling legislation, the Coastal Act of 1976, created a comprehensive coastal protection program grounded in partnerships between CCC and local government jurisdictions (15 counties and 60 cities) within the coastal zone. Among the coastal resources specifically protected within the Coastal Act are public access to the coastline, wetlands and other environmentally sensitive habitat areas, agriculture, low-cost visitor-serving recreational uses, visual resources, commercial and recreational fishing, and community character. Coastal streams and wetlands are also protected under the Coastal Act.

The Coastal Act Section 30231 defines a wetland as:

> *…lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.*

The CCC's regulations (CCR Title 14) establishes a "one parameter definition," which requires evidence of a single parameter to establish wetland conditions:

> *Wetland shall be defined as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deep-water habitats. (14 CCR Section 13577).*

The "one parameter" definition adopted by the Coastal Commission is based on the general definition used by USFWS and CDFW from the USFWS wetlands classification system first published in 1979 (Cowardin et al. 1979):

> *Wetlands are lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this*

> *classification wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes; (2) the substrate is predominantly undrained hydric soil; and (3) the substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year.*

The Coastal Act definition of a wetland does not distinguish between wetlands based on their quality. Therefore, under the Coastal Act, poorly functioning or degraded areas that meet the definition of wetlands are subject to wetland protection policies. Due to its proximity to the Pacific Ocean, Seal Beach is subject to a state mandated Local Coastal Program and CCC jurisdiction. The Project is within the Seal Beach Local Coastal Program.

6.3 Other Applicable Regulations

6.3.1 CALIFORNIA NATIVE PLANT SOCIETY RARE PLANT PROGRAM

The mission of the California Native Plant Society Rare Plant Program is to develop current, accurate information on the distribution, ecology, and conservation status of California's rare and endangered plants, and to use this information to promote science-based plant conservation in California. Once a plant species has gone through a review process, information on all aspects of the species (listing status, habitat, distribution, threats, etc.) is entered into the online CNPS Inventory and given a California Rare Plant Rank (CRPR). The CNPS Rare Plant Program currently recognizes more than 1,600 plant taxa (species, subspecies, and varieties) as rare or endangered in California.

Vascular plants listed as rare or endangered by the CNPS, but which may not have designated status under State endangered species legislation, are defined by the following CRPRs:

- CRPR 1A - Plants presumed extirpated in California and either rare or extinct elsewhere;
- CRPR 1B - Plants rare, threatened, or endangered in California and elsewhere;
- CRPR 2A - Plants presumed extirpated in California but common elsewhere;
- CRPR 2B - Plants rare, threatened, or endangered in California but more common elsewhere;
- CRPR 3 - Plants about which more information is needed; and
- CRPR 4 - Plants of limited distribution (a watch list).

In addition to the CRPR designations above, the CNPS adds a Threat Rank as an extension added onto the CRPR and designates the level of endangerment by a 1 to 3 ranking, with 1 being the most endangered and 3 being the least endangered and are described as follows:

- 0.1 – Seriously threatened in California (high degree/immediacy of threat);
- 0.2 – Moderately threatened in California (moderate degree/immediacy of threat); and
- 0.3 – Not very threatened in California (low degree/immediacy of threats or no current threats known.

6.3.2 LOS ANGELES COUNTY GENERAL PLAN – CHAPTER 9, CONSERVATION AND NATURAL RESOURCES ELEMENT

The Open Space Resources Component of the Conservation and Natural Resources Element of the Los Angeles County General Plan contains policies and programs that are designed to preserve and manage

dedicated open space areas through preservation, acquisition, and easements. (Los Angeles County Department of Regional Planning 2022)

The Goals and Policies relative to natural resources that apply to the BSA are as follows:

> ***Goal 1:*** *Open space areas that meet the diverse needs of Los Angeles County*
>
> > ***Policy 1.2****: Protect and conserve natural resources, natural areas, and available open spaces*
> >
> > ***Policy C/NR 1.4****: Create, support, and protect an established network of dedicated open space areas that provide regional connectivity, between the southwestern extent of the Tehachapi Mountains to the SMM, and from the southwestern extent of the Mojave Desert to Puente Hills and Chino Hills.*
> >
> > ***Policy 1.5****: Provide and improve access to dedicated open space and natural areas for all users that considers sensitive biological resources*

6.3.2.1 Biological Resources Component

The Biological Resources Component of the Conservation and Natural Resources Element of the Los Angeles County General Plan contains policies and practices which are designed to preserve biotic diversity, monitor SEAs, and coordinate environmental protection.

The Goals and Policies relative to biological resources that apply to the BSA are as follows:

> ***Goal 3:*** *Permanent, sustainable preservation of genetically and physically diverse biological resources and ecological systems including: habitat linkages, forests, coastal zone, riparian habitats, streambeds, wetlands, woodlands, alpine habitat, chaparral, shrublands, and SEAs.*
>
> > ***Policy 3.3****: Restore upland communities and significant riparian resources, such as degraded streams, rivers, and wetlands to maintain ecological function- acknowledging the importance of incrementally restoring ecosystem values when complete restoration is not feasible.*
> >
> > ***Policy 3.6****: Assist state and federal agencies and other agencies, as appropriate, with the preservation of special status species and their associated habitat and wildlife movement corridors through the administration of the SEAs and other programs.*
> >
> > ***Policy 3.7****: Participate in inter-jurisdictional collaborative strategies that protect biological resources.*

6.3.2.2 Local Water Resources Component

The Local Water Resources Component of the Conservation and Natural Resources Element of the Los Angeles County General Plan contains policies and practices that are designed to effectively manage and preserve invaluable local water resources.

The Goals and Policies relative to local water resources that apply to the BSA are as follows:

> ***Goal 5:*** *Protected and useable local surface water resources.*

***Policy 5.4**: Actively engage in implementing all approved Enhanced Watershed Management Programs/Watershed Management Programs and Coordinated Integrated Monitoring Programs/ Integrated Monitoring Programs or other County-involved TMDL [total maximum daily load] implementation and monitoring plans.*

***Policy 5.6**: Minimize point and non-point source water pollution.*

***Policy 5.7**: Actively support the design of new and retrofit of existing infrastructure to accommodate watershed protection goals.*

***Goal 7**: Protected and healthy watersheds.*

***Policy 7.1**: Support the low impact development (LID) philosophy, which mimics the natural hydrologic cycle using undeveloped conditions as a base, in public and private land use planning and development design.*

***Policy 7.2**: Support the preservation, restoration, and strategic acquisition of available land for open space to preserve watershed uplands, natural streams, drainage paths, wetlands, and rivers, which are necessary for the healthy function of watersheds*

***Policy 7.3**: Actively engage with stakeholders to incorporate the LID philosophy in the preparation and implementation of watershed and river master plans, ecosystem restoration projects, and other related natural resource conservation aims, and support the implementation of existing efforts, including Watershed Management Programs and Enhanced Watershed Management Programs.*

***Policy 7.4**: Promote the development of multi-use regional facilities for stormwater quality improvement, groundwater recharge, detention/attenuation, flood management, retaining non-stormwater runoff, and other compatible uses.*

6.3.2.3 Significant Ecological Areas

SEAs are officially designated areas within Los Angeles County with irreplaceable biological resources. The SEA Program objective is to conserve genetic and physical diversity within Los Angeles County by designating biological resource areas that can sustain themselves into the future. The SEA Program, through goals and policies of the General Plan and the SEA ordinance (Title 22 zoning regulations) help guide development within SEAs. The General Plan goals and policies are intended to ensure that privately held lands within the SEAs retain the right of reasonable use, while avoiding activities and developments that are incompatible with the ability of SEAs to thrive in the long term. There are two SEAs surrounding the BSA.

6.3.2.4 County of Los Angeles Oak tree Ordinance

The County of Los Angeles Oak Tree Ordinance as outlined in the Los Angeles County Code (Oak Tree Ordinance) protects all tree species of the oak genus that measure 25 inches or more in circumference (eight inches in diameter) for trees with a single trunk and 38 inches of combined circumference (12 inches in diameter) for any two trunks of trees with multiple stems, as measured at breast height, or 4.5 feet above natural grade. The Oak Tree Ordinance also covers the “protected zone” of the oak trees,

which extends to five feet outside of the dripline of the oak tree, or 15 feet from the trunk(s) of a tree, whichever distance is greater. Additionally, the Oak Tree Ordinance protects all tree species of the oak genus (*Quercus*) that fall within 200-feet of project construction.

6.3.3 SANTA MONICA MOUNTAINS NORTH AREA PLAN

The vision for the SMMNA Plan is to maintain and strengthen a healthy and comprehensive ecosystem, while accommodating development that meets the highest standards of environmental stewardship. The SMMNA Plan's primary role is to provide more focused policy for the protection of biological resources and regulation of development within the unincorporated areas of the SMM west of the City of Los Angeles and north of the SMMCZ. The guiding principle for the SMMNA Plan is to 'let the land dictate the type and intensity of use'.

Conservation and Natural Resources Element

This element establishes a framework for both the preservation and management of open space, scenic and natural resources of the SMM, and the use and enjoyment of the areas wide range of recreational opportunities by residents and area visitors. The guiding principle for managing development and protecting the natural environment is 'resource protection has priority over development'.

Goal CO-2: An environment that supports significant animal and plant communities in an undisturbed condition and retains the greatest possible protection in the North Area.

> CO-12: Protect sensitive habitats by collaborating with entities such as County departments, homeowner associations and other groups to balance land use, biological resources and habitats, wildlife connectivity and emergency responses.
>
> CO-13: Allow for maximum wildlife connectivity and habitat linkages throughout the North Area. All feasible strategies shall be explored to protect these areas from disturbance, including purchasing open space lands, retiring development rights, clustering development to increase the amount of preserved open space, restricting the design and location of fencing, requiring the dedication of open space conservation easements, and minimizing removal of native vegetation.
>
> CO-14: The most biologically significant areas are designated S1 habitat and S2 habitat and shall be subject to strict land use protections and regulations.
>
> CO-17a: Preserve, protect, and enhance habitat linkages through limitations in the type and intensity of development and preservation of riparian corridors.

Goal CO-3: Maintain and restore biological productivity and water quality appropriate to maintain optimum populations of aquatic organisms and to protect human health.

Goal CO-4: Protect watersheds from impacts due to development, recreational or agricultural uses.

> CO-34: To reduce runoff and erosion and provide long-term post construction water quality protection in all physical development, prioritize the use of Best Management Practices (BMPs) in the following order: 1. Site design BMPs; 2. Source control BMPs; and 3. Treatment control BMPs.

Goal CO-5: Preserve tree populations throughout the SMMNA including native trees and trees of historic value.

> CO-60: Provide protections for trees that are native to the SMM, including limiting removal of native trees when feasible, A person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the protected zone of any tree species specified in a protected native tree list titled 'Protected Trees in the SMM, maintained by the Department of Regional Planning.
>
> CO-61: When native trees must be removed, require the planting of new native trees as a condition of approval.

6.3.4 SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM LAND USE PLAN - CONSERVATION AND OPEN SPACE ELEMENT

The Santa Monica Mountains Coastal Zone, an entity of the Santa Monica Mountains Local Coastal Program, is the unincorporated area west of the City of Los Angeles, east of Ventura County, and south of the Santa Monica Mountains North Area, excluding the City of Malibu and Pepperdine University. The Coastal Zone extends inland from the shoreline approximately five miles and encompasses approximately 80 square miles. The guiding principle for managing development and protecting the natural environment is: 'resource protection has priority over development'.

Goal CO-2: Sensitive Environmental Resource Areas shall be protected against any significant disruption of habitat values. Development in areas adjacent to Sensitive Environmental Resource Areas shall be sited and designed to prevent impacts which would significantly degrade these areas and shall be compatible with the continuance of the habitat.

> CO-43: New development shall avoid H2 Habitat (including H2 High Scrutiny Habitat), where feasible, to protect these sensitive environmental resource areas from disruption of habitat values. H2 High Scrutiny Habitat is considered a rare and sensitive H2 Habitat subcategory that should be given protection priority over other H2 habitat and should be avoided to the maximum extent feasible. Where it is infeasible to avoid H2 habitat, new development shall be sited and designed to minimize impacts to H2 habitat. If there is no feasible alternative that can eliminate all impacts to H2 habitat, then the alternative that would result in the fewest or least significant impacts to H2 habitat shall be selected. Impacts to H2 habitat that cannot be avoided through the implementation of siting and design alternatives shall be fully mitigated.
>
> CO-55: New development adjacent to H1 habitat shall provide native vegetation buffer areas to serve as transitional habitat and provide distance and physical barriers to human intrusion. Buffers shall be of a sufficient size to ensure the biological integrity and preservation of the H1 habitat areas they are designed to protect. New development shall provide a buffer of no less than 100 feet from H1 habitat. Variances or modifications to the required H1 habitat buffer width shall not be granted, except for a permitted use included in Policy CO-56. For streams and riparian habitat, the buffer shall be measured from the outer edge of the canopy of riparian vegetation. Where riparian vegetation is not present, the buffer shall be measured from the outer edge of the bank of the subject stream. For woodland habitat, the buffer shall be measured from the outer edge of the woodland tree canopy. For coastal bluff habitat, the buffer shall be measured from the bluff edge. For wetlands, the buffer shall be measured from the upland limit of

the wetland. For all other H1 habitat, the buffer shall be measured from the outer extent of the vegetation that makes up the habitat.

CO-70: A site-specific Biological Inventory shall accompany each application for all new development. A detailed Biological Assessment report shall be required in applications for new development located in, or within 200 feet of, H1, H2, or H2 “High Scrutiny” habitat, as mapped on the Biological Resources Map, or where an initial Biological Inventory indicates the presence or potential for sensitive species or habitat. The County Biologist shall conduct preliminary review of all development, regardless of whether the proposal must be considered by the Environmental Review Board

7 Conclusion

The purpose of the Biological Constraints Analysis is to assess the biological resources on the Project site and in the surrounding area, and to identify and map constraints to development posed by valuable, protected, and regulated biological resources. The biological constraints analysis informs the planning and design phase of a project with the objective of avoiding and minimizing impacts to valuable biological resources and costly mitigation.

The BSA contains areas of high biological value, but when broken down into the Project impact areas versus the 200-foot buffer surrounding the Project site, the biological value differs greatly. Most of the biological value within the BSA is within the survey buffer area around the Project site, rather than the Project impact area itself. The Project impact area does not contain, nor does it support, any special status plant or wildlife species. While the Project impact area does not support much a high level of ecosystem function, it is still considered part of the SMM SEA as well as the SMM National Recreation Area.

The 200-foot buffer surrounding the Project impact areas contains sensitive habitat as defined by both the SMMNA Plan as well as the SMMCZ. However, development within the Project site would not be expected to result in direct impacts to the sensitive habitat.

The high biological value of the natural habitats within the BSA provides important cover, food, and migratory habitat for a variety of wildlife species. These habitats have potential to support special status wildlife species, which could inhabit the site and/or nest within the property boundaries, or which would use the site infrequently, occasionally, or rarely as a temporary foraging resource. Six special status bird species and nine special status mammals considered Species of Special Concern or California Fully Protected species also have some potential to occur at the Project site. While the potential for occurrence for most of the listed species is low, the presence one or more of these species as a transient visitor is possible withing the Project impact areas. The presence of a special-status species may be a significant constraint.

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APPENDICES

Appendix A Biologist Resumes

Jared Varonin CFP, CRAM, CERP

Senior Principal Biologist, Ecosystems Resource Group Leader
24 years of experience · Thousand Oaks, California

Jared manages Stantec's biological services program in Southern California. He is an established thought leader on issues relating to stream and wetlands restoration, fish migration, rare plants, and endangered species. Over the past 24 years, Jared has earned a reputation for his scientific expertise and experience to overcome complex environmental challenges, develop creative mitigation strategies, and analyze impacts. For projects related to CEQA and NEPA analysis and document preparation, habitat/creek restoration, permitting, jurisdictional delineations, and biological resources investigations, Jared has earned the respect of his clients. He primarily works with regulatory agencies in California, Nevada, and Arizona responsible for building or reviewing infrastructure, industrial, and public works projects. A highly skilled biologist, Jared's experience includes implementing permit strategies for streambed alteration agreements, 404 permits, and other regulatory requirements. As a certified fisheries professional with specialized knowledge of anadromous fish, he has surveyed and successfully relocated steelhead trout and propagated king salmon for stock enhancement.

EDUCATION

Bachelor of Science, Ecology and Systematic Biology, California Polytechnic State University San Luis Obispo, San Luis Obispo, California

CERTIFICATIONS & TRAINING

38-Hour Army Corps of Engineers Wetland Delineation and Management Training Program, Richard Chin Environmental Training, Inc., Sacramento, CA, 2004

36-Hour Advanced Wetland Management Training Program, Richard Chin Environmental Training, Inc., San Diego, CA, 2006

California Rapid Assessment Method (CRAM) Riverine Module, Southern California Coastal Water Research Project, Costa Mesa, CA, 2009

California Rapid Assessment Method (CRAM) Estaurine Module, Southern California Coastal Water Research Project, Costa Mesa, CA, 2009

REGISTRATIONS

Certified Fisheries Professional #3232, American Fisheries Society, 2012-current

Certified Ecological Restoration Practitioner (CERP) #0642, Society for Ecological Restoration, 2022-Present

MEMBERSHIPS

Member, American Fisheries Society, 2004-Present

Member, Society for Ecological Restoration, 2022-Present

PROJECT EXPERIENCE

WETLAND DETERMINATION AND DELINEATION

Harvard Avenue/Michelson Drive Intersection Improvement Project Jurisdictional Delineation | City of Irvine | Irvine, California | Lead Biologist/Task Manager

Jared oversaw the delineation of potentially jurisdictional resources within and adjacent to this proposed intersection improvement project; the San Joaquin Wash occurs within the general vicinity of the project.

Kuhnle Ranch Pipeline Soil Remediation Project | Phillips 66 | Shandon, California | Lead Biologist

Jared oversaw and conducted a delineation of aquatic resources potentially under the jurisdiction of the USACE, CDFW, and RWQCB that occur within proposed soil remediation areas near previous pipeline routes.

Pipeline Maintenance Project Jurisdictional Delineation | Kinder Morgan | Miramar, California | Lead Biologist

Jared oversaw a delineation of potentially jurisdictional features under the jurisdiction of the USACE, CDFW, and RWQCB that occur within and adjacent to proposed brush clearing areas to support a pipeline maintenance project.

Battery Energy Storage Solution (BESS) Project | E.ON Climate & Renewables North America | Santa Barbara County, California, United States | Lead Biologist

Jared oversaw a delineation of aquatic features potentially under the jurisdiction of the USACE, CDFW, RWQCB, and CCC within a previously developed parcel in Santa Barbara County to support a BESS project.

Eland I Solar Project | California City, California, United States | Principal Biologist/Environmental Task Manager

Jared was the lead biologist overseeing a jurisdictional delineation in support of regulatory permitting for this photo voltaic solar farm in the Mojave Desert.

** denotes projects completed with other firms*

Cable Creek Maintenance Project | County of San Bernardino Public Works Department | San Bernardino County, California | Principal Biologist/Project and Contract Manager

Jared was the lead biologist conducting a jurisdictional delineation to support routine maintenance activities within Cable Creek.

Gillibrand Industrial Sands Simi Valley Quarry Project | Gillibrand Industrial Sands | Simi Valley, California | Principal Biologist/Project Manager

To support a proposed CUP modification and to help with future site design Jared led a jurisdictional delineation of focused areas within this quarry to aid in proposed changes to the sites mining plan.

Hangman's Parking Lot Repair Project | Orange County Parks Department | Anaheim Hills, California | Principal Biologist/Project Manager

Jared was the lead biologist conducting an updated jurisdictional delineation to support the repair of a trail head parking lot and Arizona crossing in Santiago Creek that washed out in flood events from previous heavy rain years. Jared is also coordinated with the USACE, CDFW, and RWQCB to obtain the necessary regulatory permits; the project is within mapped critical habitat for Arroyo toad (Anaxyrus californicus).

Thousand Oaks Boulevard Development Project | The Latigo Group, LLC | Thousand Oaks, California | Principal Biologist/Environmental Task Manager

Jared oversaw a delineation of jurisdictional wetlands/waters for a proposed multiuse development project adjacent to an urban creek within the City of Thousand Oaks. Jared also prepared regulatory agency permit applications with CDFW, USACE, and the RWQCB. Jared also led the pre-construction nesting bird surveys prior to the demolition of on-site structures.

Rim Forest Storm Drain Project* | County of San Bernardino Public works | Rim Forest, California | Lead Biologist

Jared worked as the lead biologist conducting a jurisdictional waters/wetland delineation along a portion of Little Bear Creek and assisted the County with regulatory permit applications. Jared also assisted with the plant and wildlife surveys being conducted in support of the project.

Lincoln Avenue Water Company Project* | Lincoln Avenue Water Company | Alta Dena, California | Lead Biologist

Jared was responsible for agency coordination and was part of the team preparing CDFW, ACOE and LARWQCB permit applications. As part of the permit application process Jared assisted with the development of an Operations and Maintenance Plan for the project and conducted a jurisdictional waters delineation at the project site.

Paradise Valley Development Project* | Confidential Client | Riverside County, California | Lead Biologist

Jared conducted a delineation of jurisdictional wetlands/waters at the project site east of Coachella, California. He also assisted with the preparation of regulatory permit application packages in support of some of the required pre-project testing activities. The project is proposed in critical habitat for the listed desert tortoise.

Arroyo Simi Lands Assessment* | Ventura County Watershed Protection District | Moorpark, California | Lead Biologist

Services Jared provided included a jurisdictional waters/wetland delineation study along a portion of the Arroyo Simi. He assisted the Ventura County Watershed District with development of a compensatory mitigation package to comply with United States Army Corps of Engineers permit requirements.

Donnell Basin Improvement Project* | County of San Bernardino Public Works | Twentynine Palms, California | Lead Biologist

Along a portion of the Twentynine Channel within the Donnell Basin, Jared conducted a jurisdictional waters/wetland delineation study. He also assisted the County with the preparation of a regulatory permit package to comply with California Department of Fish and Wildlife permit requirements.

Westlake Trails Project* | City of Westlake Village | Westlake Village, California | Lead Biologist

Along a section of Triunfo Creek near Westlake Village, Jared assessed plant and wildlife resources for a proposed new trail system. He also conducted a jurisdictional delineation in support of this trails project.

Thousand Palms Flood Control Project* | Coachella Valley Municipal Water District | Palm Desert, California | Lead Biologist

Jared conducted a delineation of jurisdictional wetlands/waters as part of the biological team conducting general wildlife, botanical, and focused burrowing owl surveys to support this flood control project. The project is within the known geographic range of a number of federally listed species, including desert tortoise, Coachella Valley fringe-toed lizard, Palm Springs round-tailed ground squirrel, and Coachella Valley milk-vetch.

Dola and Lanzit Ditch Bridge Replacement Project* | County of San Bernardino Public Works Flood Control District | San Bernardino County, California | Lead Biologist

To support proposed bridge replacement activities, Jared conducted jurisdictional waters/wetland delineation within both the Dola and Lanzit Ditches in northeastern San Bernardino County in. He also assisted in conducting plant and wildlife surveys in support of the project and preparation of a Natural Environment Study and Biological Assessment to support Caltrans requirements. Role: Lead Biologist | Cost: $1.5M | Dates involved: 4/2015-8/2016

** denotes projects completed with other firms*

Santa Ana River Trail - Prado Basin | Riverside County Transportation Comission | Prado Dam, Corona, CA, USA | Task Manager/Lead Biologist

Jared is the lead biologist and a task manager supporting the Santa Ana River Trail project within the Prado Basin in Corona, CA. This included an aquatic resources assessment and delineation report, baseline biological surveys, preparation of a Biological Resources Technical Report, focused burrowing owl surveys, MSHCP compliance, and LBV surveys. Jared is also overseeing the preparation of the biological resources section of the CEQA document for the project.

WILDLIFE SURVEYS AND STUDIES

USACE Seven Oaks Dam Gate Testing/Water Release Monitoring* | United States Army Corps of Engineers | San Bernardino, California | Project Manager/Lead Biologist

Jared participated in and supervised monitoring activities related to water releases from Seven Oaks Dam in San Bernardino County. This included relocation of federally listed Santa Ana Suckers stranded in side-channel habitat and an evaluation of the effects of the water release on aquatic habitat.

CUP Modification Biological Resources Technical Report and Surveys* | Gillibrand Industrial Sands | Simi Valley, California | Project Manager/Lead Biologist

Jared was the project manager and lead biologist overseeing plant and wildlife surveys within portions a surface mining project site and prepared a detailed Biological Resources Technical Report to support project permitting needs.

All Valley's RV Storage Project Wildlife Corridor Installation and Agency Permit Compliance * | All Valley's RV Storage | Simi Valley, California | Project Manager/Lead Biologist

Jared was the project manager and lead biologist responsible for permit compliance for the All Valley's RV Storage site in Simi Valley. Jared managed and/or conducted biological monitoring during vegetation removal and rough grading activities. In addition, Jared was responsible for overseeing the installation of a wildlife corridor which will reconnect an unnamed drainage to the Arroyo Simi. Other key issues involved the coordination with the CDFW, USACE and the City of Simi Valley.

Lake Gregory Dam Rehabilitation Project* | County of San Bernardino | Lake Gregory, California | Lead Biologist

Jared was part of the team conducting plant and wildlife surveys in support of the EIR for this dam rehabilitation project.

Riverside County Parks Mitigation Lands Maintenance Areas: Biological Surveys and Regulatory Permitting | Riverside County Regional Park and Open Space District | Riverside, California | Project Manager/Lead Biologist

Jared conducted baseline biological surveys, prepared a Biological Resources Technical Report, and assisted with regulatory permitting (including filing of CEQA exemption) to support maintenance of mitigation lands owned and maintained by the parks district.

Virginia Colony Biological Assessment and Constraints Analysis* | Ventura County Watershed Protection District | Moorpark, Calfornia | Lead Biologist

Jared worked as a biologist conducting field surveys in support of the preparation of a Biological Technical Report and Constraints Analysis for the proposed Virginia Colony Detention Basin Project in Moorpark, CA.

Special Status/Pre-Construction Surveys and Biological Monitoring* | Gillibrand Industrial Sands | Simi Valley, California | Project Manager/Lead Biologist

Jared was the project manager and lead biologist overseeing compliance with CDFW Streambed Alteration Agreement conditions for expansion of mining activities at the P. W. Gillibrand Co., Inc. facility in Simi Valley. Jared conducted and managed botanical, wood rat, burrowing owl and spadefoot toad surveys prior to disturbance of specific areas of the project site. Jared also be managed the required biological monitoring for the project. Other key issues involved the coordination with the CDFW and the development of a mitigation plan for the restoration of approximately one acre of oak woodland/mulefat scrub.

Pierpont Beach Sand Dune Surveys* | Confidential Clients | Ventura, California | Project Manager/Lead Biologist

Jared was the project manager and lead biologist responsible for managing and/or conduction legless lizard surveys along sections of Pierpont Beach in Ventura as part sand removal activities, being conducted along residential property, Jared conducted pre-construction surveys for legless lizards, a species of special concern with the CDFW. In addition, Jared was responsible for managing and/or conducting biological monitoring for initial sand removal activities.

Moorpark Water Treatment Plant, Condor, and Colonia Stabilizer Projects* | Ventura County Watershed Protection District | Moorpark, California | Lead Biologist

Jared worked as a biologist for three bank stabilization projects. As part of the project Jared prepared Habitat Mitigation and Monitoring Plans for each of the projects and assisted with the completion of the regulatory agency permit process.

USACE Santa Ana River Marsh Habitat Restoration and Bird Surveys* | United States Army Corps of Engineers | Orange County, California | Project Manager/Lead Biologist

Jared was the Project Manager/Lead Biologist overseeing the restoration of least tern nesting habitat and winter/spring bird surveys within the marsh during the 2011 through 2013 nesting seasons. The purpose of the surveys was to document the approximate number of nesting pairs of species of concern, including but not limited to least terns, Belding's savannah sparrow and clapper rails.

USACE Santa Ana River Mainstem Project* | United States Army Corps of Engineers | Riverside/Orange Counties, California | Project Manager/Lead Biologist

Jared was the project manager/lead biologist overseeing a one million dollar restoration and monitoring contract for activities within the Santa Ana River Mainstem Project near Prado Dam. This included restoration site monitoring, construction monitoring, protocol surveys for listed species, diversion monitoring and fish relocation, and agency coordination.

Rare Plant Surveys | Los Angeles Department of Water and Power | Mono County, California | Principal Biologist/Task Manager

Jared was the lead biologist overseeing rare plant surveys within known and historic occurrence locations within Mono County, including Mono Lake, to support a confidential project.

Griffith Park Aerial Transit System Feasibility Study | Los Angeles County Department of Recreation and Parks | Los Angeles, California | Lead Biologist

Jared is the lead biologist for the Feasibility Study team working to determine potential effects of the construction of an aerial tram system within Griffith Park on a variety of issue areas including biological resources.

Conejo Creek Bridge Project | City of Thousand Oaks | Thousand Oaks, California | Principal Biologist/Environmental Task Manager

To support the installation of bridge over a section of Conejo Creek Jared oversaw arborist led tree surveys within and adjacent to the project area and the preparation of a tree inventory report.

Santa Ana Canyon Underground Project | Anaheim Public Utilities | Anaheim Hills, California | Principal Biologist/Environmental Task Manager

Jared was the lead biologist overseeing plant and wildlife surveys within and adjacent to areas proposed for the undergrounding of utility lines and the preparation of a Biological Resources Technical Report.

Garber Street Recycled Water Tank Project Biological Surveys and Reporting | LADWP | Pacoima, California | Lead Biologist

Jared oversaw reconnaissance level plant and wildlife surveys to support the proposed installation of a water storage tank. He also managed the preparation of a Biological Resources Technical Report detailing the results of the surveys and providing avoidance and minimization measures to reduce or eliminate impacts to sensitive resources.

Ventura River Plant and Wildlife Surveys | USA Gasoline | Ventura, California | Lead Biologist

Jared was the lead biologist conducting plant and wildlife surveys to establish a baseline of biological conditions within and adjacent to the USA Petrochemical site along the southern bank of the Ventura River. This included presence/absence surveys for California red-legged frog.

High Speed Rail Construction Package 4 | California Rail Builders | Wasco/Bakersfield, California | Principal/Lead Biologist/Task Manager

Jared was the lead biologist supporting pre-construction surveys, biological monitoring, reporting, and agency coordination for Construction Package 4 of the High-Speed Rail Project.

Altamira Canyon Creek | Confidential Client | Rancho Palos Verdes, California | Principal Biologist/Project Manager

Jared is the lead biologist overseeing plant and wildlife surveys, a jurisdictional delineation, and preparation of a Habitat Mitigation and Monitoring Plan for a project to remove previously installed gabion baskets from one side of the creek. He is also leading the regulatory permitting effort with the CDFW, USACE, and the RWQCB.

Barren Ridge Renewable Transmission Project* | Los Angeles Department of Water and Power | Angeles National Forest, California | Lead Biologist

Jared participated in reconnaissance level wildlife and botanical surveys, jurisdictional delineations, and habitat restoration support for this transmission project that constructed 52 miles of new 230kV double-circuit transmission line and 10 milet of new 230kV triple-circuit transmission line for LADWP. The purpose of the project was to tap into the production of wind, solar, small hydroelectric, biomass and geothermal.

Plant and Wildlife Surveys | MB Development Company | Buelton, California | Lead Biologist/Project Manager

Jared oversaw and conducted baseline plant and wildlife surveys within and adjacent to a project site proposed for a residential development. Jared prepared a Biological Resources Technical Report to present the results of the surveys.

** denotes projects completed with other firms*

Northern Inactive Waste Site Remediation Project Plant and Wildlife Surveys | Phillips 66 | Arroyo Grnde, California | Lead Biologist

Jared was the lead biologist conducting and overseeing baseline plant and wildlife surveys within an old landfill at the Phillips 66 Santa Maria Refinery. Jared also led the preparation of a Biological Resources Technical Report to support regulatory permitting with San Luis Obispo County. Jared led floristic surveys within the site to document occurrences of special status plants including Nipomo mesa lupine and sand almond.

RiverPark Development Project* | Shea Homes | Oxnard, California | Lead Biologist/Restoration Ecologist

Jared was the lead biologist conducting pre-construction plant and wildlife surveys and providing restoration ecology services for this housing development project in Oxnard, CA. Jared was also part of the team working to restore and protect three water basins, created from old mining pits, that were present within the development footprint.

Nesting Bird Surveys and Recommendations* | Geotechnical Testing and Inspection LLC | Various Counties, California | Lead Biologist

At communication tower sites throughout Southern California, Jared oversaw an on-call contract for nesting bird surveys and provided recommendations on how work may or may not proceed at each location.

Antelope DSR 2 Solar Project* | sPower | Lancaster, California | Lead Biologist

Jared oversaw pre-construction plant and wildlife surveys for this 5 MW photovoltaic solar farm in Lancaster, California.

South Storke Road Widening Project* | City of Goleta | Goleta, California | Lead Biologist

To monitor impacts to plants and wildlife, as a result of this road widening project, Jared conducted and oversaw surveys and an aquatic resources delineation.

Summer Solar Project* | sPower | Lancaster, California | Lead Biologist

Jared oversaw pre-construction burrowing owl surveys for this 17 MW photovoltaic solar farm in Lancaster, California.

Laguna Channel Pump Station and Channel Renovation Project | City of Santa Barbara Public Works Department | Santa Barbara, California | Principal/Lead Biologist

Jared is the lead biologist overseeing plant/wildlife surveys and a aquatic resources assessment for this project along Laguna Channel in Santa Barbara; the project serves to enhance flood control capabilities of the channel to prevent flooding within the city. Jared also oversaw protocol tidewater goby surveys, completed by permitted biologists, within Laguna Channel and the lagoon on the ocean side of the tide gates. Jared is the primary author for the biological resources section of the CEQA document for the project.

Burrowing Owl Habitat Assessment nd Focused Surveys for Facilities Upgrade Project | Air Methods | Hemet, CA | Principal Biologist

Jared acted as the Principal Biologist for a burrowing owl habitat assessment and focused surveys to support proposed improvements and expansion existing facilities to allow Air Methods to continue to operate and maintain the Project site in support of emergency helicopter services.

FISHERIES AND PERMITTING

Arroyo Trabuco Steelhead Habitat Assessment* | Confidential Client | San Juan Capistrano, California | Lead Biologist

Jared was the lead biologist analyzing the suitability of portions of Arroyo Trabuco for steelhead trout as part of a feasability study for proposed mining activities within the watershed. This included identification of barriers and assessments of existing fish passage structures.

San Antonio Creek Steelhead/California Red-Legged Frog Surveys and Arizona Crossing Removal* | Confidential Client | Ojai, California | Lead Biologist

Jared was the lead biologist conducting steelhead trout and California red-legged frog surveys in support of the removal of a damaged Arizona crossing within San Antonio Creek. Jared conducted presence/absence surveys for both species and monitored construction activities.

Sespe Creek Steelhead Presence/Absence Surveys | Hydraterra Consulting | Fillmore, California | Lead Biologist

Jared assisted Hydraterra Consulting with presence/absence steelhead trout surveys in Sespe Creek just north of the City of Fillmore to support the assessment of an existing creek crossing in terms of fish passage issues.

Santa Paula Creek Sediment Removal and Steelhead Trout Passage Assessment Project* | United States Army Corps of Engineers | Santa Paula, California | Project Manager/Lead Biologist

Because of excess rock and sediment in the Santa Paula Creek, the USACE hired a team managed by Jared to handle stream restoration and realignment activities. Jared oversaw monitoring activities throughout each phase of this project. Prior to construction he conducted surveys for steelhead trout and other special status aquatic species and assessed passage issues for fish species through an existing fish ladder. Once the project was complete, he monitored water quality and the steelhead trout population for five years.

San Juan Creek Stream Stabilization and Steelhead Passage Project | Orange County Public Works | Dana Point, California | Principal/Lead Fisheries Biologist

Jared serves as the lead fisheries biologist assisting in the engineering design for stabilization structures within San Juan Creek that would allow for movement of Southern California Steelhead Trout within the watershed.

BIOLOGICAL MONITORING

Mammoth Wash Pipeline Repair Project | Kinder Morgan | California | Principal/Lead Biologist

Jared oversaw biological monitoring and environmental compliance activities for this pipeline repair project within an ephemeral desert wash in Imperial County, CA.

Water Main Repair Project Monitoring | City of Seal Beach | Seal Beach, California | Principal Biologist/Project Manager

To support repair work under emergency permits from the CCC, Jared oversaw pre- and post-construction biological surveys and biological monitoring. Jared also managed the preparation of an after the fact Coastal Development Permit with the CCC for the repair work

Phelps Road Trunk Sewer | Goleta West Sanitary District | Goleta, California | Principal Biologist/Environmental Task Manager

Jared oversaw all biological monitoring activities for this sewer line removal project. Portions of the project are adjacent to sensitive wetland habitats known to support special-status plants and wildlife.

Del Sur Solar Ranch | sPower | Lancaster, California | Lead Biologist

Jared was the lead biologist overseeing pre-construction surveys and compliance monitoring for this 100 MW photovoltaic solar project in Lancaster, CA.

Bus Canyon RC Box Repair Project* | Ventura County Watershed Protection District | Simi Valley, California | Lead Biologist

Jared conducted biological and stream diversion monitoring along a portion of the Arroyo Simi and the Bus Canyon Drain. As part of the diversion, Jared supervised the relocation of both arroyo chub (Gila orcuttii) and southwestern pond turtle (Actinemys marmorata pallida), both California species of special concern.

March Air Force Base Cactus and Heacock Channels* | March JPA | Huntington Beach, California | Lead Biologist

At March Air Reserve Base, Jared conducted and managed on-site biological monitoring of emergency work performed within the bed and banks of Cactus and Heacock channels. He also assisted in obtaining the required emergency permits from the USACE and CDFW and conducted focused burrowing owl surveys.

Dry Canyon Channel Repairs Project* | Ventura County Watershed Protection District | Simi Valley, California | Lead Biologist

For the Dry Canyon Wash channel repair project in Simi Valley, California, Jared oversaw and conducted preconstruction plant and wildlife surveys and biological compliance monitoring.

Sespe Creek Levee Improvement Project* | Ventura County Watershed Protection District | Fillmore, California | Lead Biologist

Jared oversaw the biological compliance monitoring for the construction of the levee improvement project. This included interfacing with Ventura County Watershed Protection District staff on the status of resources within the project area, preparation of weekly monitoring status reports, and coordination of all on-site monitoring efforts.

ENVIRONMENTAL ASSESSMENTS – SOLAR

Desert Harvest Solar Project* | eneXco | Desert Center, California | Lead Biologist

Jared participated in reconnaissance level wildlife and botanical surveys in support of an EIS prepared for a proposed 150-MW solar photovoltaic facility on 1,200 acres near Desert Center in Riverside County, California. He conducted a delineation of potentially jurisdictional state and/or federal waters on the project site. Important biological resources on the project site issues include the threatened desert tortoise, golden eagle, and wildlife habitat connectivity.

Silver Peak Solar Project | AES Clean Energy | Adelanto, California | Principal Biologist

Jared prepared an Initial Study/Mitigated Negative Declaration, and served as lead author for the Biological Resources Section, oversaw the preparation of a Preliminary Jurisdictional Wetland/Waters report, and conducted field surveys for this approximately 1,000 acre solar project in the City of Adelanto.

Wister Solar Project | Orni 21 LLC. | Salton Sea, California | Lead Biologist/Task Manager

Jared oversaw and conducted a delineation of aquatic features potentially under the jurisdiction of the USACE, CDFW, and RWQCB. Jared also oversaw baseline plant and wildlife surveys and the preparation of a Biological Resources Technical Report to support regulatory permitting and CEQA analysis.

Baldy Mesa Solar Project | AES Clean Energy | Adelanto, California | Principal Biologist/Project Manager

Jared is the Project Manager and Principal Biologist overseeing the preparation of an Initial Study/Mitigated Negative Declaration, and served as lead author for the Biological Resources Section, for an approximately 1,000-acre PV solar project in the Western Mojave Desert. He oversaw a jurisdictional delineation of the proposed project site to support the CEQA and permitting process.

** denotes projects completed with other firms*

California Valley Solar Ranch EIR* | County of San Luis Obispo Planning Department | San Luis Obispo County, California | Lead Biologist

Jared helped to prepare the biological resources section of the Draft EIR prepared for a proposed solar energy generation facility in on the Carrizo Plain in San Luis Obispo County. This included site reconnaissance surveys to observe/document site conditions, coordination with County and California Department of Fish and Wildlife personnel, a review of the applicants provided materials and research into the effects of solar arrays on existing biological resources. Additionally, he was part of the team responsible for compliance review for all biological resources related conditions of approval.

Topaz Solar Farm EIR* | County of San Luis Obispo | San Luis Obispo County, California | Lead Biologist

For the EIR on a proposed solar energy generation facility on the Carrizo Plain in San Luis Obispo County, Jared prepared the biological resources section. This included site reconnaissance surveys to observe/document site conditions, coordination with County and California Department of Fish and Wildlife personnel, a review of the applicant provided materials and research into the effects of solar arrays on existing biological resources. Jared was also responsible for compliance review for all biological resources related conditions of approval.

STREAM AND RIVER RESTORATION

Santa Ana River Perennial Stream Restoration Planning and Monitoring* | United States Army Corps of Engineers | Corona, California | Lead Biologist

Jared oversaw the planning of stream restoration activities required for river diversions along the Santa Ana River upstream of Prado Dam. He prepared a Perennial Stream Restoration Monitoring Plan to document conditions and assess the success of restoration activities downstream of Prado Dam as well as conducted fisheries monitoring for river diversion activities within the area to be restored as it is known to be occupied by Santa Ana sucker.

Calleguas Creek at Upland Road Landscape Installation Project* | Ventura County Watershed Protection District | Camarillo, California | Project Manager/Lead Biologist

Within the lower Calleguas Creek, Jared oversaw flood plain restoration activities including non-native/invasive removal, pre-construction plant and wildlife surveys, and native plant/cutting installation.

Santa Clara River Bank Stabilization and Restoration Project* | Confidential Client | Ventura, California | Lead Biologist

Jared was the project manager and lead CDFW-approved ecologist responsible for the permitting and implementation of a CDFW mandated restoration project along the Santa Clara River in Santa Paula. He was the primary contact with the CDFW, Los Angeles Regional Water Quality Control Board, Corps, and County of Ventura Watershed Protection District, and he worked with each agency to complete the permitting requirements. Jared also managed and/or conducted pre-construction plant and wildlife surveys and biological monitoring for the project. He worked closely with the project's civil engineers to design a restoration project that will provide an overall benefit to the watershed and not impede or affect flows in the Santa Clara River which is home to many special status plant and wildlife species.

USACE Santa Paula Creek Restoration Project* | United States Army Corps of Engineers | Santa Paula, California | Project Manager/Lead Biologist

Jared was the project manager/lead biologist overseeing the harvesting and planting of willow and mulefat cuttings along both sides of the low flow channel of Santa Paula Creek from the confluence with the Santa Clara River upstream to the downstream end of the fish ladder. The areas to be restored were part of a previous project that involved the removal of accumulated rock and sediment in Santa Paula Creek.

ENVIRONMENTAL ASSESSMENTS – ELECTRICAL TRANSMISSION

Ten West Link Transmission Line Project | California/Arizona | Principal Biologist

Jared was the lead biologist preparing the biological resources section of the CEQA appendix included as part of the EIS for the project. He also provided peer review of the biological resources sections of the EIS.

Gila-North Gila Transmission Line Rebuild and Upgrade Project Surveys and EA* | Western Area Power Administration | Yuma, Arizona | Lead Biologist

Jared was one of the lead biologists conducting reconnaissance level wildlife and botanical surveys in support of access road maintenance within the transmission line corridor. Jared was the Lead Biologist responsible for conducting a delineation of potentially jurisdictional state and/or federal waters for the same stretch of transmission line. Jared was also part of the team preparing and Environmental Assessment for the rebuild and upgrade project.

Colton North Substation IS/MND and Biological Site Assessment* | City of Colton | Colton, California | Lead Biologist

Jared conducted reconnaissance level plant and wildlife surveys at the project site and in adjacent areas in the City of Colton. Additionally, Jared prepared the biology section of the IS/MND.

ED2 to Saguaro No. 2 Transmission Line Rebuild Project* | Western Area Power Administration | Pinal County, Arizona | Lead Biologist

Jared was one of the lead biologists conducting reconnaissance level wildlife and botanical surveys in support of upgrades to the existing transmission line. Jared was the Lead Biologist responsible for conducting a delineation of potentially jurisdictional state and/or federal waters for the same stretch of transmission line and was part of the team preparing and Environmental Assessment for the rebuild project.

Henderson to Mead Access Road Project * | Western Area Power Administration | Henderson, Nevada | Lead Biologist

Jared was the lead biologist responsible for conducting a delineation of potentially jurisdictional state and/or federal waters occurring along a portion of the Henderson to Mead transmission line. Important biological resources on the project site issues include the threatened desert tortoise and wildlife habitat connectivity. Jared also prepared permit application packages and coordinating with the United States Army Corps of Engineers and Nevada Division of Environmental Protection as part of regulatory compliance for the project.

Prescott-Pinnacle Peak Access Road Maintenance Project* | Prescott, Arizona | Lead Biologist

Jared was one of the lead biologists conducting reconnaissance level wildlife and botanical surveys in support of access road maintenance within the transmission line corridor. Jared was the Lead Biologist responsible for conducting a delineation of potentially jurisdictional state and/or federal waters for the same stretch of transmission line.

Davis-Nora McDowell Transmission Rebuild* | Western Area Power Administration | Laughlin, Nevada | Lead Biologist

For the reconstruction of an approximately 10-mile transmission line near Laughlin, Nevada, Jared conducted reconnaissance level wildlife and botanical surveys. He also conducted a delineation of potentially jurisdictional state and/or federal waters on the project site, prepared permit application packages, and coordinated with the United States Army Corps of Engineers and Nevada Division of Environmental Protection as part of regulatory compliance for the project. Important biological resources on the project site issues include the threatened desert tortoise and wildlife habitat connectivity.

Parker-Headgate Transmission Line Decommissioning Project* | Western Area Power Administration | Parker, Arizona | Lead Biologist

Jared conducted reconnaissance level wildlife and botanical surveys in support of the decommissioning of the Parker-Headgate transmission line from Parker Dam to the Headgate Rock substation. He also conducted a delineation of potentially jurisdictional state and/or federal waters for the same stretch of transmission line. Important biological resources on the project site issues include the threatened desert tortoise and wildlife habitat connectivity.

Valley South Transmission Line Project EIR* | California Public Utilities Commission | Riverside County, California | Lead Biologist

Jared prepared the biological resources section of the EIR being prepared for the project. This included site reconnaissance surveys to observe/document site conditions.

Mead-Liberty Transmission Line Access Road Project* | Western Area Power Administration | Maricopa County, Arizona | Lead Biologist

Jared conducted a delineation of potentially jurisdictional state and/or federal waters occurring along a portion of the Mead to Liberty transmission line. Important biological resources on the project site issues include the threatened desert tortoise and wildlife habitat connectivity. He also prepared permit application packages and coordinated with the United States Army Corps of Engineers and Arizona Department of Environmental Quality as part of regulatory compliance for the project.

ENVIRONMENTAL IMPACT ASSESSMENTS

Ted Craig Park Bike Facility | Orange County Parks | Fullerton, California | Principal Biologist

Jared supported biological resources technical report, wetlands, and jurisdictional waters delineation for this Orange County Parks project that involved constructing a recreational mountain bike facility at Ted Craig Regional Park. The project site is on land leased to the County of Orange by the USACE, which owns and maintains the property and adjacent Fullerton Dam for flood control purposes.

Aliso Creek Bike Trail Slope Repairs | Orange County Parks | California | Principal Biologist

Scope involved repairing an existing pedestrian and bicycle trail and culvert replacement along Aliso Creek for this Orange County park. Jared contributed toward preparation of an IS/MND, biological resources technical report, wetlands and jurisdictional waters delineation, and permit application packages to the USACE, RWQCB, and CDFW.

Environmental Site Assessment and Environmental Assessment and Air Quality On-Call Agreements | Los Angeles Department of Water and Power (LADWP | Los Angeles, Owens Valley, and Mono Basin, CA | Principal Biologist

Jared is Stantec's lead biologist supporting CEQA documents prepared under this MSA. Recent work has included rare plant surveys in the Eastern Sierra.

Summer Flow Augmentation | Las Virgenes — Triunfo Joint Powers Authority (JPA) | Calabasas, CA | Lead Biologist

Jared prepared the Biological Resources Technical Report to support the CEQA IS/MND and to support discussion with Los Angeles County Department of Regional Planning regarding the Santa Monica Mountains local coastal program.

Recycled Water and Essential Services Building | Montecito Sanitary District | Montecito, California | Principal Biologist:

Jared provided biological resources support in assisting the Stantec team to establish the CEQA strategy for this recycled water project.

Cactus Basins Infiltration and Hidden Valley Wetlands Mitigation Project | San Bernardino Valley Municipal Water District | California | Lead Biologist

Jared is the lead biologist overseeing the preparation of a Biological Resources Technical Report and Preliminary Jurisdictional Delineation report (along with relevant surveys) for the project. The project includes the creation of an approxiamtely 60-acre wetland restoration site along the Santa Ana River and the use of existing stormwater capture basins for groundwater recharge purposes. Jared is also the lead author for the biological resources sections of the IS/MND (mitigation site) and EIR (Cactus Basins infiltration site).

Ballona Creek Trash Interceptor Pilot | Ocean Protection Council | Marina del Rey, California | Lead Biologist/Project Manager

Jared is overseeing the preparation of a Biological Resources Technical Report, Marine Resources Report, Essential Fish Habitat Assessment, and Environmental Assessment, including all relevant field surveys. The project involves the placement of a floating trash removal system (Interceptor) just upstream from the Ballona Creek confluence with the Pacific Ocean.

Irvine Ranch Open Space 2014 Donation Interim Recreation and Resource Management Plan | Orange County Parks Department | Anaheim Hills, California | Principal Biologist

For this Orange County Parks project, involving an interim operations plan for a 2014 Irvine Ranch Company land donation to the County of Orange; Jared contributed toward preparation of an IS/MND, biological resources technical report, and cultural resources study report to support implementation of the interim operations plan.

Ronald Casper's Wilderness Park Repairs Project | Orange County Parks Department | Orange County, California | Principal Biologist

Jared was the lead biologist conducting plant and wildlife surveys, and a jurisdictional delineation in support of the CEQA document for the project. Jared was also the lead author preparing the biological resources section of the IS/MND for the project.

Biogas Renewable Generation Project | City of Glendale | Glendale, California | Principal Biologist

Jared oversaw biological surveys conducted within the proposed project site and adjacent habitats and the preparation of the Biological Resources Technical Report to support the CEQA process. Jared was also the main author for the Biological Resources section of the EIR for the project.

Boxcar Bridge Project | Orange County Parks Department | Orange County, California, United States | Principal Biologist

Jared led the effort to update existing biological and jurisdictional delineation reports to support the protection of an existing bridge across Modjeska Canyon Creek. Jared also prepared and coordinated the regulatory permitting effort with the CDFW, USACE, and RWQCB. The project is immediately upstream of critical habitat for the Arroyo toad (Anaxyrus californicus). Jared was the lead author for the biological resources section of an IS/MND prepared for the project to support CEQA compliance.

San Diego Creek Trash Water Wheel Project | City of Newport Beach | Newport Beach, California | Principal Biologist

Jared was the lead biologist conducting plant and wildlife surveys, and a jurisdictional delineation in support of the CEQA document for the project. Jared was the lead author preparing the biological resources section of the EIR for the project.

Ballona Creek Trash Abatement Project | Los Angles County Department of Public Works | Marina Del Rey, California | Principal Biologist/Task Manager

To support the CEQA process Jared oversaw plant and wildlife surveys and a jurisdictional delineation of the project site. Jared is also the lead in the preparation of regulatory agency permits from the CDFW, USACE, and RWQCB; this also included Section 408 authorization from the USACE.

Del Sur Solar Ranch EIR* | sPower | Lancaster, California | Lead Biologist

Jared was the lead biologist overseeing plant and wildlife surveys and a jurisdictional delineation in support of an EIR for this photo voltaic solar farm in Lancaster, CA. Jared was also the lead author of the biological resources section of the EIR.

Tehachapi Renewable Transmission Project* | Southern California Edison Company | Multiple Counties, California | Biologist

Jared worked as a member of the team responsible for preparing the DEIR and Biological Assessment. This transmission line is 173 miles in length and includes two separate segments that cross the Angeles National Forest. Some of the key issues on this project include potential impacts to Mojave ground squirrel, desert tortoise, arroyo toads, California condors, spotted owl, and a host of forest sensitive plant and wildlife species. Other key issues involve the coordination with State Park, Forest, and resource agency staff.

Alta-Oak Creek Mojave Supplemental EIR* | Kern County | Kern County, California | Biologist

Jared was part of the team preparing the biological resources analysis of this Initial Study and EIR evaluating a proposed 800 MW wind development in the Tehachapi Wind Resource Area in Kern County. The proposed project site consists of three distinct land areas comprising a total of approximately 9,300 acres.

** denotes projects completed with other firms*

Morgan Hills Wind Energy Project EIR* | Kern County | Kern County, California | Lead Biologist

Jared was the lead biologist preparing the biological resources analysis of the EIR for a proposed 230-MW wind energy generation facility in the Mojave region of Kern County. Key issues included potential impacts to birds and bats from the wind turbines as well as potential impacts to California condor and golden eagle.

Panoche Valley Solar Farm Project EIR* | San Benito County | San Benito County, California | Biologist

Jared served as a biologist for the preparation of an EIR for this controversial 420-MW photovoltaic power plant in a remote valley in southeastern San Benito County. Issues of primary concern for this project included the presence on the project site of a wide range of threatened and endangered species, including the fully protected blunt-nosed leopard lizard.

Littlerock Reservoir Sediment Removal Project * | Palmdale Water Company | Los Angeles County, California | Biologist

Jared was part of the team conducting field surveys and preparing the biological resources section of this joint EIS/EIR evaluating the impacts of sediment removal alternatives for the Littlerock Reservoir and Dam on USFS Angeles National Forest (NEPA Lead Agency) lands in Los Angeles County. The Palmdale Water District (PWD) (CEQA Lead Agency) proposes to remove approximately 540,000 cubic yards of sediment from the reservoir (behind the dam) and haul it to off-site commercial gravel pits located 6 miles north of the dam site in the community of Littlerock. The project involves impacts to the arroyo toad, extensive coordination with USFWS for a Section 7 consultation, incorporation of new Forest Service Plan updates and requirements into the analysis, and preparation of the Forest Service required BE/BA and MIS reports. Jared conducted focused arroyo toad (Anaxyrus californicus), conducted plant and wildlife surveys, and prepared a jurisdictional delineation in support of the project.

Santa Clara River Levee (SCR-3) Improvement Project EIR and Monitoring* | Ventura County Watershed Protection District | Ventura County, California | Lead Biologist

Jared prepared the biological resources section of the EIR a levee improvement project along the Santa Clara River in Ventura. This included site reconnaissance surveys to observe/document site conditions, coordination with Ventura County Watershed Protection District and CDFW personnel, a review of the applicants provided materials and research into the effects the development on existing biological resources. Jared was also the Lead Biologist conducting a waters/wetland delineation and steelhead habitat assessment surveys in support of the document. Role: Lead Biologist | Cost: $5M | Dates involved: 4/2016-7/2017

Southern California Edison's Transmission Tower Replacement Project, Cerritos Channel EIR* | Port of Long Beach | Long Beach, California | Lead Biologist

Jared was the lead biologist responsible for preparation of the Biota and Habitats (Biological Resources) section of the draft environmental impact report for the proposed tower replacement project at the Port of Long Beach. This included site reconnaissance surveys to observe/document site conditions, coordination with the Port of Long Beach, and a review of applicant materials. Key issues analyzed in the draft environmental impact report included impacts to tidally influenced waters in existing on-land footings and impacts to nesting cormorants on existing infrastructure. Role: Lead Biologist | Cost: $6M | Dates involved: 09/2016-07/2017

Avila Point Development Project Surveys and EIR* | County of San Luis Obispo | Avila Beach, California | Lead Biologist

Prior to the development of an old tank farm property owned by Chevron, an EIR had to be prepared. Jared wrote the biological resources section of the EIR and prepared the Biological Resources Technical Report. He conducted site reconnaissance surveys to observe/document site conditions, coordinated with County and California Department of Fish and Wildlife personnel, reviewed applicant-provided materials, and researched the effects the development could cause existing biological resources.

Hangman's Parking Lot Repair Project | Orange County Parks Department | Anaheim Hills, CA | Lead Biologist

Jared is the lead biologist preparing and updated jurisdictional determination and authoring a Biological Assessment. Jared is also the lead author for the Environmental Assessment being prepared for the project. This includes the preparation of a 404(b)(1) alternatives analysis to support the NEPA process and regulatory agency permitting requirements.

Camp Hess Kramer Rebuild Project | Wilshire Boulevard Temple | Ventura County, CA | Principal Biologist/Task Manager

Jared is the Principal Biologist overseeing tree surveys, plant and wildlife surveys, and an aquatics resources delineation in support of this camp rebuild project; the camp was nearly destroyed in the Woolsey Fire. Jared is also the lead author for the preparation of the Ventura County Initial Study Biological Assessment for the project as well as the lead author for the CEQA document being prepared for the project.

MINING ENVIRONMENTAL PERMITTING

Santa Barbara County Mining Project* | A.J. Diani Construction | Santa Barbara County, California | Lead Biologist

Jared was the lead biologist conducting plant and wildlife surveys for a proposed mining project east of Santa Maria within unincorporated Santa Barbara County. The surveys also included focused tree surveys to document oak tree populations within the proposed site.

CEMEX Moorpark Mine Reclamation Plan, Implementation, and Monitoring* | CEMEX | Moorpark, California | Lead Biologist

Jared was the lead biologist updating the approved Reclamation Plan for the project. Jared also oversaw the implementation of habitat restoration activities outlined in the reclamation plan and monitored these activities until they met the required success criteria.

Diamond Rock Mine Project* | Troesh Materials | Cuyama, California | Lead Biologist

Jared was the lead biologist conducting plant and wildlife surveys in support of permitting for a proposed mine within the Cuyama River. Jared also oversaw baseline noise monitoring and protocol surveys for Kern primrose sphinx moth.

CEMEX Moorpark Mine Oak Tree Surveys* | CEMEX | Moorpark, California | Lead Biologist

Jared was the lead biologist conducting focused surveys of all oak trees occurring within the mining boundary to support updates to the CUP for the project.

CEMEX Soledad Canyon Mining Project* | CEMEX | Santa Clarita, California | Lead Biologist

Jared was the lead biologist conducting baseline plant and wildlife surveys to support a proposed mining project adjacent to the Santa Clara River in the upper watershed. This also included on-going monitoring of conditions up and downstream of the proposed project site and assessment of potential impacts to arroyo toad and unarmored three spined stickleback.

Ozena Valley Mine* | Ozena Valley Mine | Cuyama, California | Lead Biologist

Jared was the lead biologist conducting baseline plant and wildlife surveys to support ongoing permitting for this sand and gravel mining operation. Jared also developed and implemented a restoration plan to mitigate for permanent and temporary impacts from operations. Jared also led annual permitting efforts for installation and maintenance of culverts related to an earthen crossing within the Cuyama River.

Santa Margarita Quarry Expansion Surveys and EIR* | County of San Luis Obispo | Santa Margarita, California | Lead Biologist

Jared was one of the lead biologists responsible for preparation of the biological resources section of the Draft EIR for the proposed expansion of the Hanson Aggregates Santa Margarita Quarry in northern San Luis Obispo County. This included site reconnaissance surveys to observe/document site conditions, coordination with County and California Department of Fish and Wildlife personnel, a review of the applicants provided materials and research into the effects the quarry expansion on existing biological resources.

ENVIRONMENTAL MITIGATION AND MONITORING

Santa Ana River Marsh Habitat Mitigation and Monitoring Plan and CRAM Assessment* | United States Army Corps of Engineers | Huntington Beach, California | Lead Biologist

Jared conducted a CRAM assessment within areas of the marsh adjacent to the mouth of the Santa Ana River. He also participated in the preparation of a Habitat Mitigation and Monitoring for the long-term maintenance and monitoring of the marsh areas.

Murrieta Creek Flood Control Project CRAM Assessment* | United States Army Corps of Engineers | Temecula, California | Lead Biologist

Jared conducted a CRAM assessment, as part of the ongoing monitoring of the restoration within the Phase 1 of the project, along Murrieta Creek near the City of Temecula.

ENVIRONMENTAL ASSESSMENTS – HYDRO

USACE Santa Ana River, Reach 92a Environmental Assessment* | United States Army Corps of Engineers | Corona, California | Lead Biologist

Jared worked as the lead biologist preparing the biological resources section of the Environmental Assessment (EA) and the Biological Technical Report for the Reach 9 2a Bank Protection Project. An EA was prepared for the installation of additional bank protection as a safety measure for the surrounding residential development. Jared managed all biological monitoring activities for the duration of the construction portion of the project starting in the fall 2010.

USACE Seven Oaks Dam Environmental Assessment* | United States Army Corps of Engineers | San Bernardino County, California | Lead Biologist

Jared worked as the lead biologist preparing the biological resources section of the Environmental Assessment (EA) and the Biological Technical Report for the Seven Oaks Dam Water Conservation Project.

USACE Auxiliary Dike Project Environmental Assessment* | United States Army Corps of Engineers | Riverside County, California | Lead Biologist

Jared was the lead biologist responsible for managing on-site plant and wildlife surveys and the preparation of the biological resources section of the Supplemental EA/EIR prepared for the NEPA/CEQA process. The document was prepared to address design changes to the approved Auxiliary Dike located in the Prado Basin, Riverside County.

USACE Alcoa Dike Environmental Assessment* | United States Army Corps of Engineers | Riverside County, California | Project Manager/Lead Biologist

Jared was the project manager/lead biologist responsible for managing on-site plant and wildlife surveys and the preparation of the biological resources section of the Supplemental EA/EIR prepared for the NEPA/CEQA process. The document was prepared to address design changes to the approved Alcoa Dike located in the Prado Basin, Riverside County.

** denotes projects completed with other firms*

USACE Murrieta Creek Flood Control Project Supplemental EA * | United States Army Corps of Engineers | Temecula, California | Lead Biologist

Jared conducted follow-up site surveys within Phase II of Murrieta Creek and prepared updated detailed vegetation maps. Jared provided technical assistance to the Corps in the preparation of species occurrence information in support of the supplemental EA for Phase II.

USACE Santa Maria Levee Improvement Project* | United States Army Corps of Engineers | Santa Maria, California | Lead Biologist

Jared helped to prepare the biological resources section of the Environmental Assessment (EA) for the Santa Maria River Levee Project. An EA was prepared for the corrective action to repair the design deficiency of the Santa Maria River Levee in order to avoid the potentially catastrophic consequences of a levee breach that would affect the population of the City of Santa Maria. Jared also helped to prepare the restoration plan for mitigation of project related impacts. He managed all biological monitoring activities, including surveys for steelhead trout, for the duration of the construction portion of the project which started in November 2011.

ENVIRONMENTAL MONITORING

Sespe Creek Rock and Sediment Removal Project* | Confidential Client | Fillmore, California | Project Manager/ Lead Biologist

Jared was the project manager and lead biologist overseeing the pre-construction surveys and monitoring activities related to the removal of accumulated rock and sediment in Sespe Creek near Highway 126 in Fillmore, CA. Jared conducted pre-construction surveys for steelhead trout and other special status aquatic species.

USACE Murrieta Creek Flood Control Project* | United States Army Corps of Engineers | Temecula, California | Lead Biologist

This project focused on relieving flood control issues along portions of Murrieta Creek in Riverside County. Jared was a consultant and adviser to the United States Army Corps of Engineers during the preparation of the EA for Phase II of the project. He coordinated monitoring efforts throughout several phases of restoration activity and mapped sensitive botanical resources located in project areas and efforts.

ECOLOGICAL MONITORING

USACE Upper Newport Bay Post-Restoration Monitoring Program* | United States Army Corps of Engineers | Newport Beach, California | Lead Biologist

Jared let the managed and led the preparation of a monitoring program to document the ecological and physical status of Newport Bay following restoration work.

UNDERWATER INSPECTIONS

Dock Replacement Project* | City of Ventura | Ventura, California | Lead Biologist

To comply with Coastal Commission requirements for a dock replacement at Marina Park in the Ventura Harbor, Jared conducted an underwater biological resources SCUBA survey. He also prepared the Biological Resources Report detailing the results of the survey.

WETLAND RESTORATION AND MITIGATION

Santa Barbara Ranch Grassland and Wetland Restoration Project | Private Client | Goleta, California | Principal Biologist/Restoration Lead

Jared is the lead biologist overseeing the preparation of a Habitat Restoration Plan to restore approximately three acres of native grassland and wetland habitats within a coastal bluff property in Goleta, CA. Jared will also be overseeing the implementation of restoration activities including site preparation, weeding, and qualitative/quantitative monitoring.

Bowtie Parcel Wetland Creation Project | Nature Conservancy | California | Principal/Lead Biologist

Jared is the Principal/Lead Biologist overseeing baseline biological surveys on a project site atop the banks of the Los Angeles River. The parcel, which will have contaminated soils removed, will be turned into a seasonal wetland taking flows from an adjacent storm drain and treating the flows naturally before they return to the Los Angeles River. Jared is the primary author for the preparation of the habitat plans that will guide the wetland creation efforts.

ECOSYSTEM RESTORATION

Santa Clara River Restoration Project | Plains All American | Santa Clarita, California | Lead Biologist

Jared is the lead biologist and project manager overseeing riparian restoration activities within and adjacent to the Santa Clara River resulting from repairs to an existing pipeline.

Inactive Coke Storage Area Restoration Project | Phillips 66 | Arroyo Grande, California | Lead Biologist

Jared was the lead biologist for this habitat restoration project with the goal to create the diverse native community of mixed coyote brush scrub (California coastal scrub) and mock heather-bush lupine scrub (central dune scrub) habitat to provide compensatory mitigation for impacts to natural biological resources.

Mont Calabasas Restoration Monitoring* | Shea Homes | Calabasas, California | Lead Biologist/Project Manager

Jared is the lead biologist/project manager overseeing the monitoring of restoration activities and a development site in Calabasas, CA. As part of the restoration monitoring Jared supervised the planting of riparian and upland vegetation within the restoration site. Additionally, Jared was responsible for conducting transect surveys within the restoration areas and preparing the required annual reporting.

USACE Murrieta Creek Flood Control Project* | Temecula, California | Project Manager/Lead Biologist

Jared was a participant in the coordination of monitoring efforts during restoration activities over several phases of this project directed at relieving flood control issues along portions of Murrieta Creek in Riverside County. This also included the mapping of sensitive botanical resources located in project areas. During these efforts, Jared consulted and advised with the Corps on the preparation of the EA for Phase II of the project.

Arroyo Simi Flood Plain Restoration Project | Muranaka Farm | Moorpark, California | Project Manager/Lead Biologist

Jared was the project manager and lead biologist responsible for implementing an approximately 17-acre restoration project in the flood plain of the Arroyo Las Posas (Calleguas Creek). This included the execution and preparation of a Habitat Restoration and Monitoring Plan. Jared is overseeing all restoration activities including pre-construction plant and wildlife surveys, the creation of a bioswale, hydroseeding, seed imprinting, planting of native cuttings and container plants and is responsible for managing and/or conducting biological monitoring for all project activities. Other key issues involve the coordination with the CDFW, Environmental Protection Agency, Corps, Los Angeles Regional Water Quality Control Board and the County of Ventura Watershed Protection District.

Big Sky Restoration Monitoring | Shea Homes | Simi Valley, California | Lead Biologist

Throughout the development of a project site in Simi Valley, California, Jared monitored restoration activities. He supervised crews planting willow cuttings, oversaw hydroseeding activities, conducted transect surveys within the restoration areas, and prepared the required annual reporting.

Mid County Parkway Mitigation Sites | California | Principal Biologist

Jared is the Principal Biologist supporting two habitat restoration projects in Riverside County, CA. The first is for a habitat restoration project near Lake Perris. The restoration includes native grasslands, atriplex scrub, and vernal pools with listed plant species. Stantec is overseeing all maintenance and monitoring of the project. The second is a riparian restoration project near Redlands along a section of San Timoteo Creek whos focus is on least Bell's vireo.

Santa Ana River Trail Project | Riverside County Transportation Comission | Corona, California | Principal/Lead Biologist

Jared is the Principal/Lead Biologist overseeing an aquatic resources survey, baseline biological surveys, focused avian surveys (LBV and Burrowing Owl), and preparing required technical studies. Jared will also be the lead author on the CEQA document being prepared for the project. Part of Jared's role is to also oversee compliance with the Western Riverside Multiple Species Habitat Conservation Plan.

ENVIRONMENTAL ASSESSMENT

Santa Ana River Marsh Habitat Mitigation and Monitoring Plan and CRAM Assessment* | United States Army Corps of Engineers | Huntington Beach, California | Lead Biologist

Jared conducted a CRAM assessment within areas of the marsh adjacent to the mouth of the Santa Ana River. He also participated in the preparation of a Habitat Mitigation and Monitoring for the long-term maintenance and monitoring of the marsh areas.

Gallery Heights Development Project | Capitol Pacific Real Estate Company | Riverside County, California | Project Manager/Lead Biologist

Jared assisted the project developer with agency coordination to secure the required regulatory permits for a project that sat dormant for approximately 10 years; this included coordination on compliance with the Western Riverside Multiple Species Habitat Conservation Plan. This involved in-person meetings with CDFW, USACE, and the RWQCB working to come to agreements on mitigation options and strategies and the acquisition of mitigation credits through agency approved vendors.

Assessment of Matilija Dam Sediment Removal Impacts to the Ventura River* | Ventura County Watershed Protection District | Ventura, California | Biologist

Jared was part of the biological team assessing impacts from several alternatives related to the removal of sediment behind Matilija Dam prior to the proposed removal of the dam. This included conducting surveys within the Ventura River watershed to determine the occurrence potential for special-status and common wildlife, including steelhead trout and California red-legged frog.

ENVIRONMENTAL ASSESSMENTS – POWER

Ortega Battery Energy Storage Project | Hecate | Lake Elsinore, California | Principal/Lead Biologist

Jared is the Principal/Lead Biologist overseeing an aquatic resource survey and jurisdictional determination, plant and wildlife surveys, and preparation of technical reports. Jared assisted with compliance with the Western Riverside Multiple Species Habitat Conservation Plan for potential impacts to suitable habitat for listed bird species.

** denotes projects completed with other firms*

NATURAL GAS DISTRIBUTION AND TRANSMISSION PIPELINES

L2001W-D Badlands Access Road Repair and Hydrostatic Testing Project | Southern California Gas Company | Riverside County, CA, USA | Principal/Lead Biologist

Jared is the Principal/Lead Biologist overseeing a team preparing aquatic resources surveys, focused species surveys, and baseline biological surveys for this linear project which included hydrostatic testing of approximately 6.03 miles of 30-inch diameter pipe along Line 2001W-D. . Jared led both federal and state permitting (e.g., U.S. Army Corps of Engineers [USACE], U.S. Fish and Wildlife Service [USFWS], California Department of Fish and Wildlife [CDFW], Regional Water Quality Control Board [RWQCB], among others) for project related activities. Jared also helped to facilitate SoCalGas' participation in the Western Riverside County Multiple Species Habitat Conservation Plan (WR-MSHCP) processes including simultaneous authorizations from water resource agencies and informing restoration and compensatory mitigation strategies.

Shaver Summit Pressure Limiting Station Redesign Project | Southern California Gas Company | Riverside County, CA, USA | Principal Biologist

Principal Biologist for the Shaver Summit Redesign Project, which includes permanent expansion of the existing facility to meet standards associated with corrosion and cathodic protection. Jared oversaw the preparation of technical studies (e.g., biological resources assessment, jurisdictional delineation report, as well as preparation of permit applications to the U.S. Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and Regional Water Quality Control Board (RWQCB). Jared is also providing supporting SoCalGas with preparation of a National Environmental Policy Act (NEPA) Environmental Assessment (EA) for submittal to the Bureau of Land Management (BLM) for the project.

L2000-E-P2 Hydrostatic Testing Project | Southern California Gas Company | Riverside County, CA, USA | Principal Biologist

Principal Biologist for the L2000-E-P2 Pipeline Enhancement Safety Program (PSEP) Project which included hydrostatic testing of approximately 8.9 miles of 30-inch diameter pipe, replacement of 152 linear feet underneath Interstate 10 and the replacement of two anomalies and one wrinkle bend around L2000-E. Jared oversaw environmental constraints reviews, fieldwork and reporting, CEQA compliance, as well as agency permitting (e.g., CDFW, RWQCB). As part of the project team Jared supported SoCalGas through preliminary project design through pre-construction and construction support including the development and implementation of rupture response protocols.

L2001W-E-P2 Hydrostatic Testing Project | Southern California Gas Company | Riverside County, CA, USA | Principal Biologist

Principal Biologist for the L2001W-E-P2 PSEP Project which included hydrostatic testing of approximately 8.9 miles of 30-inch diameter pipe, replacement of 152 linear feet under Interstate 10, and replacement of one anomaly along Line 2001W-E. Lindsay managed a team of multi-disciplinary experts in the preparation of environmental constraints reviews, fieldwork and reporting, CEQA compliance, as well as agency engagement (e.g., BLM, RWQCB). As part of the project team Jared supported SoCalGas through preliminary project design through pre-construction and construction support.

L2001W-D Non-Badlands Hydrostatic Testing Project | Southern California Gas Company | Riverside County, CA, USA | Principal Biologist

Principal Biologist for the L2001W-D Non-Badlands Project which included hydrostatic testing of approximately 9.32 miles of 30-inch diameter pipe from Test Break 4 to Test Break 10, near Line 2001W-D. Jared oversaw the preparation of environmental constraints reviews, fieldwork and reporting, as well as the preparation of technical studies.

L2000D Hydrostatic Testing Project | Southern California Gas Company | California | Principal Biologist

Principal Biologist for the L2000D PSEP Project which included hydrostatic testing of approximately 7.76 miles of 30-inch diameter pipe along Line 2000D. Jared supported the preparation of environmental constraints reviews, fieldwork and reporting. As part of the team Jared supported SoCalGas through preliminary project design through pre-construction and construction support.

Goleta Well Replacements Projects | Southern California Gas Company | Goleta, California | Principal Biologist

Principal Biologist for this project which included construction of five (5) wells, associated "cellars," interconnecting trenches, pipe stands, and pipe rack footings, and underground utilities and lateral pipelines connecting a preferred location to the existing Facility. Jared oversaw a team of biological resources staff conducting biological monitoring as well as cultural resources technical support.

L2000 Span Maintenance Project | Southern California Gas Company | California | Principal Biologist

Principal Biologist for the L2000 Span Maintenance Project which included concrete collar repair at 22 span ends, paint abatement, inspection, and recoating. Jared oversaw a team of biological resources staff conducting site visits to "ground truth" jurisdictional delineation conducted on waterways associated with the spans requiring maintenance, as well as habitat assessment of all 22 spans. Assisted with permitting with the USACE (Section 404 Clean Water Act), State Water Resources Board (Section 401 Clean Water Act), and CDFW (Lake and Streambed Alteration Agreement).

ENVIRONMENTAL ASSESSMENTS – HIGHWAYS AND INFRASTRUCTURE

Culver Drive and Alton Parkway Intersection Improvement Project Initial Study/Mitigated Negative Declaration | City of Irvine | Irvine, California | Lead Biologist/Task Manager

Jared was the lead biologist overseeing reconnaissance level surveys within and adjacent to this proposed intersection improvement project and the preparation of the Biological Resources section of the Initial Study/Mitigated Negative Declaration for the project.

Harvard Avenue/Michelson Drive Intersection Improvement Project Initial Study/Mitigated Negative Declaration | City of Irvine | Irvine, California | Lead Biologist/Task Manager

Jared oversaw the preparation of the Biological Resources section of the Initial Study/Mitigated Negative Declaration for this intersection improvement project.

Princeton Avenue Widening Project | City of Moorpark | Moorpark, California | Lead Biologist

Jared was the lead biologist responsible for the preparation of a natural environmental study–minimal impacts (NESMI) report for the City of Moorpark's proposed widening of Princeton Avenue.

PUBLICATIONS

Presentation: Santa Clara River Watershed: Anadromous Fish Habitat Restoration Projects. *Salmonid Restoration Federation Conference*, 2014.

Ashleigh Townsend B.Sc. Biological Sciences

Project Biologist
6 years of experience · Thousand Oaks, California

Ashleigh's biological and environmental resource experience began with field courses from Florida State University in Tallahassee, Florida and Ventura College in Ventura, California. These courses combined demonstrated multiple field sampling techniques in a broad variety of ecosystems. Ashleigh was hired as a Biological technician with the National Park Service in the Santa Monica Mountains to work directly with the Restoration Ecologist and Botanist. Shortly after being hired, the Woolsey Fire torched 85% of the park providing the opportunity to work directly with different types of ecosystems that were recovering post-fire. She specializes in the flora of the Santa Monica Mountains and has professional experience related to Inventory and Monitoring, Invasive Plant Control and Restoration. She has also had the opportunity to work on projects such as mycorrhizal fungi inoculation of oak trees for the Liberty Canyon Mountain Lion Overpass, sensitive species population assessments post-fire, and has served as a floristic survey assistant.

EDUCATION

Bachelor of Science, Florida State University, Tallahassee, Florida, United States, 2015

CERTIFICATIONS & TRAINING

HAZWOPER, 40 hour, Safety Unlimited, California, United States, 2021

Training, Wildland Fire Resource Advisor, National Park Service, California, United States, 2020

Training, Wildland Fire Fighter II, National Wildfire Coordinating Group, California, United States, 2020

Training, Pediatric First aid/CPR/AED certification, Breath Camp, Sherman Oaks, California, United States, 2022

Certification, PADI Open Water SCUBA, Malibu Divers, California, United States, 2018

10 hour Construction Safety Training, OSHA, Thousand Oaks, California, United States, 2022

8 Hour HAZWOPER Rrefresher, Safety Unlimited, Thousand Oaks, California, United States, 2022

PROJECT EXPERIENCE

ECOLOGICAL INVENTORY AND MONITORING

Terrestrial Vegetation Monitoring | National Park Service | Oak Park, California, United States | Intern

Ashleigh worked directly with the botanist to measure total terrestrial vegetation species richness in randomly selected areas using a line intercept method. She had to navigate to remote areas along trails using 4-wheel drive and off-trail hiking with the aid of a GPS and maps to access monitoring sites while carrying a backpack and equipment. She conducted field identification of plants and measured vegetation height following standard protocols. She utilized knowledge of plant identification systems and California flora to accurately identify vegetation to the species level in the field and/or in the office. She then provided results to higher level specialists for analysis.

Dirt Roads and Trails Invasive Species Monitoring | National Park Service | Oak Park, California, United States | Trainer/Supervisor

Ashleigh monitored invasive plant species along dirt roads and trails as well as points of entry (trail heads). She had to establish 500 meter transects along trails selected at random and collect density and distribution data for target invasive species within a 2 meter buffer along that transect at 50 meter subtransects. Ashleigh collected and organized field data utilizing paper and digital data collection techniques (e.g., GPS/Digital Tablet) to process and transfer to databases. She entered that data into established databases and followed quality assurance procedures. She trained and supervised all new interns on proper Inventory and Monitoring techniques, developed a plan for daily tasks and served as a resource for any questions about procedure or methods. She provided advice, assistance, and training to students, student conservation assistants, and volunteers involved in resource management projects and field research.

Floristic Survey | Rancho Santa Ana Botanic Garden | California, United States | Assistant

Ashleigh collected voucher specimen, being sure to include key identifying features including both male and female flowers, any fruits, multiple branches, etc. for herbarium collection and identification at a later time. She recorded notes regarding general area the sample was found and any significant information such as soil profile, surrounding vegetation composition, exposure to sunlight, flower color, scent, and overall shape and size of plants that are too large to collect entirely. Field notes also include associated species, aspect, and overall habitat type. She hiked off trail in remote areas navigating using Gaia GPS on iPhone to note elevation, coordinates and tracking.

WETLAND DETERMINATION AND DELINEATION

Bluebird Canyon Jurisdictional Delineation and Vegetation Survey | Laguna Beach, California, United States | Biologist

Ashleigh assisted with the delineation of potentially jurisdictional resources within and adjacent to this project. Ashleigh also developed a plant species list and vegetation map of the site.

Hangman's Tree Parking Lot Jurisdictional Delineation and Vegetation Survey | Silverado, California, United States | Biologist

Ashleigh assisted with the delineation of potentially jurisdictional resources within and adjacent to this proposed parking lot project. Ashleigh also developed a plant species list and vegetation map of the site.

South Vine Street Jurisdictional Delineation and Vegetation Survey | San Luis Obispo, California, United States | Biologist

Ashleigh assisted with the delineation of potentially jurisdictional resources within and adjacent to this proposed intersection improvement project. Ashleigh also developed a plant species list and vegetation map of the site.

OIL AND GAS PIPELINES

Valley and Faure Excavation | Pomona, California, United States | Biological Monitor

Monitored for biological resources during the excavation and replacement of a pipeline.

Cuyama Meter Station | Cuyama, California, United States | Biological Monitor

Monitored for biological resources during the excavation and replacement of a pipeline.

L2000D Pipeline Safety and Enhancement Project

Construction monitor trenching and excavation of pipeline for hydrostatic testing and ensure permit compliance.

L2001WD Pipeline Safety and Enhancement Project

Map various vegetation communities on project sites throughout Indio using GPS and FieldMaps data collector.

Shaver Summit Pressure Limiting Station Redesign

Conduct a biological assessment of the project site for the installation of new pressure limiting device stations associated with high pressure natural gas transmission pipelines.

Pipeline Safety Enhancement Project | Various locations throughout Southern California | Biological Monitor

Monitor for biological resources and correct implementation of best management practices during trenching, excavation, hydrostatic testing and ensure permit compliance.

BRIDGES

San Timoteo Creek Emergency Repairs

Monitor construction and permit compliance during the installation of emergency bridge repairs following a storm that caused erosional damage to the structure in least Bells' vireo critical habitat.

BIOLOGICAL MONITORING

Arroyo Simi SD Repair | City of Ventura County | Simi Valley, California, United States | 2021 | Biologist

Ashleigh aided in the relocation of native Arroyo Chub downstream of construction and removal of other nonnative aquatic species from the stream by means of capturing using hand-held nets. Ashleigh collected water quality data upstream and downstream during construction including turbidity, temperature and salinity.

Small Mammal Trapping | Moreno Valley, California, United States | 2021 | Biologist

Ashleigh assisted with setting and baiting traps and recording data for small mammal trapping in an effort to determine presence/absence of LA pocket mouse within an area. Traps were checked at 6pm, midnight and 6 am.

Modjeska Boxcar Biological Surveys | Modjeska Canyon, California, United States | Biologist

Ashleigh performed meandering pedestrian surveys for nesting birds and arroyo toads. Toad surveys occurred after sunset in dried creek bed.

Altamira Canyon Geotechnical Monitor | Rancho Palos Verdes, California, United States | Biological Monitor

Ashleigh monitored biological resources while Geotechnical subcontractors performed two soil samples (via hand auger) along a creek passing through private property.

Santa Clara River Geotechnical Monitoring | Ventura, California, United States | Biological Monitor

Ashleigh served as the biological monitor for 3 geotechnical borings (up to 150 feet deep), provided Worker Environmental Awareness training to all new staff on site and ensured compliance with permits.

Steven's Kangaroo Rat Biological Monitor | Moreno Valley, California, United States | Biological Monitor

Ashleigh served as a resource for construction crews in reference to work area perimeters and protected species (California Gnatcatcher, Stevens Kangaroo Rat, coastal sage scrub habitat)

REGULATORY PERMITTING

State Water Project Interconnection and Pipeline Blending Station | City of Ventura | Ventura, CA

Compose encroachment permit application for installation of pipeline across the Santa Clara River.

BATTERY ENERGY STORAGE SYSTEMS

APS Target BESS Sites Critical Issues Analysis

Develop habitat descriptions for the potential to occur table and determine the potential of listed species to occur on the project site.

Hecate Gwent

Conduct biological assessment of project site and develop a Biological Resources Technical Report.

TRANSMISSION & DISTRIBUTION

Barren Ridge Renewable

Mark boring locations for transmission line alignment throughout Angeles National Forest and Antelope Valley.

Environmental Clearance Desktop Reviews

Verify presence/absence of biological resources at a work site prior to dispatching crews using information from various databases.

BOTANY AND RARE SPECIES

Sensitive Species Population Assessment | National Park Service | Oak Park, California, United States | Lead

Ashleigh surveyed 482 sensitive native species locations for target invasive species and other encroaching nonnative vegetation. She navigated to historically recorded points of sensitive populations off trail using Garmin GPS Map and noted all nonnative species within a 25-meter buffer and the abundance of each. She recorded additional invasive species when possible or when observed to be threatening sensitive native habitat. She then analyzed that data to determine where future treatment will be most beneficial when considering sensitive native plant populations.

Sensitive Flora Survey | Malibu | Biologist

Ashleigh surveyed the entirety of the Camp Hess Kramer site via a meandering pedestrian survey with the aid of an assistant for any rare, endangered or threatened plant species present.

Sand Almond Transplant | Arroyo Grande, California, United States | Biologist

Ashleigh researched and advised on the transplant and decontamination (asbestos) of Sand Almonds (Prunus fasciculata punctata) from an excavation site at a refinery.

ECOSYSTEM RESTORATION

Mycorrhizal Fungi Inoculation of Oak Trees | National Park Service | Oak Park, California, United States | Lead

As the lead for the mycorrhizal fungi project, Ashleigh developed and standardized collection and storage protocol for mycorrhizal fungi to be used for propagation. She navigated off trail searching for species to collect in multiple locations and vegetation types. She worked directly with project Mycologist to identify and store collection. She developed a shared map to note locations and species of collected specimen. Lastly, she trained and supervised interns to perform field work, identify species and properly store the collections.

Restoration | National Park Service | Oak Park, California, United States | Field Supervisor

Ashleigh coordinated planting events and maintenance of sites with Nursery Staff, interns, vegetation crew, contractors and volunteers with the goal of planting approximately 20,000 plants across 4 locations by the end of spring 2021. She assessed native cover at sites in order to avoid clearing patches with high density of native plants. She learned how to use a ride along Ventrac mower to clear vegetation and prepare site for planting. She cleared ground for planting using Mcleod, drilled holes using an auger, watered with water tank and water pump. She performed planting, seed collection (from multiple plant species), restoration site maintenance and monitoring, and non-native plant mapping and eradication. Make field observations of natural resource conditions. She assisted in the operation of the park’s native plant nursery by watering, germinating seed, propagating plants used in restoration projects, and other general maintenance as required. She lead volunteer groups of up to 15 people. She demonstrated the safe and proper use of equipment and planting techniques. She educated volunteers on the significance of the task and served as a resource for any questions.

Quarterly monitoring of restored areas | Angeles National Forest | Biologist

Ashleigh assisted with quarterly data collection consisting of vegetative cover estimates and species composition of restored areas throughout the Angeles National Forest.

Sweeny and San Timoteo Creek Restoration | Moreno Valley, California, United States | Biologist

Ashleigh supervised and guided crews on invasive plant removal and treatment, collected annual monitoring data in regards to transects and inundation of vernal pools, and maintains the wildlife cameras on site.

INVASIVE SPECIES MONITORING AND CONTROL

Invasive Plant Control | National Park Service | Oak Park, California, United States | Biological Technician

Ashleigh worked on a team to eradicate exotic plant species via hand pulling and mechanical removal using brush cutters and weed whips and other various hand tools, and by application of herbicides. She monitored previously treated areas for presence and density of target invasive species. She surveyed areas of the park to record top three native and top three exotic species present and local distribution. She also lead SAMO Youth, a volunteer youth work group, in weed eradication and maintenance projects while providing students with education and resources for a future in biology.

COMMUNITY INVOLVEMENT

Volunteer, The Bay Foundation, Santa Monica, California, United States Jan 2018- June 2018

Saoirse Kirby

Staff Biologist
2 years of experience, Thousand Oaks, CA

Saoirse's experience with biological resources started through the Environmental Leadership Program at the University of Oregon. These courses demonstrated survey and monitoring techniques for a variety of topics including plant and tree surveys, nesting bird surveys, pollinator surveys, and fuel assessments. Saoirse participated in an internship with WIllamalane Parks and Recreation District where she conducted plant and oak surveys to determine the health and significance of the park, as well as nesting bird surveys to determine how successful previous restoration efforts have been. Saoirse began working at Stantec in September and has since had the opportunity to engage in biological monitoring and various restoration efforts.

EDUCATION

Bachelors of Science in Environmental Science with a minor in Biology, University of Oregon, EUGENE, OR, United States, 2022

PROJECT EXPERIENCE

ECOLOGICAL INVENTORY AND MONITORING

Prairie Vegetation Mapping | Willamalane Parks and Recreation | Eugene, Oregon, United States | 2022 | Intern

Saoirse worked through the Environmental Leadership Program to provide insight of native and non-native plant communities located in the prairie of a park in Eugene, Oregon. Following transects, Saoirse identified plant species and mapped the populations using ArcGIS. She created and implemented a strategic monitoring proposal using the data from the surveys which recommended best managing techniques for the invasive plant communities.

Oak Survey | Willamalane | Eugene, Oregon, United States | 2022 | Intern

Saoirse conducted oak surveys to determine the health and significance of the survey area. She identified oaks using their bark, leaves, and branching patterns, and assisted in recording DBH and canopy characteristics for each oak identified. She then mapped and presented findings to Willamalane Park and Recreation.

Nesting Bird Survey | Willamalane | Eugene, Oregon, United States | 2022 | Intern

Saoirse assisted in creating a survey protocol to identify which species of birds inhabit Willamalane Parks. She identified over 25 species of birds and mapped nesting locations using ArcGIS.

BIOLOGICAL MONITORING

Friant Kern Canal Middle Reach Capacity Correction Project | Friant Water Authority and Bureau of Reclamation | California, United States | 2022 | Shadow for Biological Monitors

Saoirse shadowed CSFWS certified biological monitors for the Friant Kern Canal Middle Reach Capacity Correction Project in Tulare County. She identified various birds, amphibians, and mammals and created daily logs to inform the project leads of what species were present in the area. She observed special status species and assured all protocols were followed to protect the species of special concern.