Biological Assessment
21955 Saddle Peak Road
Los Angeles County, California

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MAY 2026

PREPARED FOR

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PREPARED BY

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Job Number 82682

BIOLOGICAL ASSESSMENT
21955 SADDLE PEAK ROAD
LOS ANGELES COUNTY, CALIFORNIA
(APN 4438-038-003)

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1 INTRODUCTION & BACKGROUND

This Biological Assessment (BA) analyzes the proposed development of the vacant parcel located at 21955 Saddle Peak Road (APN/AIN 4438-038-003) within unincorporated Los Angeles County (County) (Figure 1). This report describes biological resources on the subject parcel during the June 23, 2023, and June 5, 2024, field surveys and discusses potential impacts to those resources that could result from the proposed development. The subject parcel is about 3.94 acres per the County assessor and approximately 4.03 acres per SWCA GIS analysis. The latter number is used herein.

This report has been prepared in accordance with the Los Angeles County *Santa Monica Mountains Local Implementation Program (LIP). A Component of the Santa Monica Local Coastal Program* adopted in 2014. Specifically, Section 22.44.1800 of the LIP was used to guide the content of this report.

2 PROJECT LOCATION AND DESCRIPTION

2.1 Location

The subject property is located in the Coastal Zone of the Santa Monica Mountains, approximately 2.75 miles due north of Pacific Coast Highway and about 1.4 miles west of S. Topanga Canyon Boulevard, and just north of Saddle Peak Road. Existing rural residential development lies to the south and west. One single-family residence is immediately west of the subject parcel with undeveloped private property to the east. Undeveloped open space within the Santa Monica Mountains National Recreation Area is north and northwest of the property. Appendix A offers representative ground-level photos of the site.

2.2 Project Description

The proposed project entails construction of a single-family residence (SFR) immediately south of a private driveway (Project) near the western parcel boundary, north of Saddle Peak Road.

3 METHODOLOGY

3.1 Literature Search

Published information regarding biological resources on and near the Project site was reviewed and analyzed. Resources queried included literature pertaining to habitat requirements of sensitive species potentially occurring on the project site, specifically the most recent updates of the California Natural Diversity Database (CNDDB)[1] and California Native Plant Society (CNPS).[2] The areas covered in the literature search were the six U.S. Geological Survey (USGS) quadrangles (quads) including and surrounding the project site. The property is found on the Topanga, California USGS 7.5-minute quadrangle. The adjacent six quads searched include Malibu Beach, Calabasas, Canoga Park, Van Nuys, Venice, and Beverly Hills. Typically, nine quads are queried: the quadrangle where the site is located and the eight immediately adjacent quads. However, because the ocean lies south of the subject property, there are only six adjacent terrestrial quadrangles.

[1] California Department of Fish and Wildlife. 2023. Natural Diversity Data Base. Commercial Version. Accessed January 2026.

[2] California Native Plant Society. Inventory of Rare, Threatened, and Endangered Plants of California. Available at: http://www.rareplants.cnps.org/. Accessed January 2026.

Figure 1. Regional location.

3.1.1 References & Nomenclature

References are provided as footnotes throughout the report. Nomenclature is taken from the following sources:

- **Vegetation Mapping:** Sawyer, J.O., T. Keeler-Wolf, and J.M. Evens. 2009. *A Manual of California Vegetation* (MCV). Second edition. Sacramento: California Native Plant Society. (This manual is the State Vegetation Communities standard, and the California expression of the National Vegetation Classification system.) For a local vegetation classification reference, California Department of Fish and Game (CDFG) and the California Native Plant Society (CNPS). 2006. *Vegetation Classification of the Santa Monica Mountains National Recreation Area and Environs in Ventura and Los Angeles Counties, California.* Sacramento, California was used.
- **Plants:** Baldwin, B.G., D.H. Goldman, D.J. Keil, R. Patterson, T.J. Rosatti, and D.H. Wilken, (eds.) 2012. *The Jepson Manual: Vascular Plants of California*. Second edition. Oakland: University of California Press.
- **Reptiles and amphibians:** Nafis, G. 2023. *A Guide to the Amphibians and Reptiles of California*. Available at: http://www.californiaherps.com.
- **Birds:** American Ornithologist's Union. 2023. *AOU Checklist of North American Birds,* 7th ed. Available at: http://www.californiabirds.org/ca_list.asp.

3.2 Field Survey

The Study Area for this fieldwork focused on the development footprint, which includes the outside limit of grading (building footprint and the fire department turnaround on the north side of the private driveway) out to the 200-foot fuel modification zone.

Preliminary vegetation mapping drafted in the office was field proofed following *A Manual of California Vegetation* (MCV). SWCA biologist Jonathan Feenstra conducted a field survey on June 29, 2023, and independent biologist Daryl Koutnik conducted a field survey on June 5, 2024. All accessible areas of the parcel were surveyed using unaided and binocular-aided vision to inventory flora and fauna, and to determine the dominant habitat types present. Special focus was given to habitat conditions that could potentially support special-status species reported in the literature, based on the type and condition of on-site habitats.

All species of flora and fauna identified during the field survey were recorded and are listed in Appendices B and C.

4 RESULTS

4.1 Literature Search

The literature search identified multiple special-status plant and wildlife species documented in the project region. Species with a moderate or high potential to occur on-site based on habitat suitability and regional occurrence factors are discussed in Appendices D and E.

4.2 Field Survey

4.2.1 Site Characteristics

The parcel lies along a low ridge and is bisected by a private driveway which runs generally east west. A single-family dwelling lies immediately west. Disturbed/ruderal and/or cleared land is found along the western parcel boundary both north and south of the road and extending easterly along the south side of the road. Elevations range from a low spot in the northern-most area of about 2,051 feet above sea level (asl) to the highest point in the eastern area of approximately 2,165 feet asl. Appendix A provides representative ground-level photos of the site.

South of the private driveway, the parcel slopes downward through mostly mature chaparral. The proposed building footprint and disturbance footprint (outside limit of grading) lies in chamise-black sage scrub, black sage scrub, greenbark ceanothus scrub, big pod ceanothus-chamise scrub and disturbed/ruderal covertypes. The northern segment of the parcel slopes up slightly from the road to a low hill and then slopes sharply downward, with a mix of chaparral scrub and California bay trees (*Umbellularia californica*). Moving northeast, the vegetation then becomes taller and woodier vegetation over the steep boulder-strewn hillside.

4.2.1.1 SOILS

Soils south and immediately north of the private driveway area mapped by the NRCS as *Cotharin Clay Loam, 30 to 75 percent slopes*.[3] The remainder of the parcel is mapped as *Rock Outcrop-Sumiwawa-Hipuk Complex, 30 to 75 percent slopes.* These soil complexes are rocky to gravelly over weathered bedrock, are well drained, and typically support chaparral vegetation associations on slopes. There are no mapped or visibly evident volcanic or calcareous rocks or soils and no Santa Susana Sandstone present on the site.

4.2.1.2 HYDROLOGY

The hydrology of the site appears to consist of two main drainage patterns (Figure 2). The northern portion drains northward into Old Topanga Canyon, a tributary of Topanga Creek located to the east, via an unnamed drainage feature. The southern portion drains eastward into Topanga Creek through a separate unnamed drainage feature. The second drainage feature is located approximately 200 feet southeast of the proposed building site within the parcel boundary. This drainage is described as non-tidal palustrine system characterized by woody shrub vegetation and the presence of surface water for brief periods. No riparian vegetation was observed within the drainage.

4.2.1.3 PUBLIC LANDS

Public conserved lands are shown on Figure 3. These include the National Park Service Santa Monica Mountains National Recreation Area (SMM NRA) to the north, including the Hondo Canyon Open Space along the parcels' northern border.

[3] Natural Resources Conservation Service. 2023. Web Soil Survey. Available at: http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx. Accessed July 2023.

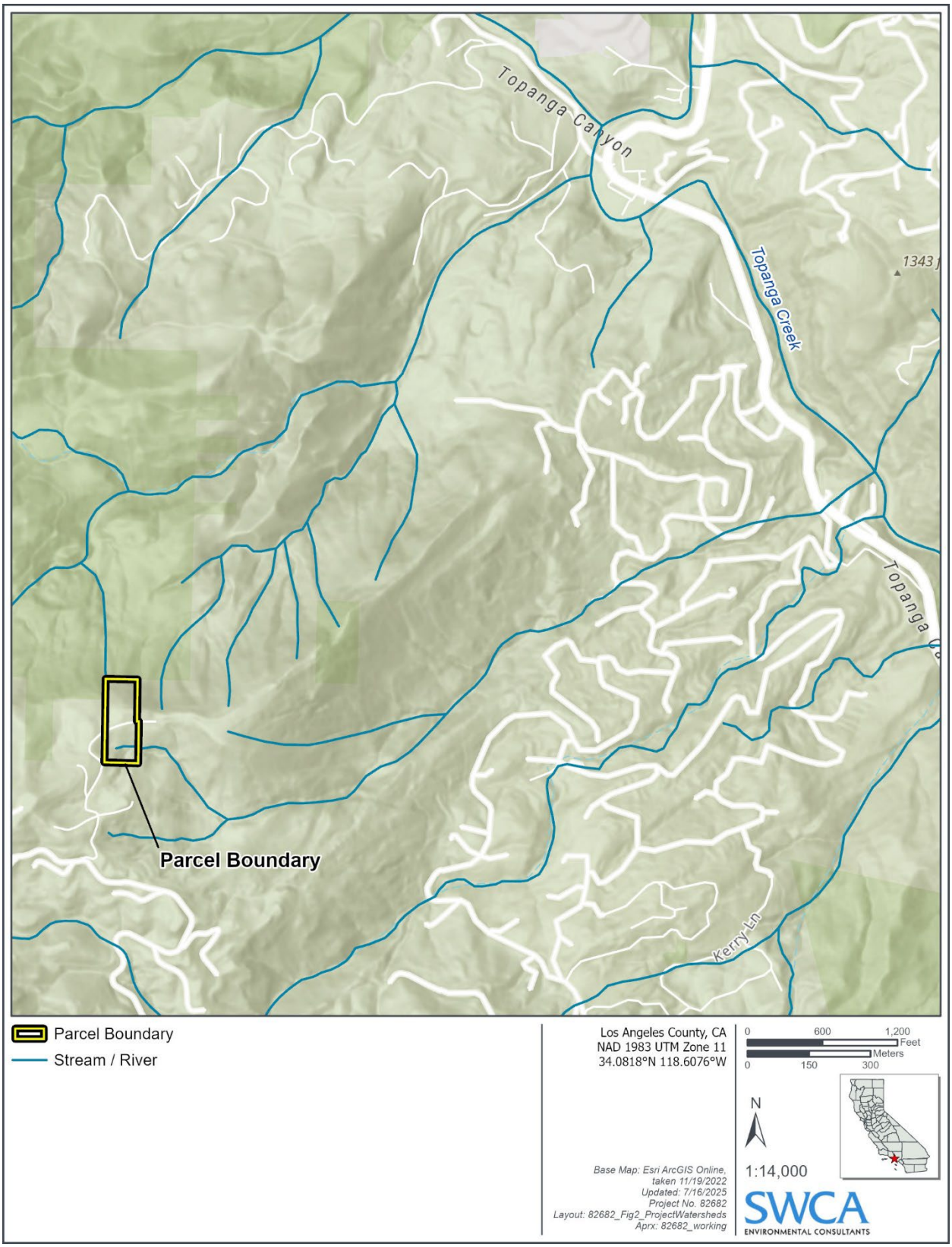

Figure 2. Hydrology.

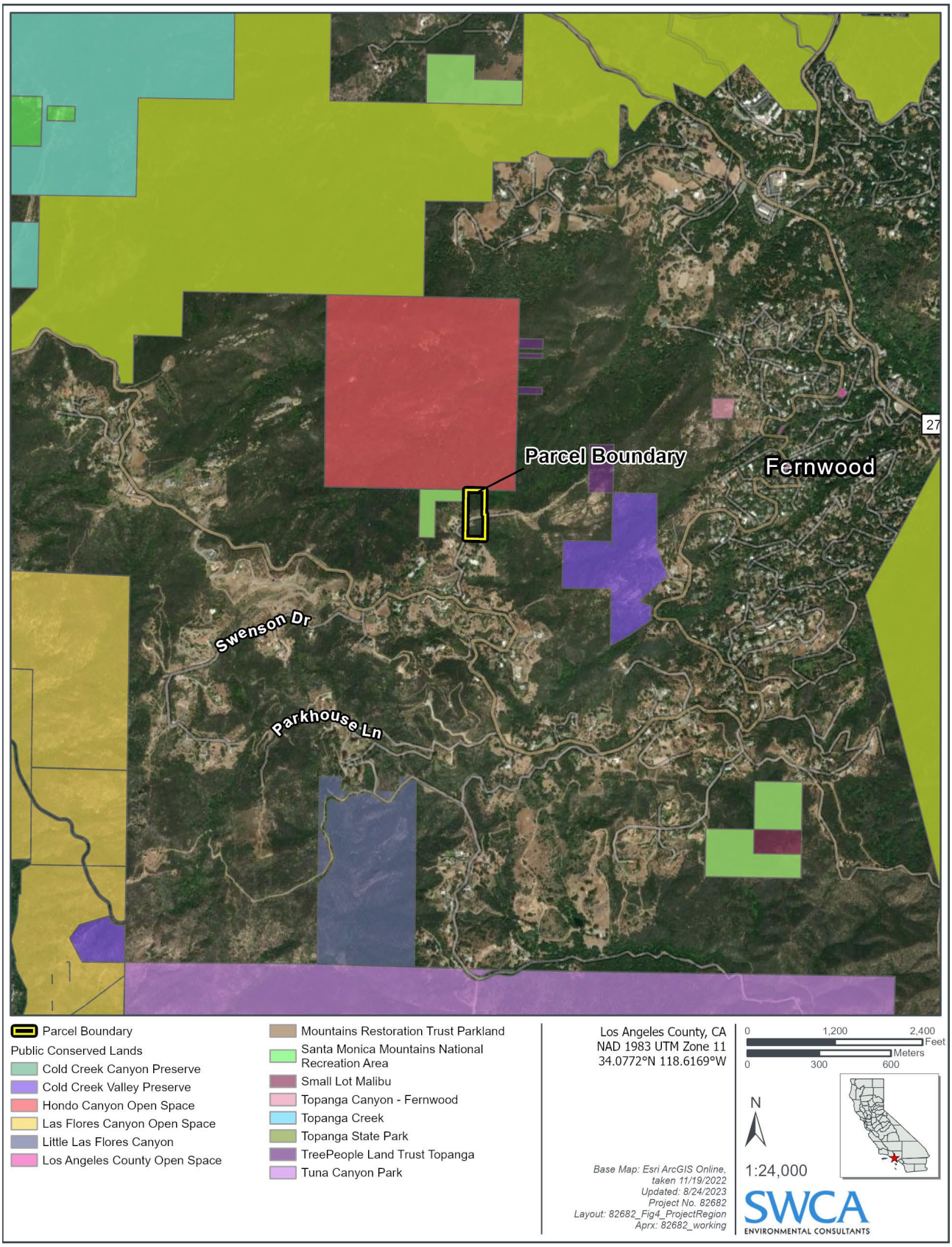

Figure 3. Public lands.

4.2.2 Vegetation

The north and south facing slopes show differences in vegetation composition: chaparral shrubland on the south and woodland on the north. Large boulders occur in both areas. The southern part of the parcel slopes down into a shallow canyon with shade and moisture at its lower parts. The northern part of the parcel lies mostly on a north-facing slope and is a boulder-strewn hillside with woodland.

Table 1 presents the estimated areal extent of each vegetation alliance or land cover (cover types), while Figure 4 illustrates the approximate distribution of each. Appendix B provides an inventory of plant species identifiable at the time of the survey.

Table 1. Vegetation/Land Cover

Vegetation/Land Cover	Natural Community Name	Acres
California Bay-California Walnut/Greenbark Ceanothus Woodland	*California Bay-California Walnut/Greenbark Ceanothus Woodland/Forest Association*	1.11
Big-Pod Ceanothus-Chamise Scrub	*Big Pod Ceanothus-Chamise Shrubland Association*	0.48
Chamise-Black Sage Chaparral	*Chamise-Black Sage Shrubland Association*	0.58
Scrub Oak Scrub	*Scrub Oak Shrubland Association*	0.49
Disturbed/Ruderal	*Disturbed/Ruderal*	0.53
Greenbark Ceanothus-Big Pod Ceanothus Scrub	*Greenbark Ceanothus-Big Pod Ceanothus Shrubland Association*	0.25
Greenbark Ceanothus Scrub	*Greenbark Ceanothus Shrubland Association*	0.29
Black Sage Scrub	*Black Sage Shrubland Association*	0.13
Developed (private driveway)	*Developed*	0.15
Total		**4.03**

Three distinct successional areas are present north of the private driveway over mostly level terrain, including lower chaparral-like shrub area (3-6 feet in height) nearest the road dominated by greenbark ceanothus (*Ceanothus spinosus*), coyote bush (*Baccharis pilularis*), Spanish broom (*Spartium junceum*), and orange bush monkeyflower (*Diplacus longifolius*). A portion of this area was disturbed in the summer of 2018. This band extends northward about 80 feet deep before giving way to a taller (10-15 feet in height) woodland area with scrub oak (*Quercus berberidifolia*), greenbark and big-pod ceanothus (*Ceanothus spinosus, C. megacarpus*), birchleaf mountain mahogany (*Cercocarpus betuloides*), and toyon (*Heteromeles arbutifolia*) for another 30 feet. From this point the slope drops off sharply and the canopy becomes woodland dominated by California Bay (*Umbellularia californica*), Southern California walnut (*Juglans californica*), and greenbark ceanothus (*Ceanothus spinosus*) over deep leaf litter and large boulders. Specific covertypes include California Bay-California Walnut/Greenbark Ceanothus Woodland, Scrub Oak Scrub, Greenbark Ceanothus Scrub, and disturbed/ruderal. Three coast live oak (*Quercus agrifolia*), one blue elderberry (*Sambucus mexicana*) and one Southern California walnut (*Juglans californica*) with diameter at breast height (DBH) greater than greater than 6 inches were found, as shown on Figure 4. Many of the California bay trees on the north-facing slope also have DBH greater than 6 inches but were not individually documented.

South of the private driveay, the vegetation becomes taller, woodier, and thicker with greenbark and big pod ceanothus, laurel sumac (*Malosma laurina*), chamise (*Adenostoma fasciculatum*), and sugar bush

(*Rhus ovata*) present as the slope descends to the south. The understory is nearly completely barren and shaded by the dense canopy. The understory near the unnamed drainage becomes thick with poison oak (*Toxicodendron diversilobum*). There are a few scrub oaks (*Quercus berberidifolia*) in the lower sections. Near the cliff face there are shade and moisture dependent species such as goldback fern (*Pentagramma triangularis*), moss, and blue elderberry.

U.S. Geological Survey aerial photograph from 1976 for the Topanga quadrangle shows that the private driveway was cleared as a firebreak from 150 to 200 feet wide.[4]

[4] U.S.G.S. 1976. Topanga, CA Historical Map GeoPDF. https://prd-tnm.s3.amazonaws.com/StagedProducts/Maps/HistoricalTopo/PDF/CA/24000/CA_Topanga_300900_1976_24000_geo.pdf.

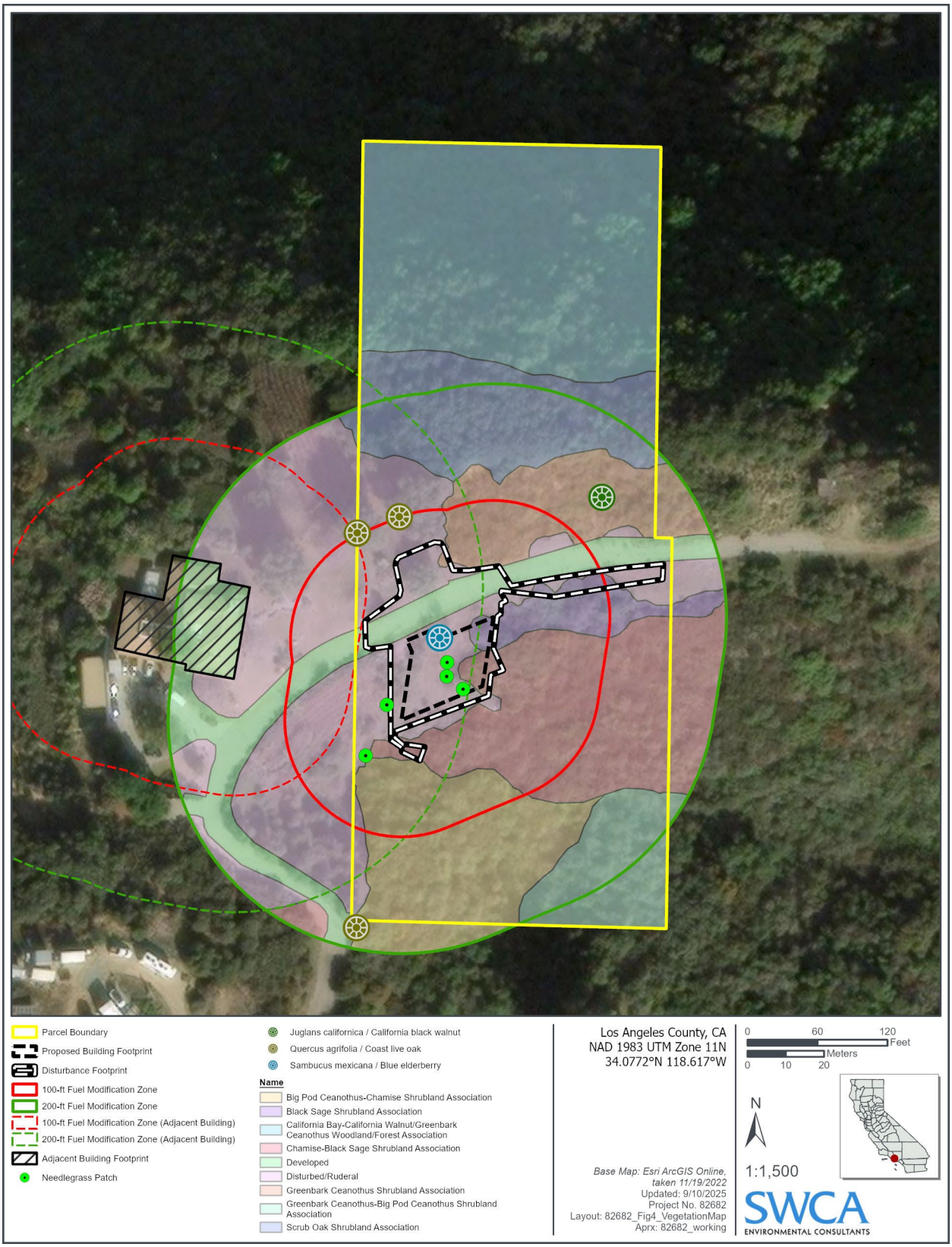

Figure 4. Vegetation and Land Cover.

4.2.3 Wildlife

Wildlife identified during the June 2023 field survey were species typical of the chaparral and scrub habitats of the Santa Monica Mountains. All species listed in Appendix C, Observed Fauna, were observed live except for woodrats which were deduced from the presence stick nests (middens). The woodrat stick nest and pocket gopher mounds were the only mammal sign found. (Note: woodrats cannot be identified by the middens alone; live trapping is necessary.)

Other common species noted included western fence lizard (*Sceloporus occidentalis*), common raven (*Corvus corax*), Anna's hummingbird (*Calypte anna*), California scrub jay (*Aphelocoma californica*), wrentit (*Chamaea fasciata*), and California towhee (*Melozone crissalis*). A complete list of all vertebrate species observed or detected is provided in Appendix C.

4.3 Special-Status Resources

Special-status species include plants and animals listed as endangered, threatened, or candidate for listing as endangered or threatened under the federal Endangered Species Act, the California Endangered Species Act, or both. This term also includes all plant species listed by the state as rare and those species listed by the California Native Plant Society (CNPS)[5] with a Rare Plant Rank of 1, 2 or 3, and all plant taxa on the California Department of Fish and Wildlife's (CDFW) *Special Vascular Plants, Bryophytes, and Lichens List*[6]. Wildlife species include those designated by the California Department of Fish and Wildlife (CDFW) as Fully Protected, Species of Special Concern, Watch List species, and other wildlife included in the most current CDFW "Special Animals" list.[7]

Appendix D (Special-Status Plant Species) and Appendix E (Special-Status Wildlife Species) summarizes the potential for each of the special-status species reported as occurring in the search area.[8] The Special-Status Wildlife Species table also includes the list of Los Angeles County's Sensitive Bird Species.[9]

The occurrence potential was based on an evaluation of on-site vegetation and habitat quality, topography, elevation, soils, surrounding land uses, habitat requirements, and geographic ranges of special-status plant and wildlife species reported as occurring in the region as well as the proximity of the project site to previously recorded occurrences in the CNDDB, and the date of the prior reported occurrences.

The potential for species occurrence is classified according to the following:

> Not Expected: There is no suitable habitat present on the property (i.e., habitats on the property are clearly unsuitable for the species requirements [e.g., foraging, breeding, cover, substrate, elevation hydrology, plant community, disturbance regime, etc.]). The species has an extremely low probability of being found on the property.

[5] California Native Plant Society. 2023. Inventory of Rare, Threatened, and Endangered Plants of California, 8th edition. Available at: http://www.rareplants.cnps.org/. Accessed January 2026.

[6] California Department of Fish and Wildlife. 2016. *Special vascular plants, bryophytes, and lichens list* (California Natural Diversity Database). Available at: https://wildlife.ca.gov/Data/CNDDB/Plants-and-Animals

[7] California Department of Fish and Wildlife. 2023. California Natural Diversity Database: Special Animals List. Available at: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109406&inline. January 2026.

[8] California Department of Fish and Wildlife, 2023. California Natural Diversity Database. Available at: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109406&inline. January 2026.

[9] Los Angeles Audubon. 2009. Los Angeles County's Sensitive Bird Species. *Western Tanager* 75(3) January/February 2009.

Low Potential: Either significantly limited quantity and/or quality of suitable habitat is present on the property (i.e., not enough suitable habitat is present to support the species, few of the habitat components meeting the species requirements are present and/or the majority of habitat on the property is unsuitable or of very low quality). In addition, there are no or few recent records of occurrence in or near the project site. The species has a low probability of being found on the property.

Moderate Potential: Some suitable habitat is present on the property (i.e., some of the habitat components meeting the species requirements are present and/or the quantity of habitat on the property is marginal). Additionally, there are known records of occurrences in the region of the site, but not necessarily in the immediate vicinity. The species has a moderate probability of being found on the property.

High Potential: Suitable quantity and quality of habitat is present on the property (i.e., all habitat components meeting the species requirements are present and/or habitat(s) on the property is highly suitable or of high quality). Additionally, there are recent records of occurrences in the vicinity of the property. This species has a high probability of being found on the property.

Present: The species was observed on the property during surveys associated with this report or by other persons.

4.3.1 Sensitive Vegetation Communities

Sensitive vegetation communities, as designated by the California Department of Fish and Wildlife (CDFW), were identified and mapped on the site. These communities are evaluated using NatureServe's Heritage Methodology, which considers the rarity, distribution, and ecological integrity of natural vegetation types. Communities with state ranks of S1–S3 are considered sensitive due to their limited distribution, vulnerability to threats, or declining ecological condition (CDFW 2025).

Three sensitive vegetation communities occur on site: California Bay–California Walnut/Greenbark Ceanothus Woodland (*Umbellularia californica – Juglans californica / Ceanothus spinosus*, S3), Big-Pod Ceanothus–Chamise Scrub (*Ceanothus megacarpus – Adenostoma fasciculatum*, S3), and Black Sage Scrub (*Artemisia nova*, S3).

4.3.2 Special-Status Plants

One special-status plant species has been recorded on site, Southern California walnut (*Juglans californica*), during site surveys, which were conducted during the blooming periods of most regionally occurring special-status plant species. Based on the results of the surveys, documented geographic distribution, recent records of occurrence in the project vicinity, and evaluation of the conditions and habitat types present, no special-status plant species are expected to have more than a low potential to occur on site with the exception of Southern California walnut. Refer to Appendix D for a summary of each species.

4.3.2.1 REGULATED NATIVE TREES

Regulated native trees include native oak species, walnut, sycamore, bay, or other native trees that have at least one trunk measuring six inches or more in diameter, or a combination of any two trunks measuring a total of eight inches or more in diameter, measured at four and one-half feet above natural grade.[10]

As noted above, three coast live oak (two of which are offsite but immediately adjacent), one Southern California black walnut, and one blue elderberry. Many California bay meeting protective criteria were noted in the Study Area, all north of the private driveway. The bay trees were not mapped due to the location and quantity of trees. (Mapping of all trees was outside the scope of this BA.) These bay trees, located in the northeastern part of the parcel, appear to be outside the 200-foot fuel modification zone.

4.3.3 Special-Status Wildlife

No Federal or State special-status wildlife species have been recorded specifically from the site and none was found during the spring survey. Refer to Appendix E for information on each reported special-status wildlife species. Turkey vulture and oak titmouse are Los Angeles County Sensitive Bird Species observed during the field survey.

Evidence of one potential special-status species was identified in several woodrat (*Neotoma* sp.) middens (stick nests). The San Diego desert woodrat (*N. lepida intermedia*) is a California Species of Special Concern. Live trapping is required for positive identification of woodrats.

4.3.4 Streams and Wetlands

An unnamed drainage traverses the southern portion of the parcel, flowing to the east. NWI maps this as a Freshwater Forested/Shrub Wetland. During the June 2023 field survey, the drainage was less than 3-feet wide with about an inch of surface water in some places and none in others. Given the well above-average amounts of rainfall during previous months, this low amount of water is noteworthy and likely indicative that this drainage is ephemeral instead of intermittent. Bolstering this theory is the lack of riparian or aquatic plants found in or around the drainage.

4.4 Wildlife Movement

Wildlife movement and foraging is currently unrestricted throughout the project site and the surrounding adjacent properties except to the immediate west. The site does not specifically provide a connection between otherwise separated open spaces, but rather is part of a large open space.

5 SENSITIVE ENVIRONMENTAL RESOURCE AREAS (SERA)

Section 22.44.1810 of the LIP classifies Habitat Categories (“H” zones) for the Coastal Zone as H1, H2, H2 High Scrutiny, and H3, with H1 having the highest biological sensitivity. While the distribution of these is generally mapped by the County,[11] the expectation is that each BA will review and refine these

[10] LIP Section 22.44.1920 K

[11] Habitat Zone mapping available at:
https://rpgis.isd.lacounty.gov/Html5Viewer/index.html?viewer=SMMLCP_NET.SMMLCP

boundaries based on field surveys. Figure 5 provides the County-mapped H zones for the Project site. Figure 6 provides the field-mapped SERA for the project site.

Section 22.44.1890 of the LIP defines permitted land uses, as well as exceptions to permitted uses within the H1 zone. The excerpts below speak to section D H1 Habitat Buffer and Section E H1 quiet zones.

D. The 100-foot H1 habitat buffer limits development to low-impact uses that protect habitat, such as trails, interpretive signs, habitat restoration, invasive species removal, and maintenance of existing roads. New access roads are allowed only if there is no alternative, impacts to habitat are minimized, and mitigation is provided. Other development may only occur on legal parcels, must be the minimum needed for reasonable use, avoid significant habitat impacts, maximize buffer width, and include all feasible mitigation measures.

E. The H1 Habitat Quiet Zone, an additional 100 feet beyond the H1 buffer, allows only low-impact uses that protect habitat, including trails, interpretive signage, habitat restoration, invasive species removal, low-impact campgrounds, and maintenance of existing roads. Certain development, such as equestrian pastures or confined animal facilities, is allowed only if it avoids extending fuel modification into H1 habitat, minimizes habitat impacts, and includes all feasible mitigation measures. Other development is permitted only on legal parcels, represents the minimum necessary use, maximizes the Quiet Zone, and avoids significant habitat impacts.

Section 22.44.1900 of the LIP states new development adjacent to H1 habitat must include native vegetation buffers to protect habitat integrity, provide transitional zones, and minimize human disturbance. Buffers will prohibit vegetation removal, thinning, or planting of non-native/invasive species. Non-resource dependent development require a minimum 100-foot H1 habitat buffer, measured according to habitat type: from riparian canopy or stream bank for streams, woodland canopy for woodlands, bluff edge for coastal bluffs, upland limits for wetlands, and outer vegetation extent for other H1 habitats. Water quality BMPs will generally be located outside the buffer, except for certain non-structural measures. Where feasible, an additional 100-foot "Quiet Zone" is encouraged beyond the buffer. Development adjacent to parklands protecting natural resources or SERAs must provide natural vegetation buffers of at least 100 feet to minimize impacts to habitat and recreational opportunities. The excerpts below speak to siting development in the H2 zone:

> "C. New development shall be sited in a manner that avoids the most biologically-sensitive habitat on site where feasible, in the following order of priority-- (H1, H2 High Scrutiny, H2, H3-- while not conflicting with other LCP policies. Priority shall be given to siting development in H3 Habitat, but outside of areas that contain undisturbed native vegetation that is not part of a larger contiguous habitat area. If infeasible, priority shall be given to siting new development in such H3 Habitat. If it is infeasible to site development in H3 habitat areas, development may be sited in H2 Habitat. New development shall only be allowed in H2 Habitat if it is demonstrated to be infeasible to avoid H2 Habitat to provide a reasonable economic use of the property, and if it is consistent with the development standards of this section and all other provisions of the LCP or to provide public access and/or necessary park management and park safety measures."
>
> "E. 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 through measures including but not limited to the Resource Conservation Program (RCP), in accordance with Section 22.44.1950."

Consistent with Part E of Section 22.44.1910 of the LIP, unavoidable impacts to H2 Habitat needs to be fully mitigated in accordance with Section 22.44.1950. Mitigation for unavoidable impacts to H2 Habitat includes, but is not limited to, the following measures:

Resource Conservation Program
The County will implement a Resource Conservation Program (RCP) to fund the acquisition and permanent preservation of lands within the Santa Monica Mountains coastal zone that contain substantial H1 and/or H2 habitats. The County will commit a minimum of $2 million over a 10-year period, with preserved lands required to be at least proportional to the acreage and habitat value or function of H1 and H2 habitats impacted by permitted development.

Habitat Fee Study
Within five years of certification of the LCP, the County will prepare a Habitat Fee Study to establish appropriate in-lieu fees to offset impacts to H1 habitat resulting from buffers of less than 100 feet and to H2 habitat from direct removal or modification. The resulting Habitat Fee will be incorporated into the LCP through an amendment submitted to and certified by the Coastal Commission, after which no Coastal Development Permits involving such impacts may be processed until the fee is adopted.

Annual Monitoring Reports
The County will prepare annual monitoring reports for each calendar year that the Resource Conservation Program (RCP) is in operation. These reports will document acquisition priorities and coordination efforts, summarize land acquisitions (including location, acreage, habitat types, and preservation mechanisms), track Coastal Development Permits (CDPs) issued and associated impacts to sensitive habitats, and report applicable Habitat Impact Fees. The reports will also present cumulative comparisons of habitat impacts versus lands preserved, financial expenditures and remaining funds under the RCP, and summarize additional restoration or enhancement efforts within the Coastal Zone.

Analyze Progress
The County will review each annual monitoring report to analyze progress achieved in relation to the habitat impacts of CDPs approved by the County. The County shall provide a copy of the annual monitoring report for the review of the Executive Director of the Coastal Commission.

Annual Review Period
If, during the annual review period, the County determines that the RCP has not adequately or proportionally compensated for impacts to H1 or H2 habitats, that cumulative Habitat Impact Fees from issued CDPs exceed the $2 million minimum, or that the County chooses to discontinue the RCP, the County will initiate an LCP amendment, in coordination with Coastal Commission staff, to revise the policy as needed.

RCP Extension, Habitat Impact Fees, and Mitigation Requirements
At the end of the ten-year RCP period, any extension or similar program will be incorporated into the LCP through an amendment certified by the Coastal Commission, with expenditures beyond $2 million credited toward the new term. Unavoidable impacts to H1 habitat from buffers of less than 100 feet, and to H2 habitat from direct removal or

> modification, must be mitigated through a Habitat Impact Fee, determined by a required in-lieu fee study, and collected as a condition of CDP approval. Fees are deposited into the County's Habitat Impact Fund for acquisition and permanent preservation of H1 and H2 habitats in the Santa Monica Mountains coastal zone. Permanent impacts to H1 habitat from non-resource dependent uses must also be offset through habitat restoration or enhancement at a 4:1 ratio for wetlands and 3:1 for other H1 habitats, with on-site mitigation prioritized and off-site mitigation allowed where necessary. Off-site restoration requires written property owner agreement, deed-restricted preservation, and completion of restoration prior to or concurrent with project construction, including full installation of vegetation and irrigation before issuance of certificates of occupancy.

Through implementation of these measures, the project would fully mitigate unavoidable impacts to H2 Habitat in compliance with Section 22.44.1910(E) and Section 22.44.1950 of the Santa Monica Mountains LIP.

> Part D of Section 22.44.1890 explains what activities and land uses are allowed in the H1 Habitat Buffer, which is all land within 100 feet of H1 habitat. In this buffer area, resource-oriented uses such as public accessways and trails, interpretive signage, habitat restoration, invasive species removal, and low-impact campgrounds are generally permitted. Certain public works and access roads may also be allowed if there is no feasible alternative and if the road is sited and designed to avoid significant habitat degradation and includes all feasible mitigation. For other development not specifically permitted, approval is only allowed if the project is on a legal parcel, is the minimum necessary to provide reasonable economic use, avoids feasible alternative sites, provides the maximum feasible buffer distance, is designed to prevent significant impacts, and includes all feasible mitigation measures.
>
> Part E of Section 22.44.1890 describes allowed uses in the H1 Quiet Zone, which extends 100 feet beyond the H1 Habitat Buffer. In this zone, permitted activities include non-irrigated fuel modification required by the Fire Department for existing lawful structures, public accessways and trails, interpretive signage, habitat restoration and invasive species eradication projects, low-impact campgrounds, public works to repair or protect existing roads, and certain access roads similar to the buffer standards. In addition, under specific conditions and design requirements, uses like equestrian pasture or confined animal facilities may be allowed if they do not require fuel modification into sensitive areas, do not significantly degrade habitat, and satisfy environmental review recommendations. Like the buffer, uses not listed may still be approved only if they meet criteria for minimum necessary development, no feasible alternative, maximized buffer/quiet zone distances, and mitigation of impacts.

Five patches of foothill needlegrass (*Stipa lepida*) were observed on-site, all within the off-site brush thinning zone for the single-family residence to the west. The patches were too small to map as individual habitats but their locations are depicted in Figure 4 and Figure 6. These patches do not constitute H1 habitat because they occur within existing off-site brush thinning zone, which actually benefits the patches. Three of the foothill needle grass patches overlap with the proposed development footprint.

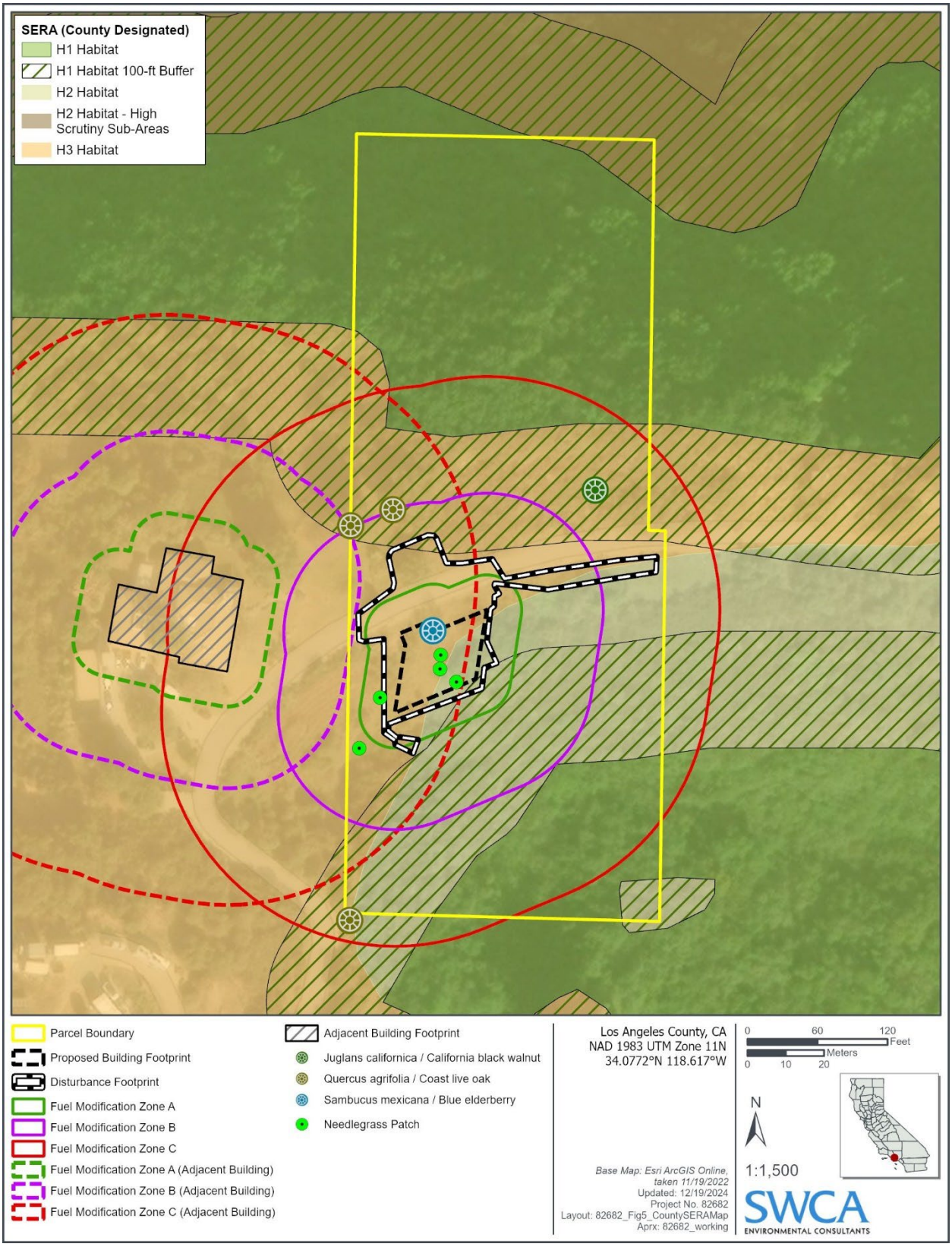

Figure 5. County-Mapped Sensitive Environmental Resource Area (SERA) Habitats.

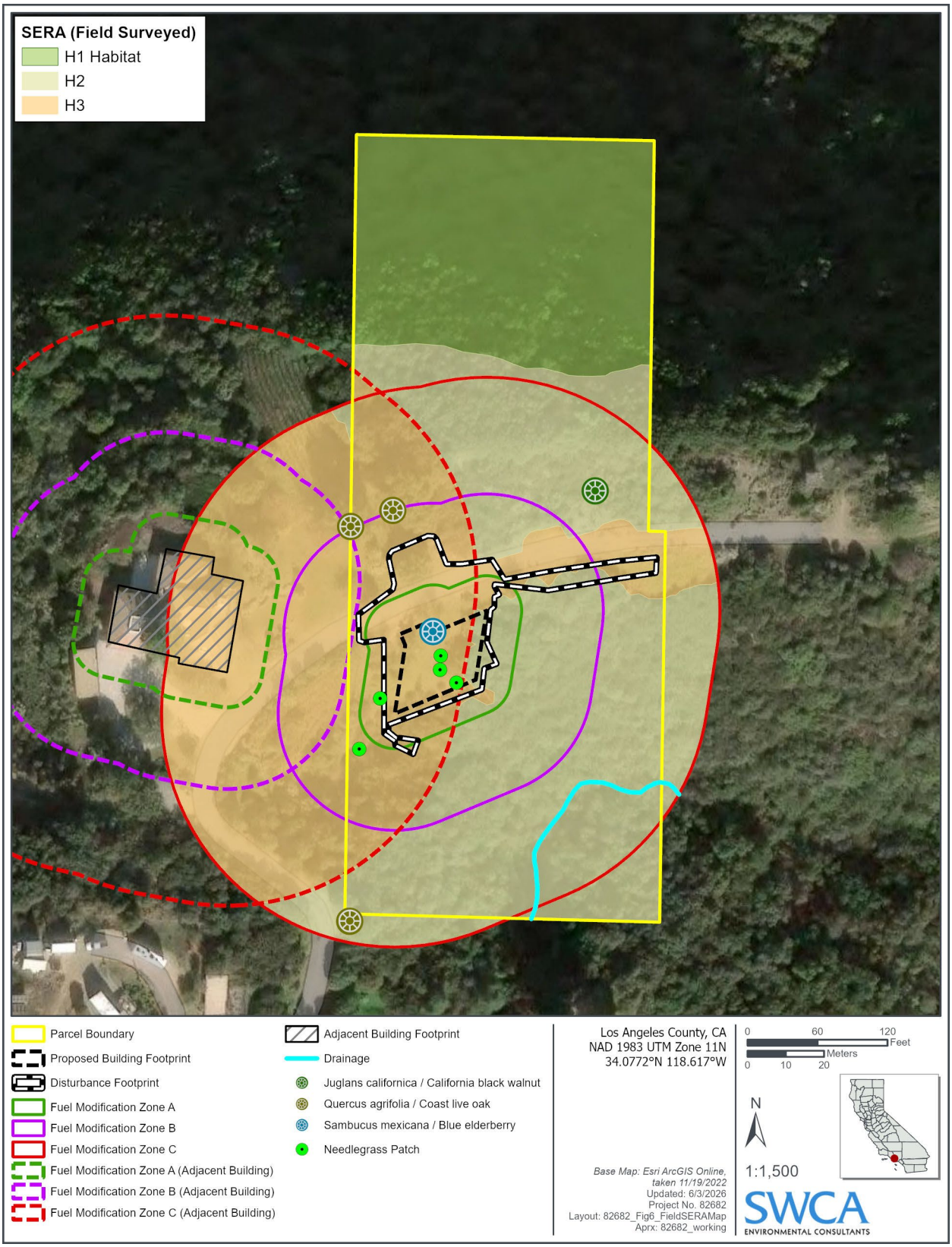

Figure 6. Field-Mapped Sensitive Environmental Resource Area (SERA) Habitats.

The Project disturbance footprint is primarily located within County-mapped H3 SERA, including the private driveway and southwestern portion of the site. Most of the building footprint and associated eastern and southern disturbance areas fall entirely within H3. Minimal disturbance occurs within H2, and no development is proposed within H1, which is located primarily north of the project area.

6 IMPACTS

6.1 Vegetation Communities

Table 2 provides the estimated impacts to vegetation communities from project implementation.

Table 2. Vegetation Acreage and Impact Estimates

Vegetation /Land Cover	On-site impacts [acres]					Off-site impacts [acres][1]		
	Parcel	Disturbance Footprint (outside limits of grading)	100 ft Fuel Modification Zone	200 ft Fuel Modification Zone	On-site Impact Total	100 ft Fuel Modification Zone	200 ft Fuel Modification Zone	Off-site Impact Total
California Bay-California Walnut/Greenbark Ceanothus Woodland	1.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Big Pod Ceanothus-Chamise Scrub	0.48	0.00	0.15	0.33	0.48	0.00	0.06	0.06
Chamise-Black Sage Chaparral	0.58	0.02	0.33	0.24	0.59	0.00	0.16	0.16
Scrub Oak Scrub	0.49	0.00	0.00	0.32	0.32	0.00	0.01	0.01
Disturbed/Ruderal	0.53	0.21	0.31	0.15	0.66	0.22	0.72	0.94
Greenbark Ceanothus-Big Pod Ceanothus Scrub	0.25	0.00	0.00	0.15	0.15	0.00	0.01	0.01
Greenbark Ceanothus scrub	0.29	0.00	0.11	0.19	0.29	0.00	0.05	0.05
Black Sage Scrub	0.13	0.03	0.09	0.03	0.15	0.00	0.02	0.02
Developed (private driveway)	0.15	0.07	0.12	0.04	0.23	0.04	0.34	0.38
Totals:	**4.03**	**0.34**	**1.11**	**1.44**	**2.89**	**0.26**	**1.36**	**1.62**

[1] Include only the offsite areas outside of the adjacent property's fuel modification zones.

6.2 Sensitive Environment Resource Areas

As currently proposed, the Project complies with LIP Sections 22.44.1910, 22.44.1890 and 22.44.1950 (refer to Section 5, above). Table 3 provides impact estimates for each H zone.

Table 3. SERA (Field-Mapped) H-Zone On-site Acreage Estimates

SERA H Zone	Parcel
H1	1.11
H2	1.98
H2-HS	0.00
H3	0.94
Total	**4.03**

Table 4. SERA (Field-Mapped) H-Zone Impacts On- and Off-Site

Habitat category	On-site impacts [acres]				Off-site impacts [acres][1]			
	Fuel-modification zones			On-site totals	Fuel-modification zones			Off-site totals
	A	B	C		A	B	C	
H1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
H2	0.08	0.45	1.19	1.72	0.00	0.00	0.00	0.00
H3	0.28	0.39	0.26	0.93	0.00	0.26	1.36	1.62
H2HS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals	**0.36**	**0.84**	**1.45**	**2.65**	**0.00**	**0.26**	**1.36**	**1.62**

[1] Include only the offsite areas outside of the adjacent property's fuel modification zones.

The majority of the Project's disturbance footprint is mapped as H2 and H3. No fuel modification activities are proposed within the H1 habitat, and as a result, no impacts to H1 habitat are anticipated.

The applicant is not responsible for implementing vegetation management activities on adjacent parcels they do not own. Any brush thinning or vegetation management for fuel reduction on adjacent parcels would be the responsibility of the respective property owners; however, as these impacts would be required and enforced by the Los Angeles County Agricultural Commissioner, these impacts (characterized as off-site impacts) are required to be analyzed as part of this Project.

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APPENDIX A

Site Photographs

June 29, 2023

Photo 1. View of the south side of the parcel from the private driveway. The cleared roadside, the hydrant, and the thick shrub layer (mostly black sage and chamise) are visible.

Photo 2. View over the south side of the parcel from the shorter roadside shrub area into the taller, extremely dense shrub layer. Chamise and black sage are dominant in the foreground. Laurel sumac, greenbark ceanothus, big pod ceanothus, and sugar bush are present in the taller shrub habitat.

Photo 3. View of the parcel viewing north from the private driveway. Area closest to the road was a thick shrub habitat dominated by greenbark ceanothus, coyote bush, Spanish broom, and deerweed.

Photo 4. Small drainage in southern portion of parcel. No aquatic or riparian vegetation was observed, and it is likely dry in most years.

Photo 5. Rock outcrop on the north side of parcel. There was a large woodrat stick nest at its base (lower left of photo).

Photo 6. The north-northeastern portion north of the private driveway was a steep slope dominated by California bay with rock outcrops and boulders.

APPENDIX B

Observed Flora

June 29, 2023

SCIENTIFIC NAME	VERNACULAR NAME
Dryopteridaceae	Wood Fern Family
Dryopteris arguta	Coastal woodfern
Pteridaceae	Brake Family
Pentagramma triangularis	Goldback Fern
Selaginellaceae	Spike-Moss Family
Selaginella bigelovii	Bigelow's Spike Moss
Aizoaceae	Iceplant Family
Carpobrotus edulis	Hottentot fig
Anacardiaceae	Cashew Family
Malosma laurina	Laurel sumac
Rhus integrifolia	Lemonade Berry
Rhus ovata	Sugar bush
Toxicodendron diversilobum	Pacific poison oak
Apiaceae	Carrot Family
Tauschia arguta	Southern tauschia, Southern umbrellawort
Asclepiadaceae	MIlkweed Family
Asclepias fascicularis	Narrowleaf milkweed
Asteraceae	Sunflower Family
Acourtia microcephala	Sacapellote
Baccharis pilularis	Coyote bush
Centaurea melitensis	Tocalote
Cirsium occidentale	Cobwebby Thistle
Cirsium vulgare	Bull thistle
Corethrogyne filaginifolia	Calfiornia Aster
Erigeron canadensis	Canada Horseweed
Hazardia squarrosa	Saw-toothed Goldenbush
Hedypnois rhagadioloides	Crete Weed
Heterotheca grandiflora	Telegraph Weed
Lactuca serriola	Prickly lettuce
Malacothrix saxatilis	Cliff Aster
Pseudognaphalium biolettii	Two-Color Rabbit-tobacco
Pseudognaphalium californicum	Ladies' tobacco
Pseudognaphalium microcephalum	Wright's Cudweed
Sonchus asper	Spiny Sowthistle
Sonchus oleraceus	Common Sow Thistle
Venegasia carpesioides	Canyon sunflower
Boraginaceae	Borage Family
Cryptantha micromeres	Minute Flowered Cryptantha
Brassicaceae	Mustard Family
Hirschfedlia incana	Short podded Mustard
Cactaceae	Cactus Family
Opuntia ficus-indica	Mission Cactus
Caprifoliaceae	Honeysuckle Family
Lonicera subspicata	Southern honeysuckle
Chenopodiaceae	Goosefoot Family
Salsola tragus	Tumbleweed
Convolvulaceae	Morning-Glory Family

SCIENTIFIC NAME	VERNACULAR NAME
Calystegia macrostegia	Island Morning Glory
Cuscuta subinclusa	Canyon Dodder
Cucurbitaceae	Cucumber Family
Marah macrocarpa	Wild cucumber
Ericaceae	Heath Family
Arctstaphylos glauca	Big berry Manzanita
Fabaceae	Legume Family
Acmispon americanus	Spanish clover
Acmispon glaber	Deer-weed
Medicago polymorpha	Bur Clover
Spartium junceum	Spanish broom
Fagaceae	Beech Family
Quercus agrifolia	coast live oak
Quercus berberidifolia	California scrub oak
Geraniaceae	Geranium Family
Erodium botrys	Mediterranean Stork's-bill
Hydrophyllaceae	Waterleaf Family
Eucrypta chrysanthemifolia	Common eucrypta
Phacelia cicutaria	Caterpillar scorpion weed
Phacelia grandiflora	Large-flowered phacelia
Juglandaceae	Walnut Family
Juglans californica	Southern California walnut
Lamiaceae	Mint Family
Salvia mellifera	Black sage
Trichostema lanatum	Woolly blue curls
Lauraceae	Family
Umbellularia californica	California bay
Moraceae	Mulberry Family
Ficus microcarpa	Chinese Banyan
Myrsinaceae	Myrsine Family
Lysimachia arvensis	Scarlet pimpernel
Oxalidaceae	Oxalis Family
Oxalis corniculata	Creeping Wood Sorrel
Phyrmaceae	Lopseed Family
Diplacus longifolius	Orange Bush Monkeyflower
Erythranthe floribunda	Many Flowered Monkeyflower
Plantaginaceae	Plantain Family
Keckiella cordifolia	Heartleaf keckiella
Penstemon spectabilis	Showy Penstemon
Polygonaceae	Buckwheat Family
Eriogonum fasciculatum	California Buckwheat
Pterostegia drymarioides	Fairy mist
Rhamnaceae	Buckthorn Family
Ceanothus megacarpus	bigpod ceanothus
Ceanothus spinosus	greenbark ceanothus
Rhamnus ilicifolia	Hollyleaf redberry
Rosaceae	Rose Family

SCIENTIFIC NAME	VERNACULAR NAME
Adenostoma fasciculatum	Chamise
Cercocarpus betuloides	Birchleaf Mountain Mahogany
Heteromeles arbutifolia	Toyon
Prunus ilicifolia	Hollyleaf cherry
Rubiaceae	Madder Family
Galium angustifolium	Narrowleaf Bedstraw
Salicaceae	Willow Family
Salix lasiolepis	Arroyo Willow
Solanaceae	Nightshade Family
Solanum xanti	Chaparral nightshade
Solanum douglasii	Douglas; greenspot nightshade
Viburnaceae	Muskroot Family
Sambucus mexicana	Blue elderberry
Agavaceae	Century Plant Family
Chlorogalum pomeridianum	Soap Plant
Hesperoyucca whipplei	Chaparral yucca
Arecaceae	Palm Family
Washingtonia robusta	Mexican Fan Palm
Poaceae	Grass Family
Avena barbata	Slender Wild oat
Avena fatua	Wild oat
Bromus diandrus	Ripgut brome
Bromus hordeaceus	Soft Brome
Bromus rubens	Red Brome
Festuca myuros	Rattail Sixweeks grass
Hordeum murinum	Foxtail barley
Pennisetum setaceum	Fountaingrass
Stenotaphrum secundatum	St. Augustine grass
Stipa lepida	Foothill Needle grass
Stipa miliacea	Smilo grass
Themidaceae	Brodiaea Family
Dipterostemon capitatus	Blue dicks

APPENDIX C

Observed Fauna

SCIENTIFIC NAME	VERNACULAR NAME
REPTILES	
Sceloporus occidentalis	Western fence lizard
BIRDS	
Callipepla californica	California quail
Patagioenas fasciata	Band-tailed Pigeon
Zenaida macroura	Mourning dove
Calypte anna	Anna's hummingbird
Selasphorus sasin	Allen's hummingbird
Cathartes aura	Turkey vulture
Buteo jamaicensis	Red-tailed hawk
Empidonax difficilis	Pacific-slope flycatcher
Myiarchus cinerascens	Ash-throated flycatcher
Aphelocoma californica	California scrub-jay
Corvus brachyrhynchos	American crow
Corvus corax	Common raven
Baeolophus inornatus	Oak titmouse
Petrochelidon pyrrhonota	Cliff swallow
Psaltriparus minimus	Bushtit
Chamaea fasciata	Wrentit
Polioptila caerulea	Blue-gray gnatcatcher
Troglodytes aedon	House wren
Thryomanes bewickii	Bewick's wren
Toxostoma redivivum	California thrasher
Phainopepla nitens	Phainopepla
Haemorhous mexicanus	House finch
Junco hyemalis	Dark-eyed junco
Melozone crissalis	California towhee
Pipilo maculatus	Spotted towhee
Icterus cucullatus	Hooded oriole
Leiothlypis celata	Orange-crowned warbler
Pheucticus melanocephalus	Black-headed grosbeak
MAMMALS	
Thomomys bottae	Botta’s pocket gopher
Neotoma sp.	Woodrat sp. (middens {stick nests})

APPENDIX D

Special-Status Plants Recorded from the Project Vicinity

Special-Status Plant Species Recorded from the 21955 Saddle Peak Road Vicinity[1]

Scientific and Common Name	Status			Habitat Requirements	Elevation Range, Life Form, and Flowering Period	Potential Occurrence
	Federal	State	CNPS			
Red sand-verbena *Abronia maritima*	--	--	4.2	Coastal dunes.	0-100m PH Febuary-November	**Not Expected:** No coastal dunes are present in or near the site.
Braunton's milk-vetch *Astragalus brauntonii*	E	--	1B.1	Chaparral, coastal scrub valley and foothill grassland, closed-cone coniferous forest/ recent burns or disturbed areas, usually sandstone with carbonate layers.	4-640m PH January-August	**Not Expected**: LA & Vent Co: occurrences in the Simi Hills and Santa Monica Mountains. Substrate endemic: no suitable habitat on-site: not present.
Ventura marsh milkvetch *Astragalus pycnostachyus var. lanosissimus*	E	E	1B.1	Disturbed aeras, open area, sandy to gravel in the coastal strand.	<100m PH June-Oct	**Not Expected:** No coastal habitat in present on or near the site.
Coastal dunes milkvetch *Astragalus tener var. titi*	E	E	1B.1	Moist sandy depressions and vernal pools near coast, coastal bluffs and dunes.	<20m AH March-May	**Not Expected:** No coastal wetland habitat on present on or near the site.
Coulter's saltbush *Atriplex coulteri*	--	--	1B.2	Alkaline or clay soils, open sites, scrub, coastal bluff scrub.	<500m PH March-Oct	**Not Expected:** No alkaline or clay soils are present on or near the site.
South coast saltscale *Atriplex pacifica*	--	--	1B.2	Coastal bluff scrub, coastal dunes, coastal scrub, playas.	<140m AH March-October	**Not Expected:** No coastal bluff scrub or coastal dune habitat is present in or near the site.
Parish' brittlescale *Atriplex parishii*	--	--	1B.1	Alkaline or clay soils.	<470m AH June-Oct	**Not Expected:** No alkaline or clay soils are present on or near the site.
Davidson's saltscale *Atriplex serenana var. davidsonii*	--	--	1B.2	Coastal sage scrub, wetland-riparian.	10–200m AH April–October	**Not Expected:** No suitable wetland or riparian habitat present on site.
Malibu baccharis *Baccharis malibuensis*	--	--	1B.1	Chaparral, grassy openings.	50-300m S Aug-Sept	**Low Potential:** There is no suitable chaparral habitat is present on-site and this distinctive plant has not been found over several years of surveys.
Plummer's baccharis *Baccharis plummerae ssp. plummerae*	--	--	4.3	Broadleafed upland forest, chaparral, cismontane woodland, coastal scrub.	5-425m S(d) May-October	**Moderate potential:** The site is within this species' general range. Suitable coastal sage scrub and chaparral habitat is present on site.

Scientific and Common Name	Status			Habitat Requirements	Elevation Range, Life Form, and Flowering Period	Potential Occurrence
	Federal	State	CNPS			
Nevin's barberry *Berberis nevinii*	FE	SE	1B.1	Chaparral, cismontane woodland, coastal scrub, riparian scrub.	70-825m S(e) February-June	**Low potential:** The site lies within its historic geographic range in the Santa Monica Mountains and may contain suitable chaparral habitat, although the species is extremely rare and known from very few extant occurrences.
Brewer's calandrinia *Calandrinia breweri*	--	--	4.2	Chaparral, coastal scrub, and recently burned areas.	10-1220m AH March-June	**Low potential:** This species favors open, sandy or clay soils in coastal sage scrub and chaparral, and habitat of this type is limited at the site.
Catalina mariposa lily *Calochortus catalinae*	--	--	4.2	Open grassland or scrub; heavy (clay) soils.	<700m PH(b) March-June	**High Potential:** Suitable habitat is present, and this species is known to occur in the area.
Slender mariposa lily *Calochortus clavatus* var. *gracilis*	--	--	1B.2	Chaparral, coastal scrub, valley and foothill grassland.	320-1000m PH(b) March-June	**Low Potential:** Potentially suitable habitat is present; however, this plant has not been found on-site over several years of surveys.
Plummer's mariposa-lily *Calochortus plummerae*	--	--	4.2	Dry rocky chaparral, yellow-pine forest.	<1700m PH(b) May-July	**Not Expected:** Suitable habitat is not present.
Lewis' evening-primrose *Camissoniopsis [Camissonia] lewisii*	--	--	3	Coastal grassland, sandy or clay soils.	<300m AH March-June	**Not Expected:** No suitable coastal sandy or clay soils are present on site.
Southern tarplant *Centromadia [Hemizonia] parryi ssp. australis*	--	--	1B.1	Marshes and swamps (margins), valley and foothill grassland (vernally mesic), vernal pools.	0–480m AH May–November	**Not Expected:** No suitable mesic habitat is present.
island mountain-mahogany *Cercocarpus betuloides T. & G. var. blancheae*	--	--	4.3	Closed-cone coniferous forest, chaparral.	30-600m S(e) Febuary-May	**Moderate Potential:** The site is within this species' coastal mountain range and well-established, undisturbed chaparral patches are present on site.
Orcutt's pincushion *Chaenactis glabriuscula var. orcuttiana*	--	--	1B.1	Coastal bluff scrub (sandy), coastal dunes	<100m AH January-April	**Not Expected:** No coastal bluff scrub or coastal dune habitat or suitable coastal sandy soils are present on site.
Coastal goosefoot *Chenopodium littoreum*	--	--	1B.2	Coastal dunes	10-30m AH April-August	**Not Expected:** No coastal dunes are present on site.
Salt marsh bird's-beak *Chloropyron maritimum ssp. maritimum*	FE	SE	1B.2	Restricted to coastal salt marsh.	<10m AH March-Oct	**Not Expected:** No coastal wetlands are present on site.

Scientific and Common Name	Status			Habitat Requirements	Elevation Range, Life Form, and Flowering Period	Potential Occurrence
	Federal	State	CNPS			
San Fernando Valley spineflower *Chorizanthe parryi* ssp. *fernandina*	SC	E	1B.1	Sandy soils in coastal scrub, openings in chaparral	90-500m AH April-July	**Not Expected:** Not recorded in this portion of the Santa Monica Mountains and suitable substrates are not present.
Parry's spineflower *Chorizanthe parryi var. parryi*	--	--	1B.1	Sandy soils in coastal scrub, openings in chaparral	90-800m AH April-June	**Not Expected:** There is only one record for this subspecies in the Santa Monica Mountains from 1957. Extant occurrences are mostly from the San Gabriel valley.
Small-flowered morning-glory *Convolvulus simulans*	--	--	4.2	Heavy clay soils (occasionally serpentine); annual grassland, coastal sage scrub, chaparral.	30-875m AH Apr-Jun	**Low Potential:** On-site soils are not suitable (mapped as gravelly loam).
Santa Susana tarplant *Deinandra minthornii*	--	R	1B.2	Chaparral, coastal scrub/ rocks on Santa Susana sandstone substrates.	280-760m S (d) July-November	**Not Expected:** This species is a substrate endemic: Sandstone boulders are common on site, however extensive exposed sandstone outcrop habitat is absent on site and the species is therefore likely to be absent as well.
Paniculate tarplant *Deinandra paniculata*	--	--	4.2	Coastal scrub, valley and foothill grassland, vernal pools	25-940m AH March-November	**Not Expected:** Well-drained, sandy soils on open slopes are not present on site. No vernal pools are present on site.
Dune larkspur *Delphinium parryi ssp. blochmaniae*	--	--	1B.2	Maritime chaparral and coastal dunes.	<200m PH April–June	**Not Expected:** No suitable coastal habitat.
Mt. Pinos larkspur *Delphinium parryi ssp. purpureum*	--	--	4.3	Sagebrush scrub, dry chaparral.	1000-2600m AH Apr-June	**Not Expected:** The site lacks suitable habitat. This species is primarily associated with higher-elevation inland habitats and is not commonly documented in the Santa Monica Mountains.
Western dichondra *Dichondra occidentalis*	--	--	4.2	Occasional and patchy in coastal sage scrub, typically under plant canopies.	<520m PH Feb-May	**Low Potential:** On-site habitats are too open
Beach spectaclepod *Dithyrea maritima*	--	T	1B.1	Seashores, coastal sand dunes.	<50m PH March-May	**Not Expected:** No suitable coastal dune habitat.
Slender-horned spineflower *Dodecahema leptoceras*	E	E	1B.1	Chaparral, cismontane woodland, coastal scrub (alluvial fans).	200-760m AH April-June	**Not Expected:** This species is a vernal pool endemic restricted to seasonally wet clay soils in Riverside and San Diego Counties, which are absent in the inland chaparral habitat at this location.

Scientific and Common Name	Status			Habitat Requirements	Elevation Range, Life Form, and Flowering Period	Potential Occurrence
	Federal	State	CNPS			
Blochman's dudleya *Dudleya blochmaniae* ssp. *blochmaniae*	-	-	1B.1	Chaparral, coastal bluff scrub, ultramafic, valley and foothill grassland with coastal influence. Open, rocky slopes, often serpentine or clay dominated.	7-550m PH April-June	**Not Expected:** No suitable rocky, serpentine or clay soils/substrates on-site, and there is no coastal influence on-site.
Agoura Hills dudleya *Dudleya cymosa ssp. agourensis*	T	--	1B.2	Rocky, volcanic. chaparral, cismontane woodland	200-500m PH May-June	**Not Expected:** Endemic to volcanic substrates: there are no volcanic soils or substrates on the site.
Marcescent dudleya *Dudleya cymosa ssp. marcescens*	T	-	1B.2	Chaparral, cismontane woodland: open rocky volcanic slopes	<460m PH May-June	**Not Expected:** Endemic to volcanic substrates: there are no volcanic soils or substrates on the site.
Santa Monica dudleya *Dudleya cymosa ssp. ovatifolia*	T	R	1B.1	Shaded, rocky volcanic outcrops and slopes.	150-500m PH April-July	**Not Expected:** Endemic to volcanic substrates: there are no volcanic soils or substrates on the site.
Many-stemmed dudleya *Dudleya multicaulis*	--	-	1B.1	Shaded, rocky volcanic outcrops and slopes.	150-500m PH April-July	**Not Expected:** Endemic to volcanic substrates: there are no volcanic soils or substrates on the site.
Conejo dudleya *Dudleya parva*	T	--	1B.2	Rocky or gravelly, clay or volcanic. Coastal scrub, valley and foothill grassland.	60-450m PH May-June	**Not Expected:** Endemic to volcanic substrates: there are no volcanic soils or substrates on the site.
Verity's dudleya *Dudleya verityi*	FT	--	1B.2	Chaparral, cismontane woodland, coastal scrub/ volcanic, rocky.	60–120m PH May–June	**Not Expected:** Endemic to volcanic substrates; there are no volcanic soils or substrates on the site.
Conejo buckwheat *Eriogonum crocatum*	--	R	1B.2	Conejo volcanic outcrops, rocky. Chaparral, Coastal scrub, valley and foothill grassland.	50-580m PH April-July	**Not Expected:** Endemic to volcanic substrates: there are no volcanic soils or substrates on the site.
San Diego button-celery *Eryngium aristulatum var. parishii*	E	E	1B.1	Coastal scrub, valley and foothill grassland, vernal pools.	20-620m A/PH April-May	**Not Expected:** This species is a vernal pool endemic restricted to seasonally wet clay soils in southern California, which are absent in the inland chaparral habitat at this site.
Suffrutescent wallflower *Erysimum suffrutescens*	--	--	4.2	Coastal bluff scrub, chaparral (maritime), coastal dunes, coastal scrub.	0-150m PH January-July	**Not Expected:** No suitable coastal habitat is present.
Santa Barbara bedstraw *Galium cliftonsmithii*	--	--	4.3	Cismontane woodland	200-1220m PH May-July	**Moderate potential:** The site occurs within this species' geographic range and contains chaparral or woodland habitat.

Scientific and Common Name	Status			Habitat Requirements	Elevation Range, Life Form, and Flowering Period	Potential Occurrence
	Federal	State	CNPS			
Vernal barley *Hordeum intercedens*	--	--	3.2	Coastal dunes, coastal scrub, Valley and foothill grassland (depressions, saline flats), vernal pools.	5-1000m AH March-June	**Not Expected:** No suitable wetland or coastal habitat is present.
Mesa horkelia *Horkelia cuneata var. puberula*	--	--	1B.1	Chaparral (maritime), cismontane woodland, coastal scrub.	70-810m PH Febuary-July (September)	**Low potential:** The site is within its coastal mountain range and chaparral habitat, but this species uncommon in the area and occurs in small, scattered populations, even within suitable habitat.
Decumbent goldenbush *Isocoma menziesii var. decumbens*	--	--	1B.1	Coastal bluff scrub, chaparral, coastal scrub, valley and foothill grassland/ rocky, often clay or serpentinite.	<600m PH May-June	**Not Expected**: Primarily a coastal species. No current records for SMM.
Southwestern spiny rush *Juncus acutus ssp. leopoldii*	--	--	4.2	Coastal dunes (mesic), coastal scrub, meadows and seeps (alkaline seeps), marshes and swamps (coastal salt).	3-900m PH (March) May- June	**Not Expected:** Required coastal salt marsh or brackish wetland habitat is absent in the inland chaparral and woodland terrain at this site.
Southern California black walnut *Juglans californica*	--	--	4.2	Hillsides and canyons, often on seeps.	30-900m T(d) Mar-May	**Present:** This distinctive tree has been found on the subject property.
Coulter's goldfields *Lasthenia glabrata ssp. coulteri*	--	--	1B.1	Marshes and swamps (coastal salt), playas, vernal pools.	1–1220m AH February–June	**Not Expected:** No suitable wetland habitat is present.
fragrant pitcher sage *Lepechinia fragrans (Greene) Epl.*	--	--	4.2	Chaparral.	20-310m S March-October	**Moderate Potential:** The site is within this species' geographic range and contains chaparral and coastal sage scrub habitat.
Ocellated Humdoldt lily *Lilium humboldtii ssp. ocellatum*	--	--	4.2	Oak canyons, chaparral, yellow-pine forest.	<1800m PH(b) May-Aug	**Not Present:** This distinctive plant has not been found on the subject property.
Davidson's bushmallow *Malacothamnus davidsonii*	--	--	1B.2	Chaparral, cismontane woodland, coastal scrub, riparian woodland.	185-1140m S June-January	**Moderate Potential:** The site is within its coastal mountain range and suitable chaparral habitat.
White-veined monardella *Monardella hypoleuca ssp. hypoleuca*	--	--	1B.1	Saline places, vernal pools or moist areas in and adjacent to riparian habitats.	<1000m AH April-May	**Not Expected:** No suitable mesic or riparian habitat is present on site.
Gerry's curly-leaved monardella *Monardella sinuata ssp. gerryi*	--	CC	1B.1	Coastal scrub.	150-245m AH April-June	**Moderate Potential:** The site is within this species' known range in the Santa Monica Mountains and may support suitable chaparral or coastal sage scrub habitat on rocky slopes and ridgelines.

Scientific and Common Name	Status			Habitat Requirements	Elevation Range, Life Form, and Flowering Period	Potential Occurrence
	Federal	State	CNPS			
California spineflower *Mucronea californica*	--	--	4.2	Chaparral, cismontane woodland, coastal dunes, coastal scrub, valley and foothill grassland.	0-1400m AH March-July (August)	**Not Expected:** This species is found in coastal dune and sandy soil primarily in Los Angeles County near the coast. Suitable sandy habitats are absent in the inland chaparral at this site.
Mud nama *Nama stenocarpa*	--	--	2B.2	Marshes and swamps (lake margins, riverbanks).	5-500m A/PH January-July	**Not Expected:** This species is a vernal pool endemic restricted to seasonally wet clay soils in southern California, which are absent in the inland chaparral habitat at this site.
Ojai navarretia *Navarretia ojaiensis*	--	--	1B.1	Grasslands, openings in chaparral and coastal scrub; on clay soils.	300-1000m AH May-July	**Not Expected:** Clay soils are not present, and none were found. This plant was found in 2008 nearby at Stunt Ranch State Park but has not been reported in the vicinity since.
Prostrate vernal pool navarretia *Navarretia prostrata*	--	--	1B.2	Coastal scrub, meadows and seeps, valley and foothill grassland (alkaline), vernal pools.	3-1210m AH April-July	**Not Expected:** This species is a vernal pool endemic restricted to seasonally wet clay soils in southern California, which are absent in the inland chaparral habitat at this site.
Chaparral nolina *Nolina cismontana*	--	--	1B.3	Dry chaparral of coastal mountains	200-1300m S(e) May-July	**Not Expected:** suitable substrates are present; however, this distinctive plant was not found.
California Orcutt grass *Orcuttia californica*	E	E	1B.1	Vernal pools.	15–660m AH April–August	**Not Expected:** No suitable vernal pool habitat is present.
Sonoran maiden fern Pelazoneuron puberulum var. sonorense	--	--	2B.2	Meadows and seeps (seeps and streams)	50–610m PH (r) January–September	**Moderate Potential:** Mesic conditions and ephemeral stream habitats are present on site.
Lyon's pentachaeta *Pentachaeta lyonii*	--	--	1B.1	Grasslands and openings in chaparral of coastal mtns with heavy and/or clay soils.	200-1300m PH April-July	**Not Expected:** Soils on-site are not clay rich; limited suitable habitat is present.
South coast branching phacelia Phacelia ramosissima var. austrolitoralis	--	--	3.2	Chaparral, coastal dunes, coastal scrub, marshes and swamps (coastal salt).	5-300m PH March-August	**Not Expected:** This species is found in coastal dune habitat and sandy soils. Suitable sandy habitats are absent in the inland chaparral at this site.
Brand's star phacelia *Phacelia stellaris*	--	--	1B.1	Coastal dunes, coastal scrub.	1-400m AH March-June	**Not Expected:** No suitable coastal habitat is present.

Scientific and Common Name	Status			Habitat Requirements	Elevation Range, Life Form, and Flowering Period	Potential Occurrence
	Federal	State	CNPS			
Chaparral pea *Pickeringia montana Nutt.* var. *montana*	--	--	Not listed	Chaparral, sandstone outcrops.	0-1520m S May-August	**Moderate Potential:** The site is within this species' coastal mountain range and suitable chaparral habitat is present on site.
Ballona cinquefoil *Potentilla multijuga*	--	--	1A	Meadows and seeps (brackish).	0-2m PH June-August	**Not Expected:** This species is a vernal pool endemic restricted to seasonally wet clay soils in southern California, which are absent in the inland chaparral habitat at this site.
White rabbit-tobacco *Pseudognaphalium leucocephalum*	--	--	2B.2	Chaparral, cismontane woodland, coastal scrub, riparian woodland.	0-2100m PH July-December	**High Potential:** Relatively widespread native species in the Santa Monica Mountains and commonly occurs in chaparral, coastal sage scrub, and disturbed habitats found in the area.
Fish's milkwort *Rhinotropis cornuta var. fishiae*	--	--	4.3	Chaparral, cismontane woodland, riparian woodland.	100-1000m S May-August	**Not Expected:** This species is a vernal pool endemic restricted to seasonally wet clay soils in southern California, which are absent in the inland chaparral habitat at this site.
Coulter's matilija poppy *Romneya coulteri*	--	--	4.2	Chaparral, coastal scrub.	20-1200m PH March-July (August)	**Moderate Potential:** The site is within this species' coastal mountain range and suitable chaparral habitat is present on site.
Sanford's arrowhead *Sagittaria sanfordii*	--	--	1B.2	Marshes and swamps (shallow freshwater).	0-650m PH May-November	**Not Expected:** No suitable wetland habitat is present.
Chaparral ragwort *Senecio aphanactis*	--	--	2B.2	Dry rocky open areas; alkaline flats	10–550m AH January–April	**Not Expected:** Soils on-site are not alkaline. Last reported from the Thousand Oaks area in 2003.
Salt spring checkerbloom *Sidalcea neomexicana*	E	E	1B1	Alkaline springs & marshes	<1500m PH March-June	**Low Potential:** Aquatic habitat is present; however, it is not alkaline.
Western bristly scaleseed *Spermolepis lateriflora*	--	--	2A	Sonoran Desert scrub.	365-670m AH March-April	**Low Potential:** Uncommon native annual known from Southern California that may occur in open, sandy, or disturbed microsites that can be present along roadsides and chaparral openings in the Santa Monica Mountains.

Scientific and Common Name	Status			Habitat Requirements	Elevation Range, Life Form, and Flowering Period	Potential Occurrence
	Federal	State	CNPS			
California seablite *Suaeda californica*	E	--	1B.1	Margins of coastal salt marsh.	<5m S July-October	**Not Expected:** No suitable coastal salt marsh habitat is present.
Woolly seablite *Suaeda taxifolia*	--	--	4.2	Coastal bluff scrub, coastal dunes, marshes and swamps (coastal margins).	0-5m S January-December	**Not Expected:** No suitable wetland or coastal habitat is present.
Greata's aster *Symphyotrichum greatae*	--	--	1B.3	Broadleafed upland forest, chaparral, cismontane woodland, lower montane coniferous forest, riparian woodland.	300-2010m PH June-October	**Not Expected:** This species is a vernal pool endemic restricted to seasonally wet clay soils in southern California, which are absent in the inland chaparral habitat at this site.
California screw moss *Tortula californica*	--	--	1B.2	Chenopod scrub, valley and foothill grassland.	10-1460m moss	**Low Potential:** No suitable habitat on-site.

[1] January 2026 CNDDB Query for: Malibu Beach; Topanga; Canoga Park; Calabasas; Van Nuys; Beverly Hills USGS Quadrangles

STATUS KEY:

Federal

E: Federally Endangered

T: Federally Threatened Species

C: Federal Candidate Species

SC: Species of Concern: An informal term that refers to species considered to be in need of concentrated conservation actions.

State

E: State Endangered

R: State Rare

CNPS California rare plant ranks

1A: Plants presumed extirpated in California and either rare or extinct elsewhere.

1B: Plants rare, threatened, or endangered in California and elsewhere.

2A: Plants presumed extirpated in California, but common elsewhere.

2B: Plants rare, threatened, or endangered in California, but more common elsewhere.

3: Plants about which more information is needed – a review list

4: Plants of limited distribution – a watch list.

Threat Ranks

0.1: Seriously threatened in California (over 80% occurrences threatened/high degree and immediacy of threat

0.2: Moderately threatened in California (20-80% occurrences threatened/moderate degree and immediacy of threat.

LIFE FORM KEY:

AH:	Annual Herb	(b):	bulb
AG:	Annual Grass	(d):	deciduous
PG:	Perennial Grass	(e):	evergreen
PH:	Perennial Herb	(p):	parasitic
PC:	Perennial Cactus	(r):	rhizomatous
S:	Shrub	(s):	stoloniferous
Ss:	Subshrub		
T:	Tree		
*	No flowering period identified		

0.3:	Not very threatened in California (less than 20% of occurrences threatened/ low degree and immediacy of threat or no current threats known.

APPENDIX E

Special-Status Wildlife Recorded from the Project Vicinity

Special-Status Wildlife Species Recorded from the 21955 Saddle Peak Road Vicinity[1]

Common Name *Scientific Name*	Status Federal	Status State	Habitat Requirements	Occurrence Potential[1]
Crotch's bumble bee *Bombus crotchii*	--	SC	Open and semi-open habitats in California, including grasslands, coastal sage scrub, chaparral, oak woodland edges, and agricultural margins. It requires areas with diverse, abundant flowering plants that bloom from early spring through late summer for continuous nectar and pollen resources.	**Low Potential:** Suitable open scrub and grassland habitat is limited. Nearest CNDDB occurrence is ~8–10 miles northeast of the project area and from 1936.
American bumble bee *Bombus pensylvanicus*	--	SC	Farmlands and open fields, where it tends to nest below the grass or underground.	**Low Potential:** Suitable farmlands and open fields are not present on site.
Belkin's dune tabanid fly *Brennania belkini*	--	sa	Primarily found in coastal dune ecosystems in southern California and parts of northern Mexico.	**Not Expected:** No suitable coastal dune habitat is present. on site.
Vernal Pool Fairy Shrimp *Branchinecta lynchi*	FT	sa	Seasonal freshwater vernal pools and vernal pool complexes.	**Not Expected:** No vernal pools are present on site.
Monarch butterfly (wintering sites) *Danaus plexippus*	PT	sa	Winter roost sites located in wind-protected tree groves (gum trees, Monterey pine, and cypress trees), with nectar and water sources nearby.	**Not Expected:** No wintering habitat is present.
Busck's gallmoth *Eugnosta busckana*	--	sa	Coastal dune and coastal sage scrub habitats	**Low Potential:** This site lacks the host plant *Encelia californica*.
El Segundo Blue Butterfly *Euphilotes battoides allyni*	FE	sa	Coastal dune ecosystems with essential host plant coastal buckwheat (*Eriogonum parvifolium*).	**Not Expected:** No suitable coastal habitat is present. Coastal buckwheat is not present on site.
Western ridged mussel *Gonidea angulata*	--	sa	Cold freshwater creeks and streams, preferring areas with constant water flow and well-oxygenated stable substrates. They are rarely found in waters that are continuously turbid.	**Not Expected:** Aquatic habitat is present but appears to be ephemeral, which does not provide suitable habitat for this aquatic mussel.
Palos Verdes blue butterfly *Glaucopsyche lygdamus palosverdesensis*	FE	--	Coastal sage scrub, needs deerweed and to feed as caterpillars.	**Moderate Potential:** Suitable coastal sage scrub with deerweed is present on site.
El Segundo flower-loving fly *Rhaphiomidas terminatus terminatus*	--	sa	Coastal dune ecosystems in Southern California.	**Not Expected:** No suitable coastal dune habitat is present on site.
Santa Monica grasshopper *Trimerotropis occidentiloides*	--	sa	Disturbed areas adjacent to chaparral, bare hillsides. Endemic to the Santa Monica Mountains.	**Low Potential:** Suitable habitat is present in the property's disturbed areas, although there is very little chaparral habitat on or near the site. Even if found on-site, this species has no legal protection.
Santa Monica shieldback katydid *Aglaothorax longipennis*	--	sa	Occurs in dense riparian thickets.	**Not Expected:** Riparian habitat not present.

Common Name *Scientific Name*	Status Federal	Status State	Habitat Requirements	Occurrence Potential[1]
Gertsch's socalchemmis spider *Socalchemmis gertschi*	--	sa	Not much is known about this nocturnal hunting spider.	**Low Potential:** Known from only two locations in Los Angeles County (Topanga Canyon and Brentwood. Even if found on-site, this species has no legal protection.
Riverside Fairy Shrimp *Streptocephalus woottoni*	FE	sa	Seasonal freshwater vernal pools and vernal pool complexes.	**Not Expected:** No vernal pools are present on site.
Southwestern pond turtle *Actinemys pallida*	--	SSC	Streams, ponds, freshwater marshes and lakes with aquatic vegetation and logs or rocks for basking.	**Not Expected:** No permanent water sources occur on or near the property; no suitable habitat is present.
Northern California legless lizard *Anniella pulchra*	--	SSC	Often found in sand dunes along the coast. They prefer sandy streams or riverbanks and can be located under logs or leaf litter, where they find moisture and insects to eat.	**Low Potential:** Loose mesic soils are not present on-site.
Silvery legless lizard *Anniella pulchra ssp. pulchra*	--	SSC	Chaparral, coastal dunes, coastal scrub. Endemic to lose, mesic soils	**Low Potential:** Loose mesic soils are not present on-site.
Southern California legless lizard *Anniella stebbinsi*	--	SSC	Coastal dunes, valley-foothills, Chaparral and coastal scrub types. Commonly seen in sandy or loose organic soils and areas with leaf litter.	**Low Potential:** Loose mesic soils are not present on-site.
Coast horned lizard *Phrynosoma blainvillii*	--	SSC	Relatively open grasslands, scrublands, and woodlands with fine, loose soil where native harvester ants (primary prey) occur.	**Not Expected:** Fine, loose soils are not present on the site, and no native ants were observed.
San Diegan [coastal] whiptail *Aspidoscelis tigris stejnegeri*	--	SSC	Open areas in semiarid grasslands, scrublands, and woodlands.	**High Potential:** Canopy openings are present, particularly in the central portion of the site, providing suitable habitat for this species.
San Bernardino ringneck snake *Diadophis punctatus modestus*	--	sa	Woodlands, grassland, chaparral, and scrub habitats, often found in mesic areas under rocks, logs, and debris.	**Moderate Potential:** Moist microhabitats are present on the site, and hydrophilic plant species have been documented. Additionally, chaparral vegetation and rocky hillside habitats, which are characteristic of areas frequented by this species, occur on the site.
Western Spadefoot *Spea hammondii*	PT	SSC	Grasslands, scrub, chaparral, coastal sage scrub, and open woodlands with sandy or loose soils suitable for burrowing and require shallow, temporary rain-filled pools or other ephemeral ponded water that persists long enough (typically several weeks) for eggs and tadpoles to develop.	**Moderate Potential:** Moist soils, leaf litter, and a small ephemeral drainage are present on site that could provide suitable foraging habitat for this species and dispersal conditions during wet periods.
California red-legged frog *Rana draytonii*	FT	SSC	Permanent water sources such as ponds, lakes, reservoirs, and perennial steams.	**Not Expected:** No permanent water sources occur on or near the property; no suitable habitat is present.

Common Name *Scientific Name*	Status Federal	Status State	Habitat Requirements	Occurrence Potential[1]
Two-striped garter snake *Thamnophis hammondii*	--	SSC	Perennial and intermittent streams with dense riparian vegetation.	**Not Expected:** Aquatic habitat is present but appears to be ephemeral, which does not provide suitable habitat for this highly aquatic snake.
South coast gartersnake *Thamnophis sirtalis*	--	SSC	Freshwater and near-freshwater wetlands, including marshes, ponds, Slow-moving streams, creeks, and edges of lagoons and reservoirs.	**Not Expected:** Aquatic habitat is present but appears to be ephemeral, which does not provide suitable habitat for this highly aquatic snake.
Cooper's hawk *Accipiter cooperii*	--	WL (nesting)	Cismontane woodland: riparian forest & woodland: upper montane coniferous forest.	**Moderate Potential:** Bay woodland in the northern portion of the property may constitute potentially suitable nesting habitat for Cooper's Hawk.
Oak titmouse *Baeolophus inornatus*	--	sa	Primarily associated with oaks. Occurs in montane hardwood-conifer, montane hardwood, blue, valley, and coastal oak woodlands.	**Present:** Oak trees provide marginally suitable habitat for this species, which was heard within the canopy of an oak tree.
Southern California rufous-crowned sparrow *Aimophila ruficeps canescens*	--	SSC	Resident species of chaparral & coastal sage scrub. **Note:** This subspecies is not recognized by Calfornia Bird Records Committee (30 June 2020 update: www.californiabirds.org/checklist.asp).	**Moderate Potential:** Some suitable habitat is present and this *species* (not subspecies) is known to occur in the vicinity.
Golden eagle (nesting & wintering) *Aquila chrysaetos*	--	CFP	Requires cliffs or rocky ledges for nesting though will occasionally nest in trees, on the ground or in human-made structures.	**Low Potential:** No suitable cliffs or rocky ledges for nesting present on site. Species may forage in the area. Most sightings on eBird are spring-fall, with a few Dec-Mar sightings.
Burrowing owl *Athene cunicularia*	--	SSC, SC	Grasslands and open scrub.	**Not Expected:** No suitable burrows present.
Marbled Murrelet *Brachyramphus marmoratus*	FT	SE	Requires both marine foraging habitat and terrestrial nesting habitat. This species typically occurs within ~30 miles of the coast. Most nesting occurs in redwood forests, douglas-fir forests, and mixed evergreen forests. Large-diameter trees with a complex canopy structure is required of this species.	**Not Expected:** The site is further inland of documented inland occurrence distances and lacks suitable old-growth nesting forest adjacent to marine foraging habitat.
Turkey vulture *Cathartes aura*	--	LAA	Breeds in only the most remote portions of the San Gabriel and northwestern county mountains, with perhaps one pair remaining in the Santa Monica Mountains.	**Present:** Breeding habitat for this species is not present on-site; however, the species was observed overhead during the site survey.
Yellow-billed Cuckoo *Coccyzus americanus*	FT	SE	Riparian obligates that require large, contiguous stands of dense riparian forest, especially willow (*Salix* spp.)–cottonwood (*Populus* spp.) woodlands along low-gradient rivers and streams with abundant canopy and understory vegetation.	**Not Expected:** The site lacks large, dense riparian forest and adjacent perennial water sources suitable for nesting and foraging.

Common Name *Scientific Name*	Status Federal	Status State	Habitat Requirements	Occurrence Potential[1]
Western Snowy Plover *Charadrius nivosus nivosus*	FT	SSC	Coastal shorebirds that occur primarily on sandy beaches, dunes, estuarine flats, and similar open sandy shoreline habitats near the Pacific Ocean and, less commonly, on inland alkali flats or levees but always in association with open sandy ground and water margins.	**Not Expected:** No sandy coastal or inland shoreline habitat is present on the site,
Southwestern Willow Flycatcher *Empidonax traillii extimus*	FE	SE	Dense, native riparian woodlands dominated by willows and associated species along perennial or seasonally flowing watercourses with saturated soils and adjacent open water, providing structure for nesting and abundant insects for foraging.	**Not Expected:** The site does not contain extensive riparian wetland habitat with the dense willow/cottonwood structure required for breeding and foraging,
American peregrine falcon (nesting) *Falco peregrinus anatum*	Delisted	Delisted	Nests near wetlands, lakes, rivers or other waters on high cliffs.	**Not Expected:** No aquatic or cliff habitat is present on or near the site.
California condor *Gymnogyps californianus*	FE	SE	Expansive, undeveloped landscapes with open areas such as grasslands and oak savanna for foraging, large trees or rocky cliffs for roosting and sheltered ledges or cavities for nesting, and sufficient thermal conditions to support soaring flight across rugged terrain.	**Not Expected:** The site is outside the core nesting and regular foraging range documented for wild condors in southern California, and suitable large cliff nesting and extensive foraging habitats are not present.
Short-tailed Albatross *Phoebastria (=Diomedea) albatrus*	FE	sa	Remote, windswept offshore islands. This species spends most of their life soaring over open ocean waters—especially continental shelf and upwelling areas—feeding primarily on surface.	**Not Expected:** The site does not provide marine pelagic habitat.
California gnatcatcher *Polioptila californica*	FT	SSC	Coastal sage scrub in areas of flat or gently sloping terrain.	**Not Expected:** This species does not occur in this area of the Santa Monica Mountains and suitable habitat is lacking.
Bank swallow *Riparia riparia*	--	CT	Requires vertical banks/cliffs with fine textured/sandy soils along rivers, lakes, ocean for colonial nests.	**Not Expected:** No suitable cliff or aquatic habitat is present.
California least tern *Sternula antillarum browni*	FE	SE	Open, sparsely vegetated sandy or gravelly beaches, estuary margins, river mouths, or coastal embayment's for colonial nesting and nearshore shallow marine and estuarine waters within a few miles of the coast for foraging on small fish.	**Not Expected:** The site does not contain coastal shoreline, estuarine, or suitable sandy nesting/foraging habitat,
Least Bell's vireo *Vireo belli pusillus*	FE	CE	Summer resident of Southern California in low riparian habitat near water.	**Not Expected:** No suitable riparian habitat is present.
Pallid bat *Antrozous pallidus*	--	SSC	Arid habitats, including grasslands, shrub lands, woodlands, and forests: prefers rocky outcrops, cliffs, and crevices with access to open habitats for foraging.	**Low Potential:** Species may forage in the area, but no suitable roosting habitat present on site.

Common Name *Scientific Name*	Status Federal	Status State	Habitat Requirements	Occurrence Potential[1]
Spotted bat *Euderma maculata*	--	SSC	Deserts, scrublands, chaparral, and coniferous woodlands. Roosts in rock crevices, occasionally caves or buildings.	**Low Potential:** Species is rare in area, and there is no roosting habitat on-site.
Western mastiff bat *Eumops perotis* ssp. *californicus*	--	SSC	Primarily arid lowlands and coastal basins with rugged, rocky terrain, along with suitable crevices for day-roosts. Requires high cliff faces, trees, buildings for sufficient vertical drop.	**Not Expected:** No suitable habitat is present on site. Species may forage in the area infrequently.
Western red bat *Lasiurus blossevillii*	--	SSC	Strongly associated with riparian habitats; known to roost in orchards.	**Not Expected:** No suitable habitat present on site.
Hoary bat *Lasiurus cinereus*	--	sa	Thought to prefer trees at the edge of clearings, but have been found in trees in heavy forests, open wooded glades, and shade trees along urban streets and in city parks.	**Not Expected:** May occur as periodic forager, but no suitable roosting habitat present on site.
California leaf-nosed bat *Macrotus californicus*	--	SSC	Desert riparian, desert wash, desert scrub, desert succulent scrub, alkali desert scrub, and palm oasis. Roosts in caves and mines.	**Not Expected;** No suitable desert habitat present.
South coast marsh vole *Microtus californicus stephensi*	--	SSC	Coastal marshes and freshwater wetlands.	**Low Potential:** The site does not contain suitable freshwater marsh and wetland habitats.
Western small-footed myotis *Myotis ciliolabrum*	--	sa	Arid wooded and brushy uplands near water from sea level to at least 9,000 ft. Prefers open stands in forests, woodlands & brush. Uses streams, ponds etc. for feeding & drinking. Roosts in caves, mines, occasionally under bridges or bark.	**Not Expected;** No suitable aquatic or stream habitat present.
Yuma myotis *Myotis yumanensis*	--	sa	Found in a variety of habitats; optimal habitats are open forests and woodlands with sources of water over within to feed. Roosts in buildings, caves, old swallow nests, mines, under bridges.	**Not Expected;** No suitable habitat with sources of water present.
San Diego desert woodrat *Neotoma lepida intermedia*	--	SSC	Dry, arid regions with rock oucrops in sparce chaparral and coastal sage scrub; often nests in rocky crevices.	**Moderate:** Woodrat middens were observed; The project site may provide suitable nesting habitat for this subspecies.
American badger *Taxidea taxus*	--	SSC	Drier open stages of shrub, forest, and herbaceous habitats with friable soils.	**Not Expected:** No suitable open habitats or friable soils are present and no burrows observed.
Mountain Lion *Puma concolor*	--	SC	Preferred habitats typically includes chaparral, oak woodland, forest, riparian corridors, and rugged terrain, which offer stalking cover and denning opportunities.	**Expected:** Suitable habitat is present.

[1] January 2026 CNDDB Query for: Malibu Beach; Topanga; Canoga Park; Calabasas; Van Nuys; and Beverly Hills USGS Quadrangles

KEY: (nesting) = For most taxa the CNDDB is interested in sightings for the presence of resident populations. For some species (primarily birds), the CNDDB only tracks certain parts of the species range or life history (e.g., nesting locations). The area or life stage is indicated in parenthesis after the common name.

Common Name *Scientific Name*	Status Federal	 State	Habitat Requirements	Occurrence Potential[1]

Status:
Federal -- U.S. Fish and Wildlife Service
FT: Federally Threatened
PT: Proposed Threatened

Other – Los Angeles County

LAA: Los Angeles Audubon list of Los Angeles County's Sensitive Bird Species

State: California Department of Fish and Game
WL: Watch list
CFP: California Fully Protected
SSC: California Species of Special Concern
sa: California Special Animal - species included on the CDFG's Special Animals list with no official federal or state status, and no legal protection.
SC: State candidate for listing as endangered or threatened
SE: State Endangered

APPENDIX F

Qualifications

JACQUELINE BOWLAND WORDEN, B.A., NATURAL RESOURCES
LEAD BIOLOGIST/PROJECT MANAGER

Ms. Worden is a Lead Biologist and Project Manager for the Natural Resources group with over 40 years of experience in southern and central California. She is a practiced manager of multi-disciplinary teams, with experience in the field as well as with report preparation, peer review, and public presentations. Along with her expertise in terrestrial flora and fauna and in restoration ecology, she is adept at tracking project status and budgets, keeping the project team on time and on budget. She works well with clients, agency personnel, and the project team, facilitating smooth project completion. She is skilled at preparing and presenting CEQA/NEPA-compliant documentation, including EIR/EISs, Initial Studies, and Mitigated Negative Declarations. Ms. Worden has written and implemented numerous mitigation compliance and monitoring programs, including worker environmental awareness programs (WEAPs). She has extensive experience in restoration planning, implementation, and long-term monitoring/reporting.

YEARS OF EXPERIENCE

40

EXPERTISE

Habitat restoration

Native plant revegetation

Biological assessments

Special-status species surveys

CEQA/NEPA compliance

Mitigation and construction monitoring

Invasive Plant Eradication Programs

EDUCATION

B.A., Biology and Environmental Studies; University of California, Santa Barbara; 1978

REGISTRATIONS / CERTIFICATIONS

California Rapid Assessment Method (CRAM), California; wetlands and riparian ecosystems

Certified California Native Plant

SELECTED PROJECT EXPERIENCE

Biological Assessments: Numerous projects in the Los Angeles County Coastal Zone and non-coastal areas. SWCA prepared Biological Assessments (BAs) for projects located in unincorporated Los Angeles County. For Coastal Zone projects, each BA was prepared per the specific content requirements of the Los Angeles County Department of Regional Planning in accordance with the county's 2014 Local Implementation Plan of the Local Coastal Plan. Work included presentations to the Environmental Review Board. *Role: Project Manager & Lead Biologist.*

Holy Cross Cemetery Expansion Technical Studies; Private Client, Culver City area, Los Angeles County, California. SWCA completed biological, cultural, and paleontological resource assessments and an aquatic (wetlands) delineation for a proposed expansion area totaling about 16 acres. The contents of the resultant reports were structured to support environmental analysis under the California Environmental Quality Act (CEQA), addressing CEQA Appendix G thresholds and providing recommendations to avoid or minimize potential conflicts. *Role: Project manager; Lead Biologist for biological report.*

Crossroads at Golden Valley BA; Private Client; City of Santa Clarita, Los Angeles County, California. Multi-season and multi-year biological and aquatic resource field surveys including special-status flora and fauna and habitat mapping and wetland delineation. CEQA-level biological assessment reporting. *Role: Project Manager and Senior Biologist.*

Lancaster Rezoning Development Project Cultural and Biological Resource Services; Private Client; City of Lancaster, Los Angeles County, California. SWCA completed cultural and biological assessments for the 21-lot subdivision on a 22-acre vacant property in the Antelope Valley, about two-miles north of Palmdale Regional Airport. Biological issue areas included special-status flora, fauna, and vegetation communities potentially impacted by the proposed development. The potential occurrence of burrowing owls and Mohave ground squirrels were a particular focus of the biological study. SWCA's cultural resources team completed a records search and intensive archaeological pedestrian field survey. *Role: Lead Biologist.*

Southern California Edison Company Biology Environmental Analysis, Multiple Counties, California. Under an on-call contract, SWCA provides environmental compliance and management support for thousands of operations and maintenance projects across SCE's transmission and distribution systems and generation facilities in Los Angeles, Kern, San Bernardino, Riverside, Santa Barbara, Mono, and Inyo Tulare counties. *Role: Environmental Specialist. Conducted desktop analysis for projects on public lands (BLM, U.S. Forest Service) and completed numerous biological reviews and drafted desktop assessment reports.*

City of Chino Hills General Plan Update Technical Studies and EIR Support; EcoTierra; Chino Hills, San Bernardino County, California. SWCA prepared biological, archaeological and paleontological technical studies for the city's General Plan Update. This work entailed detailed analysis of current desktop data and aerial photography along with focused field surveys used to update the 2015 General Plan. *Role: Lead Biologist for biological report.*

City of Corona General Plan Interim Technical Update and Environmental Analysis; PlaceWorks; Corona, Riverside County, California. SWCA provided multidisciplinary support for this General Plan technical update and environmental analysis. The update did not substantially alter the outcomes of the visioning process that founded the 2004 update, but rather ensured that all technical data and policies remain current, relevant, and effective to ensure that the document successfully guides decisions and activities carried out by the City's decision makers and city staff. *Role: Project Manager. Biological background report in support of the city's General Plan update.*