BIOLOGICAL ASSESSMENT
24970 BOB BATCHELOR ROAD
SANTA MONICA MOUNTAINS
LOS ANGELES COUNTY, CALIFORNIA

2025-006609 / RPPL2025005347

APN 4455-020-031

Prepared for:

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24970 Bob Batchelor Road
Calabasas, CA 91302

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Revised February 2026

Project No. 2502-4061

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*Digital copies of biological assessments must be provided to DRP as .pdf for final version, including georeferenced files of vegetative data and sensitive species occurrences.

1.0 PROJECT DESCRIPTION

1.1 STUDY PURPOSE

The purpose of this Biological Assessment (BA) is to provide biological information pursuant to Section 22.44.1870 of Los Angeles County's Santa Monica Mountains Local Implementation Plan (LIP).

1.2 REPORT HISTORY

This BA was submitted to the Los Angeles County Department of Regional Planning (DRP) in November 2025, and was revised in February 2026 in response to comments provided by DRP dated January 26, 2026.

1.3 PROJECT LOCATION

The proposed grading area is located at 24970 Bob Batchelor Road (APN 4455-020-031) in the eastern Santa Monica Mountains within the Cold Creek watershed (see Figure 1). For the purposes of this BA, the assessment area is defined as the proposed grading area with a 200-foot buffer. The assessment area is located approximately 0.4 miles southwest of the Mulholland Highway/Stunt Road intersection.

1.4 SITE HISTORY

Based on review of historic aerial photographs, the residence was constructed on the parcel in the early 1980's. The existing horse corral and adjacent areas on the parcel (including the proposed grading area) have been maintained cleared of vegetation since about that time, presumably as horse pasture and corrals.

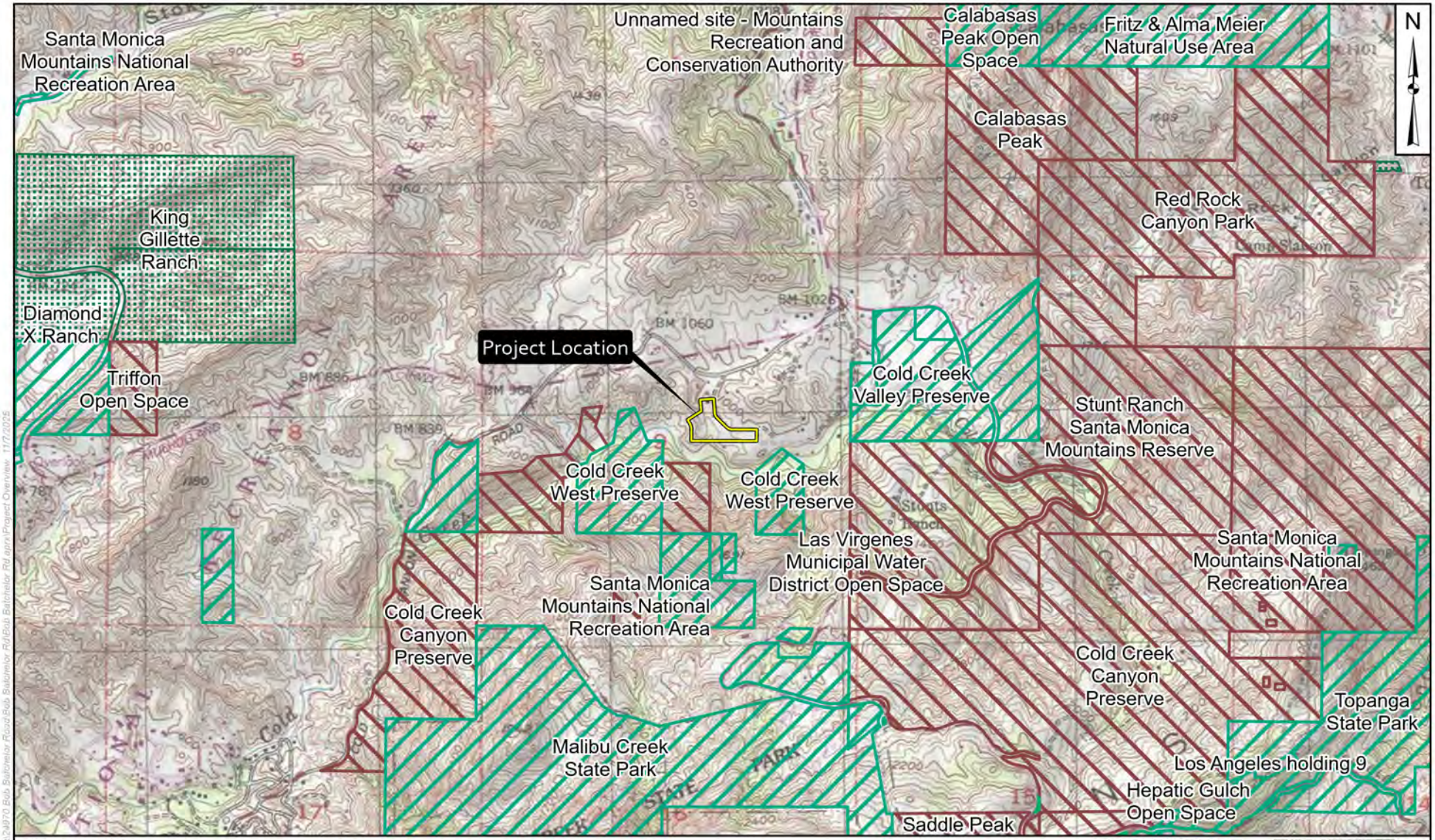
1.5 SITE DESCRIPTION

The affected parcel has been zoned as R-C-40 (Rural-Coastal, one dwelling unit per 40 acres). The elevation of the assessment area varies from about 945 feet in the southern portion (on the adjacent parcels (APNs 4455-021-063 and -064) to about 1,020 feet in the northeastern portion. A drainage swale is located just west of the assessment area and drains to Cold Creek approximately 150 feet to the southwest of the assessment area. Site photographs are provided as Figure 5.

1.6 PROPOSED PROJECT

The proposed project is comprised of grading a 0.4-acre horse arena to address erosion issues. At the time of the October 22, 2025 field survey, the subject horse arena was covered with a felt-like material to reduce erosion.

Project name	24970 Bob Batchelor Road, Calabasas, CA 91302
Project no.	2025-006609 / RPPL2025005347
Parcel nos.	4455-020-031
Total parcel area	6.49 acres
Property owner/applicant	Steven Phillips 24970 Bob Batchelor Road Calabasas, CA 91302



LEGEND:

- Local Park
- Regional Open Space
- Natural Area
- Project Parcel Boundary

MAP EXTENT:

Source: Esri Online USGS Topo Quad Basemap, County of Los Angeles
Coordinate System:NAD 1983 StatePlane California V FIPS 0405 Feet
Notes: This map was created for informational and display purposes only.

0 1,000 2,000
FEET

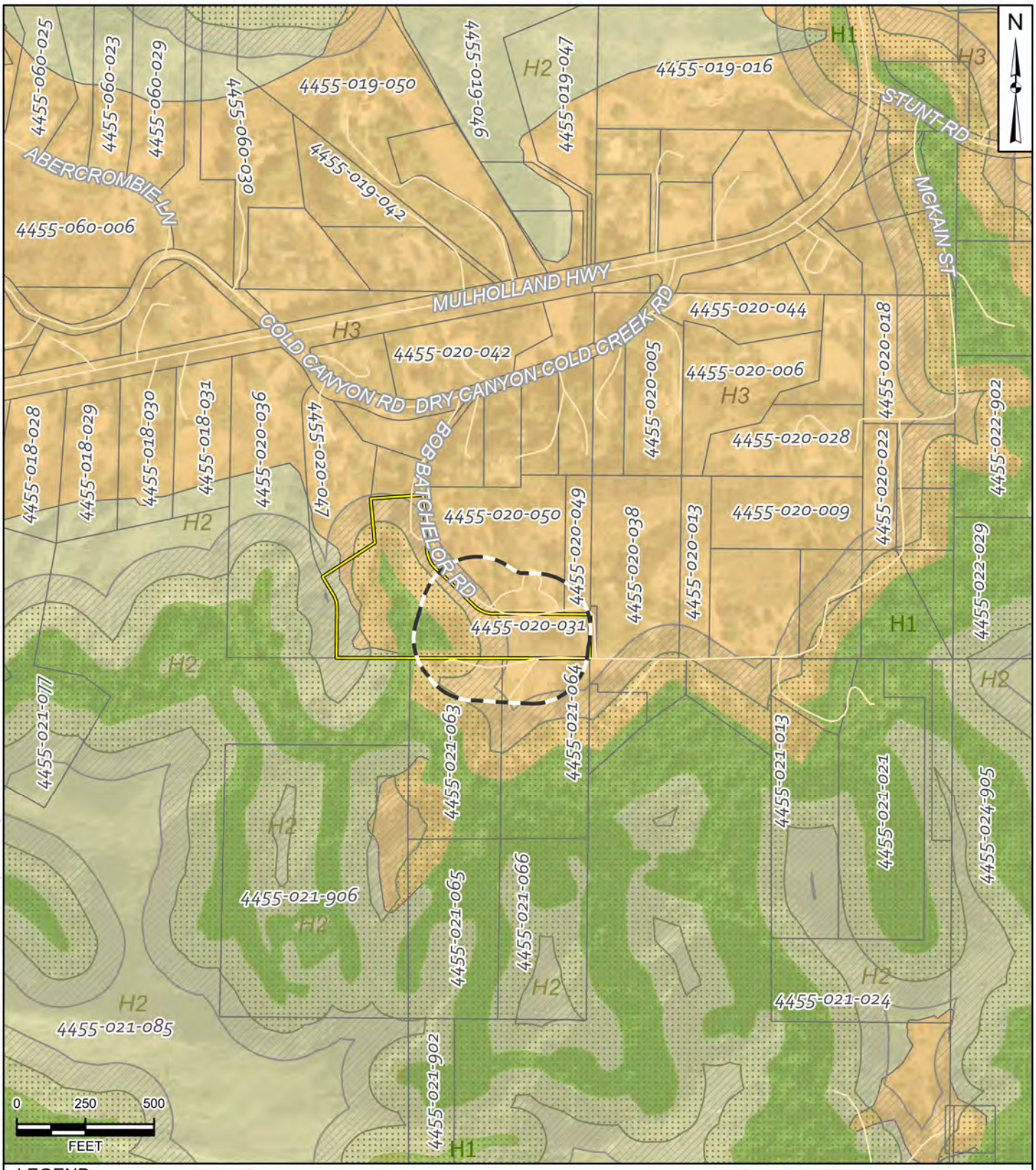
padre associates
ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

PROJECT NAME:	24970 BOB BATCHELOR RD BIOLOGICAL ASSESSMENT LOS ANGELES COUNTY, CA
PROJECT NUMBER:	2502-4061
DATE:	November 2025

PROJECT OVERVIEW MAP

FIGURE 1

J:\GIS Projects\GIS Maps\GIS Data\Project Specific\2502 Bob Batchelor Road\Bob Batchelor Rd.aprx\Project Overview 11/7/2025



LEGEND:

- Project Parcel Boundary
- 200-foot Assessment Area
- Parcel Boundary

Significant Environmental Resource Area

- H1 Habitat 100-Foot Buffer
- H1 Habitat Quiet Zone

- H1 Habitat
- H3 Habitat
- H2 Habitat

MAP EXTENT:

Source: Esri Online Imagery Basemap, County of Los Angeles
Coordinate System:NAD 1983 StatePlane California V FIPS 0405 Feet
Notes: This map was created for informational and display purposes only.

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PROJECT NAME:		
24970 BOB BATCHELOR RD BIOLOGICAL ASSESSMENT LOS ANGELES COUNTY, CA		
PROJECT NUMBER: 2502-4061	DATE: November 2025	

SENSITIVE ENVIRONMENTAL RESOURCE AREA MAP

FIGURE 2

Z:\GIS Projects\GIS Maps\GIS Data\Project Specific\24970 Bob Batchelor Road\Bob Batchelor Rd\Figs\SERA Map 11/7/2025

LEGEND:

- Project Parcel Boundary
- Proposed Grading Limits
- 200-foot Assessment Area
- 200-foot Fuel Modification Zone
- Parcel Boundary
- Existing Structure
- Drainage Swale
- Photograph Location (See Figure 5)

Vegetation Types

- D - Disturbed (horse corrals, other recently disturbed areas)
- DV - Developed (structures, roadways, landscaping)
- EC - Eucalyptus groves
- QA - Coast live oak woodland
- QB - Scrub oak chaparral

MAP EXTENT:

0 50 100
FEET

Source: Esri Online Imagery Basemap, Pacific Coast Civil 2025
Coordinate System:NAD 1983 StatePlane California V FIPS 0405 Feet
Notes: This map was created for informational and display purposes only.

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PROJECT NAME: 24970 BOB BATCHELOR RD
BIOLOGICAL ASSESSMENT
LOS ANGELES COUNTY, CA

PROJECT NUMBER: 2502-4061

DATE: November 2025

VEGETATION MAP

FIGURE 3

Z:\GIS Projects\GIS Maps\GIS Data\Project Specific\24970 Bob Batchelor Road\Bob Batchelor Rd\Bob Batchelor Rd.aprx\Vegetation Map_11/11/2025

LEGEND:

- Protected Tree Location
- Protected Tree Canopy
- Protected Zone
- Project Parcel Boundary
- Proposed Grading Limits
- 200-foot Assessment Area
- Parcel Boundary
- Existing Structure

MAP EXTENT:

0 50 100
FEET

Source: Esri Online Imagery Basemap, Pacific Coast Civil 2025
Coordinate System:NAD 1983 StatePlane California V FIPS 0405 Feet
Notes: This map was created for informational and display purposes only.

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PROJECT NAME: 24970 BOB BATCHELOR RD
BIOLOGICAL ASSESSMENT
LOS ANGELES COUNTY, CA

PROJECT NUMBER: 2502-4061

DATE: November 2025

PROTECTED TREE MAP

FIGURE 4

Z:\GIS Projects\GIS Maps\GIS Data\Project Specific\24970 Bob Batchelor Road\Bob Batchelor Rd\mxd\Protected Tree Map_11/7/2025

a. Proposed grading area (arena in background)

b. Proposed grading area (arena to left), western corral (background)

c. Western portion of assessment area with off-site oak woodland

d. Proposed grading area (left), adjacent Bob Batchelor Road

SITE PHOTOGRAPHS
FIGURE 5

2.0 BIOLOGICAL SETTING

2.1 SUMMARY OF BIOLOGICAL FIELD SURVEYS

A botanical survey, wildlife survey and vegetation mapping were conducted within the assessment area on October 22, 2025. An oak and native tree survey was conducted on November 6, 2025. Note that much of the assessment area is located on surrounding parcels (APNs 4455-021-063, -064 and 4455-020-065), without legal access. Therefore, field work in these areas was limited to binocular observation and aerial photograph interpretation.

Mr. Ingamells has earned a B.S. and M.A. in Biology and has over 34 years of local experience as a professional biologist. He has been approved by DRP to prepare biological reports for review by the Significant Ecological Area Technical Advisory Committee and the County's Environmental Review Board.

2.2 GEOLOGY AND SOILS

The assessment area is underlain by Conejo Volcanics composed of basaltic breccia (Dibblee, 1993). Soils of the assessment area have been mapped as Cotharin-Talepop-Urban Land complex (0-50 percent slopes) with Sapwi loam (30-75 percent slopes) in the southwestern corner.

2.3 DRAINAGE FEATURES

A drainage swale is located immediately west of the assessment area and drains to Cold Creek approximately 150 feet to the southwest of the assessment area. Drainage from Bob Batchelor Road is directed to this swale by pipe culverts.

2.4 REGIONAL OVERVIEW

The assessment area is located within the Cold Creek watershed which drains the area between Calabasas Peak (2,163 feet elevation) and Saddle Peak (2,805 feet elevation) to Malibu Creek just west of the Monte Nido community. The assessment area and surrounding areas were not burned during the regional Woolsey Fire in November 2018.

The Cold Creek West Preserve (managed by the Tree People Land Trust) is located to the south of the assessment area, the Cold Creek Valley Preserve (managed by the Tree People Land Trust) is located approximately 0.3 miles to the east and the Stunt Ranch Reserve (managed by the University of California) is located approximately 0.4 miles southeast of the assessment area (see Figure 1).

Vegetation of the region is dominated by coastal scrub, chaparral and annual grassland. Coast live oak woodland occurs in undisturbed canyon bottom areas, and riparian woodland/scrub occurs along the stream channels of major drainages such as Topanga Canyon Creek and Malibu Creek. The assessment area is surrounded by the Santa Monica Mountains Significant Ecological Area designated by Los Angeles County.

2.5 VEGETATION

Plant communities of the assessment area are classified according to A Manual of California Vegetation (Sawyer et al., 2009), which is consistent with Keeler-Wolf et al. (2007). However, site-specific vegetation classifications were developed when needed to adequately describe on-site vegetation. Based on field surveys conducted on October 22, 2025, the assessment area supports five plant communities/cover types. A vegetation map is provided as Figure 3. The area of each plant community within the assessment area is provided in Table 1. Note that the proposed grading area was covered with a felt-like material to reduce erosion and did not support vegetation at the time of the October 22, 2025 field survey.

2.5.1 Coast Live Oak Woodland (*Quercus agrifolia* Woodland Alliance): map symbol QA

This plant community occurs in the northern portion of the assessment area as a managed stand (fuel modification area) and in the southwestern portion of the assessment area along the drainage swale (currently mapped H1 habitat). Coast live oak (*Quercus agrifolia*) forms the woodland canopy, with a sparse understory of mostly annual grasses and herbs. Coast live oak woodland has been assigned a rarity ranking of G5/S4 by the California Native Plant Society, meaning it is apparently secure State-wide.

2.5.2 Scrub Oak Chaparral (*Quercus berberidifolia* Shrubland Alliance): map symbol QB

This plant community occurs in two patches in the assessment area; one adjacent to eucalyptus groves and one patch in a horse corral. These patches are composed of closely spaced scrub oaks, and appear to have colonized the area over the past few decades. Scrub oak chaparral has been assigned a rarity ranking of G4/S4 by the California Native Plant Society, meaning it is apparently secure State-wide.

2.5.3 Eucalyptus Groves (*Eucalyptus* spp. - *Ailanthus altissima* - *Robinia pseudoacacia* Woodland Semi-Natural Alliance): map symbol EC

This term is used to describe a windrow of lemon-scented gum trees (*Eucalyptus citriodora*) along the boundary between the subject parcel and the parcels to the south (APNs 4455-021-063, -064).

2.5.4 Disturbed: map symbol D

This term is used to describe recently disturbed areas supporting sparse cover of weedy, mostly non-native plant species, including the subject horse arena, horse corrals and adjacent areas. Plant species observed in these areas during the October 22, 2025 field survey included brome grasses (*Bromus* ssp.), cheese weed (*Malva parviflora*), summer mustard (*Hirschfeldia incana*) and twiggy wreath plant (*Stephanomeria exigua*).

2.5.5 Developed: map symbol DV

This term is used to describe developed areas on adjacent parcels including structures, roadways, landscaping, and fuel modification areas.

Table 1. Summary of Assessment Area Vegetation

Plant Community/Cover Type	Area within the Assessment area (acres)
Coast live oak woodland	0.89
Scrub oak chaparral	0.11
Eucalyptus groves	0.54
Disturbed	2.2
Developed	2.6
Total Area	**6.34**

2.6 SENSITIVE ENVIRONMENTAL RESOURCE AREAS

All H1 and H2 habitat areas are considered as Sensitive Environmental Resource Areas pursuant to Section 22.44.630 of the LIP. H1, H2, and H3 areas as defined in Section 22.44.1810 of the LIP occur within and adjacent to the assessment area. H1 habitat is defined as habitats of highest biological significance, rarity and significance, which includes alluvial scrub, coastal bluff scrub, dunes, wetlands, native grassland and native scrub with a strong component of native grasses and forbs, riparian, native oak, sycamore, walnut, bay woodland and rock outcrop habitat types. H1 habitat has been mapped within the assessment area (see Figure 2), apparently due to the presence of coast live oak woodland along the drainage swale.

H2 habitat is defined as habitats of high biological significance, rarity and significance that are important for the ecological vitality and diversity of the Santa Monica Mountain Mediterranean Ecosystem, and includes large contiguous areas of coastal sage scrub and chaparral. H2 habitat has been mapped in the southwestern corner of the parcel, but not within the assessment area (see Figure 2).

H3 habitat is defined as areas that would be designated as H2 habitat, but native vegetation has been removed by lawfully established development. H3 habitat also includes stands of non-native trees and grasses, and fuel modification areas around existing development. Most of the assessment area has been mapped as H3 habitat, associated with development along Bob Batchelor Road and Cold Canyon Road.

2.7 BOTANICAL INVENTORY

A botanical survey was conducted by Mr. Ingamells on October 22, 2025 which consisted of walking all habitat areas within the assessment area and minimum 200-foot assessment area and identifying all vascular plants observed. In addition, plants identified during the oak and native tree survey were included in the botanical inventory. Native and naturally-occurring non-native plants were identified using the Jepson Manual (Baldwin et al., 2012) and Flora of the Santa Monica Mountains (Raven et al., 1986). Due to seasonal timing, the botanical survey was not conducted during the flowering period of most of the special-status plant species likely to occur at the site (see Appendix B).

A total of 63 vascular plant species, including 24 native species (38 percent) were observed. A list of vascular plants observed during the botanical surveys is provided as Appendix A. Of the 39 non-native plant species identified, twenty are listed on the California Invasive Plant Inventory, including one species rated as highly invasive (red brome), seven species rated as moderately invasive, and 12 species listed as having limited invasive potential (see Appendix A).

2.8 SPECIAL-STATUS PLANTS

Special-status plant species are those that are listed as endangered, threatened, or candidates for listing under the Federal or California Endangered Species Acts, rare under the California Native Plant Protection Act, or are considered to be rare (but are not formally listed) by federal, state, and local resource agencies, professional organizations (i.e., California Native Plant Society), and the scientific community.

The literature search conducted for this BA indicates that 49 special-status plant species have been reported from the project region (encompassed by the 7.5-minute topographic quadrangle maps surrounding the assessment area). The literature search included review of the California Natural Diversity Data Base, Consortium of California Herbaria, California Native Plant Society on-line inventory of rare and endangered plants and biological studies prepared for other projects in the area. Appendix B lists these species, their current status, habitat requirements, flowering period, the nearest known location relative to the assessment area, and provides a brief discussion of the potential for each species to occur within the assessment area.

Based on the results of the botanical survey of the assessment area, three special-status plant species were found within the assessment area: coast live oak, valley oak and western sycamore (see Section 2.9). However, none of these trees occur or have protected zones within the proposed grading limits (horse arena).

Of the other 46 special-status plant species reported from the project region, suitable habitat for these species does not occur within the assessment area, or potentially suitable habitat is very limited and historically disturbed and/or they were not found during the botanical survey (see Appendix B).

2.9 PROTECTED NATIVE TREES

Section 22.44.1920.K of the LIP requires new development to preserve native trees that have at least one trunk measuring six inches or more, or a combination of any two trunks measuring a total of eight inches or more in diameter, measured at 4.5 feet above natural grade.

Protected trees were found within the assessment area during the field survey, including coast live oak, valley oak and western sycamore. Fourteen protected coast live oak trees (*Quercus agrifolia*) and two protected western sycamore trees (*Platanus racemosa*) were found within the assessment area. The western sycamore trees appear to have been planted as landscaping on the adjacent parcel (24955 Bob Batchelor Road). Additional protected trees occur at 24955 Bob Batchelor Road (including one valley oak), but were not legally accessible and were not surveyed. These trees are not located in proximity to the proposed grading area. The location of surveyed trees is provided in Figure 3, including the canopy dripline and protected zone. Table 2 provides a summary of data collected and potential adverse effects to protected trees. Tree evaluation forms with photographs are provided in the Oak and Native Tree Report (Appendix C).

Table 2. Protected Native Tree Data

Tree no.	Species	Location	Trunk Diameter (inches at 4.5')	Appearance Rating	Health Rating	Impact Discussion
253	*Quercus agrifolia*	24970 Bob Batchelor Road	10,7	C	C	No removal or encroachment into the protected root zone
254	*Quercus agrifolia*	24970 Bob Batchelor Road	9	D	C	No removal or encroachment into the protected root zone
255	*Quercus agrifolia*	24970 Bob Batchelor Road	24,17	C	C	No removal or encroachment into the protected root zone
256	*Quercus agrifolia*	24970 Bob Batchelor Road	6	D	C	No removal or encroachment into the protected root zone
257	*Quercus agrifolia*	24970 Bob Batchelor Road	18,17	B	B	No removal or encroachment into the protected root zone
258	*Quercus agrifolia*	24970 Bob Batchelor Road	7,7	C	C	No removal or encroachment into the protected root zone
262	*Quercus agrifolia*	24970 Bob Batchelor Road	6,3,3	C	B	No removal or encroachment into the protected root zone
263	*Quercus agrifolia*	24955 Bob Batchelor Road	6,3,3,4,3	C	B	No removal or encroachment into the protected root zone
264	*Quercus agrifolia*	24955 Bob Batchelor Road	8	C	B	No removal or encroachment into the protected root zone
265	*Quercus agrifolia*	24955 Bob Batchelor Road	15	C	C	No removal or encroachment into the protected root zone
266	*Platanus racemosa*	24955 Bob Batchelor Road	14	D	D	No removal or encroachment into the protected root zone
267	*Platanus racemosa*	24955 Bob Batchelor Road	6,10	D	D	No removal or encroachment into the protected root zone

Tree no.	Species	Location	Trunk Diameter (inches at 4.5')	Appearance Rating	Health Rating	Impact Discussion
268	*Quercus agrifolia*	24955 Bob Batchelor Road	12,14,10,8*	C	B	No removal or encroachment into the protected root zone
269	*Quercus agrifolia*	24955 Bob Batchelor Road	12	C	B	No removal or encroachment into the protected root zone
270	*Quercus agrifolia*	24955 Bob Batchelor Road	16*	B	B	No removal or encroachment into the protected root zone
271	*Quercus agrifolia*	24955 Bob Batchelor Road	18*	B	B	No removal or encroachment into the protected root zone

* Tree is located behind a fence on the adjacent parcel, trunk diameter was visually estimated but not measured

2.10 WILDLIFE

Extensive wildlife habitat surrounds the assessment area, including the Cold Creek West Preserve, Cold Creek Valley Preserve, Stunt Ranch Reserve and Red Rock Canyon Park. However, regional wildlife movement may be hampered by major roadways, including U.S. Highway 101 to the north and Interstate Highway 405 to the east.

A generalized wildlife survey of the assessment area was conducted on October 22, 2025, which included walking all habitat areas within the assessment area. In addition, any other wildlife observed during the November 6, 2025 oak and native tree survey were recorded. All wildlife signs were recorded including direct sightings (using binoculars when needed), burrows, nests, scat, tracks and vocalizations. An inventory of wildlife detected within the assessment area is provided as Appendix D and summarized in Table 3.

Reptiles or amphibians observed during the field survey were limited to western fence lizard (*Sceloporus occidentalis longipes)*. Birds observed during the field survey included acorn woodpecker (*Melanerpes formicivorus)*, Anna's hummingbird (*Calypte anna)*, Allen's hummingbird (*Selasphorus sasin)*, Nuttall's woodpecker (*Dryobates nuttallii)*, northern flicker (*Colaptes auratus)*, yellow-rumped warbler (*Setophaga coronata)*, orange-crowned warbler (*Oreothlypis celata)*, California scrub jay (*Aphelocoma californica)*, oak titmouse (*Baeolophus inornatus)*, wrentit (*Chamaea fasciata)*, bushtit (*Psaltriparus minimus*), ruby-crowned kinglet (*Regulus calendula)*, spotted towhee (*Pipilo maculatus)*, California towhee (*Melozone crissalis)*, dark-eyed junco (*Junco hyemalis)*, black phoebe (*Sayornis nigrcans)*, California quail (*Callipepla californica)*, lesser goldfinch (*Spinus psaltria*), white-crowned sparrow (*Zonotrichia leucophrys)*, and house finch (*Carpodacus mexicanus)*.

Mammals observed during the field survey included coyote (*Canis latrans,* scat and tracks), Botta's pocket gopher (*Thomomys bottae,* burrows) and California ground squirrel (*Otospermophilus beecheyi,* burrows).

Table 3. Summary of Wildlife Survey Results

Taxonomic Group	Number of Species Detected
Fish	0
Amphibians	0
Reptiles	1
Birds	20
Mammals	3

2.11 WILDLIFE CORRIDORS

Wildlife migration corridors are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations. Migration corridors may be local, such as those between foraging and nesting or denning areas, or they may be regional in nature. Migration corridors are not unidirectional access routes; however, reference is usually made to source and receiver areas in discussions of wildlife movement networks.

"Habitat linkages" are migration corridors that contain contiguous strips of native vegetation between source and receiver areas. Habitat linkages provide cover and forage sufficient for temporary inhabitation by a variety of ground-dwelling animal species. Wildlife migration corridors are essential to the regional ecology of an area as they provide avenues of genetic exchange and allow animals to access alternative territories as fluctuating dispersal pressures dictate.

The assessment area is located within the Santa Monica Mountains, which comprises a habitat block of about 200 square miles without any multi-lane high speed roadways. Wildlife movement between habitat blocks likely occurs, including movement to the Sierra Madre Range via the Simi Hills (Penrod et al., 2006). Adjacent open space areas including Cold Creek West Preserve, Cold Creek Valley Preserve, Stunt Ranch Reserve and Red Rock Canyon Park may function as a regional wildlife network, forming a genetic and population reservoir that is important in maintaining species and genetic diversity through migration between habitat blocks. However, U.S. Highway 101 likely restricts wildlife movement north towards the Simi Hills.

On a local scale, development in the project vicinity is somewhat low density and focused along roadways (Mulholland Highway, Cold Canyon Road), such that wildlife movement is not generally impeded and may not be focused along topographic and habitat features. Regional wildlife movement likely occurs along larger canyons (Malibu Canyon, Topanga Canyon).

2.12 SPECIAL-STATUS WILDLIFE

A number of wildlife species have been afforded special status by the Federal government, State of California or other monitoring organizations due to declining populations and loss of habitat. Special-status wildlife species include any of the following:

- Animals listed or proposed for listing as threatened or endangered under the Federal Endangered Species Act (50 CFR 17.11 for listed animals and various notices in the Federal Register for proposed species).
- Animals that are candidates for possible future listing as threatened or endangered under the Federal Endangered Species Act (Federal Register, October 31, 2025).
- Animals that meet the definitions of rare or endangered species under the CEQA Guidelines (Section 15380).
- Animals listed or proposed for listing by the State of California as threatened and endangered under the California Endangered Species Act (14 CCR 670.5).
- Animal species of special concern listed by the CDFW.
- Animal species that are fully protected in California (California Fish and Game Code, Section 3511 [birds], 4700 [mammals], and 5050 [reptiles and amphibians]).
- Birds of Los Angeles County considered sensitive by the Los Angeles County Audubon Society.

Appendix E provides a summary of known occurrences of special-status wildlife species in the project region. The potential for special-status wildlife species to occur in the vicinity of the assessment area was determined by review of sight records from the California Natural Diversity Data Base, other environmental documents and range maps including Zeiner et al. (1988, 1990a, 1990b).

Based on the results of the literature search and a wildlife survey of the assessment area, the following special-status wildlife species occur or have a moderate to high potential to occur within the assessment area.

Cooper's Hawk (CDFW Watch List). This species is on a watch list maintained by CDFW and is common in the project area, including recent sightings from Stunt Ranch and King Gillette Ranch (iNaturalist.org, 2025). Cooper's hawk is not on the County's sensitive bird list (Los Angeles County Audubon Society, 2009). This species has a moderate potential to forage and possibly nest in the assessment area within oak woodlands.

Nuttall's Woodpecker (USFWS Bird of Conservation Concern). This species is considered a bird of conservation concern in coastal California by the U.S. Fish and Wildlife Service and was observed within the assessment area in oak woodlands (along the western boundary). Nuttall's woodpecker is not on the County's sensitive bird list (Los Angeles County Audubon Society, 2009). This species is common in the project area, including recent sightings from Stunt Ranch and King Gillette Ranch (iNaturalist.org, 2025).

Oak Titmouse (USFWS Bird of Conservation Concern). This species is considered a bird of conservation concern in coastal California by the U.S. Fish and Wildlife Service and was observed within the assessment area in oak woodlands (along the western boundary). Oak titmouse is not on the County's sensitive bird list (Los Angeles County Audubon Society, 2009). This species is common in the project area, including recent sightings from Stunt Ranch and King Gillette Ranch (iNaturalist.org, 2025).

Wrentit (USFWS Bird of Conservation Concern). This species is considered a bird of conservation concern in coastal California by the U.S. Fish and Wildlife Service and was observed within the assessment area during the field survey. This species is common in the project area, including recent sightings from Stunt Ranch and King Gillette Ranch (iNaturalist.org, 2025), and is not on the County's sensitive bird list (Los Angeles County Audubon Society, 2009).

Lawrence's Goldfinch (USFWS Bird of Conservation Concern). This species is considered a bird of conservation concern in coastal California by the U.S. Fish and Wildlife Service. Lawrence's goldfinch is not on the County's sensitive bird list (Los Angeles County Audubon Society, 2009). This species is common in the project area, including recent sightings from Malibu Creek State Park and King Gillette Ranch (iNaturalist.org, 2025). This species has a moderate potential to forage and possibly nest in the assessment area.

Allen's Hummingbird (USFWS Bird of Conservation Concern). This species is considered a bird of conservation concern in coastal California by the U.S. Fish and Wildlife Service and was observed within the assessment area during the field survey. Allen's hummingbird is not on the County's sensitive bird list (Los Angeles County Audubon Society, 2009). This species is common in the project area, including recent sightings from the adjacent Stunt Ranch Preserve (iNaturalist.org, 2025).

3.0 POTENTIAL IMPACTS

3.1 VEGETATION

The proposed grading of the horse arena would not result in the loss of vegetation.

3.2 INVASIVE PLANTS

Invasive plants currently found within the assessment area are mostly annual weeds that have colonized the site, including seven species rated as moderately invasive, and 12 species listed as having limited invasive potential by the California Invasive Plant Council. Proposed grading of the horse arena would not result in the introduction or spreading of invasive plants and would not include any new landscaping that may include invasive plants.

3.3 SENSITIVE ENVIRONMENTAL RESOURCE AREAS (SERA)

Proposed grading would be limited to areas classified as H3 habitat. No impacts to H1 or H2 habitat would occur.

3.4 SPECIAL-STATUS PLANT SPECIES

Excluding protected oak trees, no special-status plant species were found during the field survey or are expected to occur within the assessment area. Therefore, no special-status plant species would be affected by the proposed grading of the horse arena.

3.5 SPECIAL-STATUS WILDLIFE SPECIES

Special-status bird species may occur within the assessment area, including Cooper's hawk, Nuttall's woodpecker, oak titmouse, wrentit, Lawrence's goldfinch and Allen's hummingbird. However, proposed grading would be limited to the existing horse arena which does not support vegetation. Therefore, no loss or disturbance of foraging or breeding habitat for these bird species would occur.

3.6 PROTECTED OAK AND NATIVE TREES

The oak and native tree survey did not find any protected trees (or their protected zones) within the proposed grading limits (see Figure 4). Therefore, impacts to protected trees would not occur.

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APPENDIX A

VASCULAR PLANT FLORA OBSERVED WITHIN THE ASSESSMENT AREA AT 24970 BOB BATCHELOR ROAD, LOS ANGELES COUNTY, CALIFORNIA

Appendix A

Vascular Plant Flora Observed within the Assessment Area at 24970 Bob Batchelor Road, Los Angeles County, California

Scientific Name	Common Name	Habit	Family	Wetland Status	Invasiveness Rating
Acer negundo	Box elder	T	Sapindaceae	FACW	
*Amaranthus albus**	Tumble-weed	AH	Amaranthaceae	FACU	
Asclepias fascicularis	Narrow-leaf milkweed	AH	Apocynaceae	FAC	
*Avena fatua**	Wild oats	AG	Poaceae	*	Moderate
*Bromus diandrus**	Ripgut grass	AG	Poaceae	*	Moderate
*Bromus hordeaceus**	Soft chess	AG	Poaceae	FACU	Limited
*Bromus rubens**	Red brome	AG	Poaceae	UPL	High
*Ceanothus oliganthus***	Ceanothus	S	Rhamnaceae	*	
*Cirsium vulgare**	Bull thistle	AH	Asteraceae	FACU	Moderate
*Cynodon dactylon**	Bermuda grass	PG	Poaceae	FACU	Moderate
*Cyperus involucratus**	Flat-sedge	PH	Cyperaceae	FACW	
Datura wrightii	Jimsonweed	PH	Solanaceae	UPL	
Eriogonum fasciculatum var. fasciculatum	California buckwheat	S	Polygonaceae	*	
*Erodium cicutarium**	Redstem filaree	AH	Geraniaceae	*	Limited
*Eucalyptus polyanthemos***	Silver dollar gum	T	Myrtaceae	*	
*Eucalyptus sideroxylon***	Red iron-bark	T	Myrtaceae	*	
*Eucalyptus citriodora***	Lemon-scented gum	T	Myrtaceae	*	
*Eucalyptus camadulensis***	Red gum	T	Myrtaceae	FAC	Limited
Festuca microstachys	Vulpia	AG	Poaceae	*	
*Fraxinus pennsylvanica**	Green ash	T	Oleacea	FACW	
Heteromeles arbutifolia	Toyon	T	Rosaceae	*	
Heterotheca grandiflora	Telegraph weed	PH	Asteraceae	*	
*Hirschfeldia incana**	Summer mustard	BH	Brassicaceae	*	Moderate
Juglans californica	Southern California black walnut	T	Juglandaceae	FACU	
Keckiella cordifolia	Heart-leaved penstemon	S	Plantaginaceae	*	
*Lactuca serriola**	Prickly lettuce	AH	Asteraceae	FACU	
*Ligustrum lucidum***	Shining privet	T	Oleaceae		Limited
*Lysimachia [Anagallis] arvensis**	Scarlet pimpernel	AH	Myrsinaceae	FAC	
Malosma laurina	Laurel sumac	S	Anacardiaceae	*	
*Malva parviflora**	Cheese-weed	AH	Malvaceae	*	
*Marrubium vulgare**	Horehound	PH	Lamiaceae	FACU	Limited
*Medicago polymorpha**	Bur clover	AH	Fabaceae	FACU	Limited
*Morus alba***	Mulberry	T	Cannabinaceae	FACU	
*Olea europaea***	Olive	T	Oleaceae	*	Limited
*Opuntia ficus-indica**	Mission Prickly Pear	S	Cactaceae	*	
*Pinus canariensis***	Canary Island pine	T	Pinaceae	*	
*Pinus halepensis***	Aleppo pine	T	Pinaceae	*	
*Plantago major**	Comon plantain	PH	Plantaginaceae	FAC	
*Platanus racemosa***	Western sycamore	T	Plantanaceae	FAC	
*Polygonum aviculare**	Knot-weed	AH	Polygonaceae	FAC	
*Populus fremontii***	Fremont cottonwood	T	Salicaceae	FACW	

Appendix A

Vascular Plant Flora Observed within the Assessment Area at 24970 Bob Batchelor Road, Los Angeles County, California

Scientific Name	Common Name	Habit	Family	Wetland Status	Invasiveness Rating
*Prunus ilicifolia ssp. lyonii***	Catalina cherry	S/T	Rosaceae	*	
*Prunus sp.***	Cherry	T	Rosaceae	*	
Pseudognaphalium bioletti	Two-tone everlasting	AH	Asteraceae	*	
Pseudognaphalium californicum	Green everlasting	AH	Asteraceae	*	
Quercus agrifolia var. agrifolia	Coast live oak	T	Fagaceae	*	
Quercus berberidifolia	Scrub oak	S	Fagaceae	*	
Quercus lobata	Valley oak	T	Fagaceae	*	
Rhus ovata	Sugar bush	S	Anacardiaceae	*	
Rubus ursinus	California blackberry	PV	Rosaceae	FAC	
*Rumex crispus**	Curly dock	PH	Polygonaceae	FAC	Limited
Salix laevigata	Red willow	T	Salicaceae	FACW	
Salix lasiolepis	Arroyo willow	T	Salicaceae	FACW	
*Salsola tragus**	Russian thistle	AH	Chenopodiaceae	FACU	Limited
*Schinus molle**	Pepper tree	T	Anacardiaceae	FACU	Limited
*Silybum marianum**	Milk thistle	AH	Asteraceae	*	Limited
*Sonchus asper**	Prickly sow thistle	AH	Asteraceae	FAC	
Stephanomeria exigua ssp. coronaria	Twiggy wreath plant	AH	Asteraceae	*	
*Stipa miliacea var. miliacea**	Smilo grass	PG	Poaceae	*	Limited
Toxicodendron diversilobum	Poison oak	S	Anacardiaceae	FACU	
Verbena lasiostachys var. scabrida	Verbena	PH	Verbenaceae	FAC	
*Vinca major**	Greater periwinkle	PV	Apocynaceae	FACU	Moderate
*Washingtonia robusta**	Mexican fan palm	T	Arecaceae	FACW	Moderate

Notes:
Scientific nomenclature follows The Jepson Manual Second Edition (Baldwin et al., 2012), including supplements (old names in brackets).
An "*" indicates non-native species which have become naturalized or persist without cultivation.
An "**" indicates species which have been planted and may not persist without cultivation.

Habit Definitions:
- AF = annual fern or fern ally.
- AG = annual grass.
- AH = annual herb.
- BH = biennial herb.
- PF = perennial fern or fern ally.
- PG = perennial grass.
- PH = perennial herb.
- PV = perennial vine.
- S = shrub.
- T = tree.

Invasiveness Rating from the online database of the California Invasive Plant Council

Wetland Status from Arid West 2022 Regional Wetland Plant List
- OBL - Obligate wetland: almost always occurs in wetlands (>99% probability)
- FACW - Facultative-Wetland: usually occurs in wetlands (67-99% probability)
- FAC - Facultative: equally likely to occur in wetlands or non-wetlands (34-66% probability)
- FACU - Facultative-Upland: usually occurs in non-wetlands (1-33% probability)
- UPL - Upland: almost always occurs in non-wetlands (>99% probability)
- *: not addressed in the wetland plant list, non-wetland species

APPENDIX B

SPECIAL-STATUS PLANT SPECIES OF THE PROJECT REGION

Appendix B. Special-Status Plant Species of the Project Region*

Species	Status	Habitat Description/Flowering Period	Nearest Known Location relative to the Assessment Area	Potential Occurrence within the Assessment Area
Red sand-verbena (*Abronia maritima*)	List 4	Coastal foredunes; 0-300' elevation/February-November	Malibu Lagoon State Park, 4.6 miles to the south-southwest (CCH, 2026)	None: suitable habitat is absent, site elevation is too high, not observed during botanical survey (10/22/25)
Western spleen-wort (*Asplenium vespertinum*)	List 4	Chaparral, woodland, coastal scrub; 600-3300' elevation/February-June	Near Lake Sherwood (historic, 1963), 11.6 miles to the west-northwest (CCH, 2026)	Low: not reported near site, no recent records in the region (central-eastern Santa Monica Mountains)
Braunton's milk-vetch (*Astragalus brauntonii*)	FE, List 1B	Typically, sandstone-derived soils in chaparral, coastal scrub, grassland; 15-2100' elevation/March-July	Topanga Canyon (historic, 1941), 3.6 miles to east (CCH, 2026)	Low: suitable soils are absent
Ventura marsh milk-vetch (*Astragalus pycnostachyus var. lanosissimus*)	FE, SE, List 1B	Coastal salt marsh; <330' elevation/July-October	Reported from the Santa Monica area in 1964, now considered extirpated	None: not currently reported in the region, no suitable habitat
Coastal dunes milk-vetch (*Astragalus tener var. titi*)	FE, SE, List 1B	Coastal vernal pools, dunes; <66' elevation/March-June	Reported from the Santa Monica area in 1964, now considered extirpated	None: not currently reported in the region, no suitable habitat
Coulter's saltbush (*Atriplex coulteri*)	List 1B	Coastal scrub, coastal bluffs; <1,600' elevation/March-October	Malibu bluffs, 5.0 miles to the southwest (CNDDB, 2026)	Very Low: suitable habitat is absent, site is too far from coast, not observed during botanical survey (10/22/25)
South coast saltscale (*Atriplex pacifica*)	List 1B	Coastal scrub, coastal bluff scrub, coastal dunes, <1,000' elevation/March-October	Reported from the Santa Monica area in 1881, now considered extirpated	None: not current reported in the region, no suitable habitat
Parish's brittlescale (*Atriplex parishii*)	List 1B	Vernal pools, chenopod scrub; 75-6,200' elevation/June-October	Vicinity of Santa Monica, eight miles to the southeast (CNDDB, 2026)	Very Low: suitable habitat is absent, no recent records in the region (central-eastern Santa Monica Mountains), not observed during botanical survey (10/22/25)
Davidson's saltscale (*Atriplex serenana ssp. davidsonii*)	List 1B	Coastal bluff scrub, coastal scrub; <1,500' elevation/April-October	Malibu Canyon Road, 3.5 miles to the southwest (CNDDB, 2026)	Very Low: suitable habitat is absent, not observed during botanical survey (10/22/25)
Malibu baccharis (*Baccharis malibuensis*)	List 1B	Grassy openings in chaparral; 150-1,000' elevation/August-September	South of Mulholland Highway, 1.1 miles to the west (CNDDB, 2026)	Low: suitable habitat is very limited, site has long history of disturbance

Appendix B. Continued

Species	Status	Habitat Description/Flowering Period	Nearest Known Location relative to the Assessment Area	Potential Occurrence within the Assessment Area
Plummer's baccharis (*Baccharis plummerae ssp. plummerae*)	List 4	Chaparral, oak woodland, moist coastal scrub; <6000' elevation/August-November	Stunt Ranch, 0.6 miles to the southeast (CCH, 2026)	Low: suitable habitat is very limited, site has long history of disturbance, not observed during botanical survey (10/22/25)
Brewer's calandrinia (*Calandrinia breweri*)	List 4.2	Chaparral, coastal scrub, burns; <4,000' elevation/February-May	Near Piuma Road (1944); 2.3 miles to the southwest CCH, 2026)	Very Low: suitable habitat is absent
Catalina mariposa lily (*Calochortus catalinae*)	List 4	Grassland, coastal scrub; <2,300' elevation/March-May	Cold Canyon Road (1973), 0.2 miles to the northwest (CCH, 2026)	Very Low: suitable habitat is absent
Club-haired mariposa lily (*Calochortus clavatus* var. *clavatus*)	List 4	Chaparral, coastal scrub, grassland; <3,300' elevation/April-June	Stokes Canyon, 1.7 miles to the northwest (CCH, 2026)	Low: suitable habitat is very limited, site has long history of disturbance
Slender mariposa lily (*Calochortus clavatus* var. *gracilis*)	List 1B	Chaparral, coastal scrub, grassland; <3,300' elevation/May-June	Stokes Canyon Road, 1.7 miles to the northwest (CNDDB, 2026)	Low: suitable habitat is very limited, site has long history of disturbance
Plummer's mariposa lily (*Calochortus plummerae*)	List 4	Coastal scrub, chaparral, grassland; <5,600' elevation/May-July	Red Rock Canyon, 1.3 miles to the northeast (CNDDB, 2026)	Low: suitable habitat is very limited, site has long history of disturbance
Lewis' evening primrose (*Camissoniopsis lewisii*)	List 3	Coastal scrub, grassland, woodland, coastal bluff scrub; <1,000' elevation/March-June	Point Dume (historic, 1951), 10.3 miles to the southwest (CCH, 2026)	Low: no recent records in the region (central-eastern Santa Monica Mountains), on-site woodland habitat is very limited and fragmented by development
Island mountain mahogany (*Cercocarpus betuloides* var. *blancheae*)	List 4	Chaparral, closed-cone coniferous forest; <2,000' elevation/March-April	Stunt Ranch (historic, 1933), 0.9 miles to the east (CCH, 2026)	Low: suitable habitat is very limited, site has long history of disturbance, not observed during botanical survey (10/22/25)
Orcutt's pincushion (*Chaenactis glabruiscula* var. *orcuttiana*)	List 1B	Coastal bluff scrub, coastal dunes; 10-300' elevation/January-August	Leo Carrillo State Beach (historic, 1898), 15.6 miles to the west-southwest (CCH, 2026)	None: suitable habitat is absent, site elevation is too high
Salt marsh bird's-beak (*Chloropyron maritimum ssp. maritimum*)	FE, SE, List 1B	Coastal salt marsh, dunes; <33' elevation/May-October	Reported from the Santa Monica area in 1888, now considered extirpated	None: not currently reported in the region, no suitable habitat
Parry's spineflower (*Chorizanthe parryi var. parryi*)	List 1B	Coastal scrub, chaparral, grassland; 300-4000' elevation/May-June	Latigo Canyon, 6.9 miles to the southwest (CNDDB, 2026)	Low: suitable habitat is very limited, site has long history of disturbance

Appendix B. Continued

Species	Status	Habitat Description/Flowering Period	Nearest Known Location relative to the Assessment Area	Potential Occurrence within the Assessment Area
San Fernando spineflower (*Chorizanthe parryi ssp. fernandina*)	SE, List 1B	Coastal scrub, grassland; 50-3300' elevation/April-June	Laskey Mesa, 5.4 miles to the north (CNDDB, 2026)	Very Low: suitable habitat is absent, no records in the region (central-eastern Santa Monica Mountains)
Small-flowered morning glory (*Convolvulus simulans*)	List 4	Chaparral, coastal sage, grassland on clay or serpentine soils; 100-2,900' elevation/April-June	Malibu Creek State Park, 3.5 miles to the southwest (CCH, 2026)	Low: suitable habitat is very limited, site has long history of disturbance
Santa Susana tarplant (*Deinandra minthornii*)	SR, List 1B	Chaparral, coastal scrub on sandstone-derived soils; 650-2,600' elevation/June-November	Near Calabasas Peak, 1.1 miles to the northeast (CNDDB, 2026)	Very Low: suitable soils are absent, not observed during botanical survey (10/22/25)
Mt. Pinos larkspur (*Delphinium parryi ssp. purpureum*)	List 4.3	Sagebrush scrub, pinyon-juniper woodland, chaparral; 3,300-8,500' elevation/April-June	Thousand Oaks area (1977), 12.2 miles to the northwest (CCH, 2026)	None: suitable habitat is absent, no records in region, site elevation is too low
Dune larkspur (*Delphinium parryi ssp. blochmaniae*	List 1B	Coastal dunes, chaparral; 60-1000' elevation/April-May	Near Lake Eleanor, 11.1 miles to the west-northwest (CNDDB, 2026)	Very Low: suitable habitat is absent, no records in region (central-eastern Santa Monica Mountains)
Western dichondra (*Dichondra occidentalis*)	List 4	Chaparral, coastal scrub, woodland, grassland; 160-1600' elevation/March-July	Leo Carrillo State Beach, 16.1 miles to the west-southwest (CCH, 2026)	Low: on-site woodland habitat is fragmented by development, no records in region (central-eastern Santa Monica Mountains)
Beach spectacle-pod (*Dithyrea maritima*)	ST, List 1B	Coastal dunes	Vicinity of Santa Monica (historic, 1894), eight miles to the southeast (CNND, 2026)	None: suitable habitat is absent, no recent records in region (central-eastern Santa Monica Mountains)
Blochman's dudleya (*Dudleya blochmaniae* ssp. *blochmaniae*)	List 1B	Chaparral, coastal scrub, coastal bluff scrub, grassland; <1,500' elevation/April-June	Near Kanan-Dume Road, 9.0 miles to the southwest (CNDDB, 2026)	Low: suitable habitat is very limited, site has long history of disturbance
Agoura Hills dudleya (*Dudleya cymosa ssp. agourensis*)	FT, List 1B	Volcanic slopes; <1,500' elevation/May-June	Cornell Corners, 6.3 miles to the northwest (CNDDB, 2026)	Low: suitable volcanic outcrop habitat is absent
Marcescent dudleya (*Dudleya cymosa ssp. marcescens*)	FT, SR, List 1B	Shaded volcanic slopes, outcrops; 500-1,600' elevation/May-June	Malibu Canyon, 3.3 miles to the west (CCH, 2026)	Low: suitable volcanic outcrop habitat is absent
Santa Monica Mountains dudleya (*Dudleya cymosa ssp. ovatifolia*)	FT, List 1B	Shaded volcanic slopes, outcrops; 500-1,600' elevation/May-June	Malibu Canyon, 3.2 miles to the southwest (CNDDB, 2026)	Low: suitable volcanic outcrop habitat is absent

Appendix B. Continued

Species	Status	Habitat Description/Flowering Period	Nearest Known Location relative to the Assessment Area	Potential Occurrence within the Assessment Area
Many-stemmed dudleya (*Dudleya multicaulis*)	List 1B	Clay soils, rock outcrops in chaparral, coastal scrub, grassland; <2,000' elevation/May-June	Chatsworth Reservoir, 9.3 miles to the north-northwest (CNDDB, 2026)	Very Low: suitable volcanic outcrop habitat is absent, no records in region (central-eastern Santa Monica Mountains)
Conejo dudleya (*Dudleya parva*)	FT, List 1B	Volcanic rock outcrops; 200-1500' elevation/May-July	Near Moorpark Road, 14.8 miles to the northwest (CNDDB, 2026)	Very Low: suitable volcanic outcrop habitat is absent, no records in region (central-eastern Santa Monica Mountains)
Conejo buckwheat (*Eriogonum crocatum*)	SR, List 1B	Conejo volcanic outcrops; 300-2000' elevation/April-July	Near Lake Eleanor, 11.2 miles to the west-northwest (CNDDB, 2026)	Very Low: suitable volcanic outcrop habitat is absent, no records in region (central-eastern Santa Monica Mountains)
Mesa horkelia (*Horkelia cuneata* var. *puberula*)	List 1B	Chaparral, woodland, coastal scrub; 230-2,850' elevation/March-July	U.S. 101/Las Virgenes Road interchange (historic, 1935), about 4.0 miles to the north-northwest (CNDDB, 2026)	Very Low: suitable habitat is very limited, no records in region (central-eastern Santa Monica Mountains)
Decumbent goldenbush (*Isocoma menziesii var. decumbens*)	List 1B	Coastal scrub, chaparral; <650' elevation/July-November	General vicinity of Malibu (1975), four miles to the south (CNDDB, 2026)	Very Low: suitable habitat is very limited, site elevation is too high, no recent records in region (central-eastern Santa Monica Mountains)
Southern California black walnut (*Juglans californica*)	List 4	Woodland, chaparral, canyon bottoms; 100-3,000' elevation/March-May	Found on the parcel along drainage swale to west of assessment area	Very Low: not observed during botanical survey (10/22/25)
Spiny rush (*Juncus acutus* var. *leopoldii*)	List 4	Floodplains, margins of marshes; <3000' elevation/June-August	Encinal Canyon Road, 12.2 miles to the west (Padre, 2024)	Very Low: suitable habitat is absent, not observed during botanical survey (10/22/25)
Coulter's goldfields (*Lasthenia glabrata ssp. coulteri*)	List 1B	Coastal saltmarsh, playas, vernal pools; 3-4500' elevation/April-May	Malibu area (historic, 1933), four miles to the south (CNDDB, 2026)	None: suitable habitat is absent, no recent records in region (central-eastern Santa Monica Mountains)
Fragrant pitcher sage (*Lepechinia fragrans*)	List 4	Chaparral; 65-4300' elevation/March-October	Topanga Canyon (1981), 4.5 miles to the northeast (CCH, 2026)	Low: suitable habitat is very limited, site has long history of disturbance
Ocellated Humboldt lily (*Lilium humboldtii* var. *occellatum*)	List 4	Chaparral, woodland, riparian woodland, coniferous forest; <5,900' elevation/May-August	Near Stunt Road (1966), 0.6 miles to the east-northeast (CCH, 2026)	Low: suitable habitat is very limited, site has long history of disturbance

Appendix B. Continued

Species	Status	Habitat Description/Flowering Period	Nearest Known Location relative to the Assessment Area	Potential Occurrence within the Assessment Area
White-veined monardella (*Monardella hypoleuca ssp. hypoleuca*)	List 1B	Chaparral, woodland; <4,900' elevation/May-October	Stunt Ranch (1996), 1.1 miles to the southeast (CCH, 2026)	Low: suitable habitat is very limited, site has long history of disturbance
Ojai navarretia (*Navarretia ojaiensis*)	List 1B	Clay soils in coastal scrub, chaparral; 1,000-3,300' elevation/May-July	Newton Canyon Road, 7.6 miles to the west (CNDDB, 2026)	Low: suitable habitat is very limited, site has long history of disturbance
Chaparral nolina (*Nolina cismontana*)	List 1B	Chaparral, coastal scrub; 450-3600' elevation/May to July	Palo Comado Canyon, 8.0 miles to the northwest (CNDDB, 2026)	Low: suitable habitat is very limited, site has long history of disturbance
Lyon's pentachaeta (*Pentacheata lyonii*)	FE, SE, List 1B	Coastal scrub, chaparral openings, grassland; <1,300' elevation/March-August	Stunt Ranch, 0.5 miles to the southeast (CNDDB, 2026)	Low: suitable habitat is very limited, site has long history of disturbance
Western sycamore (*Platanus racemosa)*	LACC, SMMLIP (6" dbh)	Streams, canyon bottoms; <6,500' elevation/February-April	Two protected trees located along Bob Batchelor Road within the assessment area, likely planted	Present
Coast live oak (*Quercus agrifolia*)	LACC, SMMLIP (6" dbh)	Chaparral, woodland;10-4000' elevation/March-April	14 protected trees found within the assessment area	Present
Valley oak (*Quercus lobata*)	LACC, SMMLIP (6" dbh)	Valley bottoms	One protected tree on parcel to north within the assessment area	Present
Nuttall's scrub oak (*Quercus dumosa*)	List 1B	Chaparral, coastal scrub, closed-cone conifer forest; 50-1300' elevation/February-April	Stunt Road, 0.9 miles to the southeast (CCH, 2026)	Low: suitable habitat is very limited, site has long history of disturbance
Fish's milkwort (*Rhinotropis cornuta var. fishae*)	List 4	Chaparral, oak woodland; 300-4200' elevation/May-August	Stunt Road (1985), 0.6 miles to the southeast (CCH, 2026)	Low: suitable habitat is very limited, site has long history of disturbance
Coulter's Matilija poppy (*Romneya coulteri*)	List 4	Dry washes, canyons; <4000' elevation/March-July	Stunt Ranch Road (1991), 0.4 miles to the southeast (CCH, 2026)	Very Low: suitable habitat is absent, not observed during botanical survey (10/22/25)
Chaparral ragwort (*Senecio aphanactis*)	List 2B	Chaparral, woodland, coastal scrub; 50-2600' elevation/January-April	Near Lake Eleanor, 10.8 miles to the west-northwest (CNDDB, 2026)	Low: suitable habitat is very limited, site has long history of disturbance

Species	Status	Habitat Description/Flowering Period	Nearest Known Location relative to the Assessment Area	Potential Occurrence within the Assessment Area
Salt spring checkerbloom (*Sidalcea neomexicana*)	List 2B.2	Alkaline springs, marshes; <4,900' elevation/March-June	Reported from the Santa Monica area in 1892, now considered extirpated (CCH, 2026)	None: not currently reported in the region, no suitable habitat
California screw moss (*Tortula californica*)	List 1B	Chenopod scrub, grassland; 150-2460' elevation	Newton Canyon 8.8 miles to the west-southwest (CNDDB, 2026)	Very Low: suitable habitat is absent, site has long history of disturbance
Sonoran maiden fern (*Pelazoneuron puberula var. sonorensis*)	List 2	Streams, seeps; 160-2,600' elevation	Rustic Creek, 9.3 miles to the southeast (CNDDB, 2026)	Very Low: suitable habitat is absent, site has long history of disturbance

*Defined as the area included with the 7.5' quadrangle topographic maps surrounding the assessment area

Status Codes:

FC	Federal Candidate for listing (USFWS)
FE	Federal Endangered (USFWS)
FT	Federal Threatened (USFWS)
LACC	Protected under Los Angeles County Code of Ordinances
List 1A	Presumed extirpated in California and either rare or extinct elsewhere
List 1B	Rare or endangered in California and elsewhere (California Native Plant Society {CNPS])
List 2:	Rare or endangered in California but more common elsewhere (CNPS)
List 3:	Plants about which we need more information, a review list (CNPS)
List 4:	Limited distribution, watch list (California Native Plant Society)
SE	State Endangered (CDFW)
SR	State Rare (CDFW)
SMMLIP	Santa Monica Mountains Local Implemental Plan development standard
ST	State Threatened (CDFW)

Location Acronyms

CNDDB	California Natural Diversity Data Base
CCH	California Consortium of Herbaria

APPENDIX C

OAK AND NATIVE TREE REPORT

1.0 BACKGROUND

1.1 REPORT PURPOSE

This Oak and Native Tree Report was prepared in compliance with Section 22.44.950.E of the Los Angeles County Santa Monica Mountains Local Implementation Plan (LIP), as a component of a Biological Assessment (BA) required for a Coastal Development Permit amendment pursuant to Section 22.44.1870 of the LIP.

1.2 PROPOSED PROJECT

The subject property is composed of one parcel (APN 4455-020-031) with an assigned address of 24970 Bob Batchelor Road. For the purposes of this Report, the assessment area is defined as the proposed grading area with a 200-foot buffer. The assessment area is located approximately 0.4 miles southwest of the Mulholland Highway/Stunt Road intersection.

The affected parcel has been zoned as R-C-40 ac (Rural-Coastal, one dwelling unit per 40 acres). The elevation of the assessment area varies from about 945 feet in the southern portion (on the adjacent parcels (APNs 4455-021-063 and -064) to about 1,020 feet in the northeastern portion. A drainage swale is located just west of the assessment area and drains to Cold Creek approximately 150 feet to the southwest of the assessment area.

The proposed project is comprised of grading a 0.4-acre horse arena to address erosion issues. At the time of the November 6, 2025 tree survey, the subject horse arena was covered with a felt-like material to reduce erosion.

Project name	24970 Bob Batchelor Road, Calabasas, CA 91302
Project no.	To be determined
Parcel nos.	4455-020-031
Total parcel area	6.49 acres
Property owner/applicant	Steven Phillips 24970 Bob Batchelor Road Calabasas, CA 91302

2.0 OAK AND NATIVE TREE REGULATIONS

Section 22.56.2060 of the Los Angeles County Code of Ordinances prohibits damage or removal of oak trees with a single trunk circumference of 25 inches or more (8 inches in diameter), or two trunks with a combined circumference of at least 38 inches (12 inches in diameter). A heritage oak tree is considered as any oak tree with a diameter of 36 inches or more, or identified as having significant historical or cultural importance to the community. The "protected zone" of an oak tree is defined as the area within the drip-line and extending 5 feet beyond the drip-line, or 15 feet from the tree trunk, whichever distance is greater.

Section 22.56.2090 of the Los Angeles County Code of Ordinances requires submittal of an oak tree report that provides information concerning each oak tree on the affected parcels, including the preparer's contact information, evaluation of the physical structure of each tree, evaluation of the health of each tree, and evaluation of the impacts of the proposed project on each tree.

Section 22.44.1920.K of the LIP requires new development to preserve native trees that have at least one trunk measuring six inches or more, or a combination of any two trunks measuring a total of eight inches or more in diameter, measured at 4.5 feet above natural grade.

3.0 METHODOLOGY

All native trees within the assessment area were surveyed, where legally accessible. Due to access limitations, native trees on adjacent parcels were surveyed only if visible from the subject parcel or Bob Batchelor Road.

The tree diameter at breast height (4.5 feet above natural grade) was measured (when accessible), and the canopy radius estimated at eight locations, approximately 45 degrees apart. A color digital photograph of each protected tree was also taken. A tree evaluation form was completed for each tree surveyed (see attached), which documents tree health (pests, vigor, disease), physical structure (canopy symmetry, decay, exposed roots, broken branches, etc.) and environment (change in grade, poor drainage, undermining erosion). In addition, each tree was rated on appearance-health (A to F) based on canopy symmetry, amount of deadwood, amount of obvious disease or pests (twig blight, oak galls, chlorosis, etc.).

4.0 OAK AND NATIVE TREE SURVEY RESULTS

Fourteen protected coast live oak trees (*Quercus agrifolia*) and two protected western sycamore trees (*Platanus racemosa*) were found within the assessment area. The western sycamore trees appear to have been planted as landscaping on the adjacent parcel (24955 Bob Batchelor Road). Additional protected trees occur at 24955 Bob Batchelor Road, but were not legally accessible and were not surveyed. These trees are not located in proximity to the proposed grading area. The location of surveyed trees is provided in Figure 3 of the BA. Table 1 provides a summary of data collected and potential adverse effects to protected trees. The tree evaluation forms with photographs are attached.

5.0 PREPARERS

This Oak and Native Tree Report was prepared by Matt Ingamells, with over 34 years' experience as a professional biologist. Mr. Ingamells has earned a B.S. in Environmental & Systematic Biology from the California Polytechnic State University at San Luis Obispo, and a M.A. in Biology from the University of California at Santa Barbara.

The preparation of this Oak and native Tree Report was supervised by Mr. Chris Dunn, a professional biologist and a Certified Arborist by the International Society of Arboriculture (ISA).

November 10, 2025

Matt Ingamells Date

805/644-2220 ext. 413

November 10, 2025

Chris Dunn Date

ISA Certified Arborist no. WE-9525A

805/644-2220 ext. 412

Table 1. Protected Native Tree Data

Tree no.	Species	Location	Trunk Diameter (inches at 4.5')	Appearance Rating	Health Rating	Impact Discussion
253	*Quercus agrifolia*	24970 Bob Batchelor Road	10,7	C	C	No removal or encroachment into the protected root zone
254	*Quercus agrifolia*	24970 Bob Batchelor Road	9	D	C	No removal or encroachment into the protected root zone
255	*Quercus agrifolia*	24970 Bob Batchelor Road	24,17	C	C	No removal or encroachment into the protected root zone
256	*Quercus agrifolia*	24970 Bob Batchelor Road	6	D	C	No removal or encroachment into the protected root zone
257	*Quercus agrifolia*	24970 Bob Batchelor Road	18,17	B	B	No removal or encroachment into the protected root zone
258	*Quercus agrifolia*	24970 Bob Batchelor Road	7,7	C	C	No removal or encroachment into the protected root zone
262	*Quercus agrifolia*	24970 Bob Batchelor Road	6,3,3	C	B	No removal or encroachment into the protected root zone
263	*Quercus agrifolia*	24955 Bob Batchelor Road	6,3,3,4,3	C	B	No removal or encroachment into the protected root zone
264	*Quercus agrifolia*	24955 Bob Batchelor Road	8	C	B	No removal or encroachment into the protected root zone
265	*Quercus agrifolia*	24955 Bob Batchelor Road	15	C	C	No removal or encroachment into the protected root zone
266	*Platanus racemosa*	24955 Bob Batchelor Road	14	D	D	No removal or encroachment into the protected root zone
267	*Platanus racemosa*	24955 Bob Batchelor Road	6,10	D	D	No removal or encroachment into the protected root zone

Tree no.	Species	Location	Trunk Diameter (inches at 4.5')	Appearance Rating	Health Rating	Impact Discussion
268	*Quercus agrifolia*	24955 Bob Batchelor Road	12,14,10,8*	C	B	No removal or encroachment into the protected root zone
269	*Quercus agrifolia*	24955 Bob Batchelor Road	12	C	B	No removal or encroachment into the protected root zone
270	*Quercus agrifolia*	24955 Bob Batchelor Road	16*	B	B	No removal or encroachment into the protected root zone
271	*Quercus agrifolia*	24955 Bob Batchelor Road	18*	B	B	No removal or encroachment into the protected root zone

* Tree is located behind a fence on the adjacent parcel, trunk diameter was not measured

Tree Evaluation Forms

TREE EVALUATION FORM

padre associates, inc.
ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

		Project:	24970 Bob Batchelor Rd	**Tree No.**	253
Canopy Measurements (ft)		**Species:**	Quercus agrifolia	**Date:**	11/6/2025
North	13	Appearance (A-F):	C	**Inspector:**	Ingamells
Northeast	12				
East	13	Number trunks:	2		
Southeast	14	Diameter ("):	10,7		
South	15	Height (ft):	35		
Southwest	12				
West	10			**Structure:**	
Northwest	11	Health (A-F)	C	Broken branches	
				Poor pruning	
Pests:		**Vigor:**		Mechanical injury	
Borers		Chlorosis		Wire/nails	
Termites		Wilt		Torn branch scars	
Ants		Dieback	minor	Sharp branch angle	
Woodpeckers		Deadwood	minor	Low branching	X
Galls	few	Thinning crown		Water trap	
Pit-scale				Cavity-trunk	
Oak moth				Cavity-branch	
Bees		**Disease:**		Lopsided canopy	
Pit-scale		Leaf scorch	minor	Excess horiz growth	X
Parasites		Twig blight	minor	Decay/rot	
Mistletoe		Exfoliation		Fire/lightening	
Poison oak		Lesions		Roots exposed	
Notes:		Exudations		Hazardous condition	
		Heart rot		Notes:	

PHOTOGRAPH

Environment:

Change in grade	
Poor drainage	
Undermining erosion	

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TREE EVALUATION FORM

		Project:	24970 Bob Batchelor Rd	**Tree No.**	254
Canopy Measurements (ft)		**Species:**	Quercus agrifolia	**Date:**	11/6/2025
North	33	Appearance (A-F):	D	**Inspector:**	Ingamells
Northeast	30				
East	20	Number trunks:	1		
Southeast	10	Diameter ("):	9		
South	2	Height (ft):	25		
Southwest	2				
West	2			**Structure:**	
Northwest	12	Health (A-F)	C	Broken branches	
				Poor pruning	
Pests:		**Vigor:**		Mechanical injury	
Borers		Chlorosis		Wire/nails	
Termites		Wilt		Torn branch scars	
Ants		Dieback		Sharp branch angle	
Woodpeckers		Deadwood	X	Low branching	X
Galls		Thinning crown	X	Water trap	
Pit-scale				Cavity-trunk	
Oak moth				Cavity-branch	
Bees		**Disease:**		Lopsided canopy	X
Pit-scale		Leaf scorch		Excess horiz growth	X
Parasites		Twig blight	minor	Decay/rot	
Mistletoe		Exfoliation		Fire/lightening	
Poison oak		Lesions		Roots exposed	
Notes:		Exudations		Hazardous condition	
		Heart rot		Notes:	
				Leans to north-northeast	

PHOTOGRAPH

Environment:

Change in grade	
Poor drainage	
Undermining erosion	

TREE EVALUATION FORM

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		Project:	24970 Bob Batchelor Rd	**Tree No.**	255
Canopy Measurements (ft)		**Species:**	Quercus agrifolia	**Date:**	11/6/2025
North	38	Appearance (A-F):	C	**Inspector:**	Ingamells
Northeast	32				
East	30	Number trunks:	2		
Southeast	35	Diameter ("):	24,17		
South	45	Height (ft):	50		
Southwest	30				
West	18			**Structure:**	
Northwest	20	Health (A-F)	C	Broken branches	minor
				Poor pruning	
Pests:		**Vigor:**		Mechanical injury	
Borers		Chlorosis		Wire/nails	
Termites		Wilt		Torn branch scars	
Ants		Dieback		Sharp branch angle	
Woodpeckers		Deadwood	minor	Low branching	X
Galls		Thinning crown	X	Water trap	
Pit-scale				Cavity-trunk	
Oak moth				Cavity-branch	
Bees		**Disease:**		Lopsided canopy	minor
Pit-scale		Leaf scorch	minor	Excess horiz growth	X
Parasites		Twig blight	minor	Decay/rot	
Mistletoe		Exfoliation		Fire/lightening	
Poison oak		Lesions		Roots exposed	
Notes:		Exudations		Hazardous condition	
		Heart rot		Notes:	

PHOTOGRAPH

Environment:

Change in grade	
Poor drainage	
Undermining erosion	

TREE EVALUATION FORM

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ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

		Project:	24970 Bob Batchelor Rd	**Tree No.**	256
Canopy Measurements (ft)		**Species:**	Quercus agrifolia	**Date:**	11/6/2025
North	12	Appearance (A-F):	D	**Inspector:**	Ingamells
Northeast	25				
East	13	Number trunks:	1		
Southeast	8	Diameter ("):	6		
South	4	Height (ft):	30		
Southwest	4				
West	4			**Structure:**	
Northwest	8	Health (A-F)	C	Broken branches	
				Poor pruning	X
Pests:		**Vigor:**		Mechanical injury	
Borers		Chlorosis		Wire/nails	
Termites		Wilt		Torn branch scars	
Ants		Dieback	X	Sharp branch angle	
Woodpeckers		Deadwood		Low branching	
Galls		Thinning crown		Water trap	
Pit-scale				Cavity-trunk	
Oak moth				Cavity-branch	
Bees		**Disease:**		Lopsided canopy	X
Pit-scale		Leaf scorch	X	Excess horiz growth	X
Parasites		Twig blight	minor	Decay/rot	
Mistletoe		Exfoliation		Fire/lightening	
Poison oak		Lesions		Roots exposed	
Notes:		Exudations		Hazardous condition	
		Heart rot		Notes:	
				leans to northeast	

PHOTOGRAPH

Environment:

Change in grade	
Poor drainage	
Undermining erosion	

TREE EVALUATION FORM

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ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

		Project:	24970 Bob Batchelor Rd	**Tree No.**	257
Canopy Measurements (ft)		**Species:**	Quercus agrifolia	**Date:**	11/6/2025
North	25	Appearance (A-F):	B	**Inspector:**	Ingamells
Northeast	22				
East	23	Number trunks:	2		
Southeast	21	Diameter ("):	18,17		
South	20	Height (ft):	40		
Southwest	20				
West	18			**Structure:**	
Northwest	20	Health (A-F)	B	Broken branches	
				Poor pruning	
Pests:		**Vigor:**		Mechanical injury	
Borers		Chlorosis	minor	Wire/nails	
Termites		Wilt		Torn branch scars	
Ants	X	Dieback	minor	Sharp branch angle	
Woodpeckers	minor	Deadwood		Low branching	X
Galls		Thinning crown		Water trap	
Pit-scale				Cavity-trunk	
Oak moth				Cavity-branch	
Bees		**Disease:**		Lopsided canopy	
Pit-scale		Leaf scorch	minor	Excess horiz growth	
Parasites		Twig blight		Decay/rot	
Mistletoe		Exfoliation		Fire/lightening	
Poison oak		Lesions		Roots exposed	
Notes:		Exudations		Hazardous condition	
		Heart rot		Notes:	

PHOTOGRAPH

Environment:

Change in grade	
Poor drainage	
Undermining erosion	

TREE EVALUATION FORM

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ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

		Project:	24970 Bob Batchelor Rd	**Tree No.**	258
Canopy Measurements (ft)		**Species:**	Quercus agrifolia	**Date:**	11/6/2025
North	20	Appearance (A-F):	C	**Inspector:**	Ingamells
Northeast	15				
East	13	Number trunks:	2		
Southeast	14	Diameter ("):	7,7		
South	15	Height (ft):	35		
Southwest	22				
West	15			**Structure:**	
Northwest	18	Health (A-F)	B	Broken branches	
				Poor pruning	
Pests:		**Vigor:**		Mechanical injury	
Borers		Chlorosis		Wire/nails	
Termites		Wilt		Torn branch scars	
Ants		Dieback		Sharp branch angle	
Woodpeckers		Deadwood	minor	Low branching	X
Galls		Thinning crown		Water trap	
Pit-scale				Cavity-trunk	
Oak moth				Cavity-branch	
Bees		**Disease:**		Lopsided canopy	
Pit-scale		Leaf scorch	minor	Excess horiz growth	
Parasites		Twig blight		Decay/rot	
Mistletoe		Exfoliation		Fire/lightening	
Poison oak		Lesions		Roots exposed	
Notes:		Exudations		Hazardous condition	
		Heart rot		Notes:	

PHOTOGRAPH

Environment:

Change in grade	
Poor drainage	
Undermining erosion	

TREE EVALUATION FORM

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		Project:	24970 Bob Batchelor Rd	**Tree No.**	262
Canopy Measurements (ft)		**Species:**	Quercus agrifolia	**Date:**	11/6/2025
North	7	Appearance (A-F):	C	**Inspector:**	Ingamells
Northeast	8				
East	8	Number trunks:	3		
Southeast	7	Diameter ("):	6,3,3		
South	7	Height (ft):	20		
Southwest	8				
West	9			**Structure:**	
Northwest	8	Health (A-F)	B	Broken branches	
				Poor pruning	
Pests:		**Vigor:**		Mechanical injury	
Borers		Chlorosis		Wire/nails	
Termites		Wilt		Torn branch scars	
Ants		Dieback		Sharp branch angle	
Woodpeckers		Deadwood	minor	Low branching	X
Galls		Thinning crown		Water trap	
Pit-scale				Cavity-trunk	
Oak moth				Cavity-branch	
Bees		**Disease:**		Lopsided canopy	
Pit-scale		Leaf scorch	minor	Excess horiz growth	
Parasites		Twig blight	minor	Decay/rot	
Mistletoe		Exfoliation		Fire/lightening	
Poison oak		Lesions		Roots exposed	
Notes:		Exudations		Hazardous condition	
		Heart rot		Notes:	

PHOTOGRAPH

Environment:

Change in grade	
Poor drainage	
Undermining erosion	

TREE EVALUATION FORM

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		Project:	24970 Bob Batchelor Rd	**Tree No.**	263
Canopy Measurements (ft)		**Species:**	Quercus agrifolia	**Date:**	11/6/2025
North	10	Appearance (A-F):	C	**Inspector:**	Ingamells
Northeast	8				
East	8	Number trunks:	5		
Southeast	10	Diameter ("):	6,3,3,4,3		
South	12	Height (ft):	25		
Southwest	13				
West	13			**Structure:**	
Northwest	11	Health (A-F)	B	Broken branches	
				Poor pruning	
Pests:		**Vigor:**		Mechanical injury	
Borers		Chlorosis		Wire/nails	
Termites		Wilt		Torn branch scars	
Ants		Dieback		Sharp branch angle	
Woodpeckers		Deadwood		Low branching	X
Galls		Thinning crown		Water trap	
Pit-scale				Cavity-trunk	
Oak moth				Cavity-branch	
Bees		**Disease:**		Lopsided canopy	
Pit-scale		Leaf scorch		Excess horiz growth	X
Parasites		Twig blight	minor	Decay/rot	
Mistletoe		Exfoliation		Fire/lightening	
Poison oak		Lesions		Roots exposed	
Notes:		Exudations		Hazardous condition	
		Heart rot		Notes:	

PHOTOGRAPH

Environment:

Change in grade	
Poor drainage	
Undermining erosion	

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ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

TREE EVALUATION FORM

		Project:	24970 Bob Batchelor Rd	**Tree No.**	264
Canopy Measurements (ft)		**Species:**	Quercus agrifolia	**Date:**	11/6/2025
North	10	Appearance (A-F):	C	**Inspector:**	Ingamells
Northeast	11				
East	12	Number trunks:	1		
Southeast	10	Diameter ("):	8		
South	6	Height (ft):	30		
Southwest	7				
West	8			**Structure:**	
Northwest	8	Health (A-F)	B	Broken branches	
				Poor pruning	
Pests:		**Vigor:**		Mechanical injury	
Borers		Chlorosis		Wire/nails	
Termites		Wilt		Torn branch scars	
Ants		Dieback		Sharp branch angle	
Woodpeckers		Deadwood	minor	Low branching	X
Galls		Thinning crown		Water trap	
Pit-scale				Cavity-trunk	
Oak moth				Cavity-branch	
Bees		**Disease:**		Lopsided canopy	minor
Pit-scale		Leaf scorch		Excess horiz growth	
Parasites		Twig blight		Decay/rot	
Mistletoe		Exfoliation		Fire/lightening	
Poison oak		Lesions		Roots exposed	
Notes:		Exudations		Hazardous condition	
		Heart rot		Notes:	

PHOTOGRAPH

Environment:

Change in grade	
Poor drainage	
Undermining erosion	

TREE EVALUATION FORM

padre associates, inc.
ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

		Project:	24970 Bob Batchelor Rd	**Tree No.**	265
Canopy Measurements (ft)		**Species:**	Quercus agrifolia	**Date:**	11/6/2025
North	12	Appearance (A-F):	C	**Inspector:**	Ingamells
Northeast	15				
East	15	Number trunks:	1		
Southeast	12	Diameter ("):	15		
South	13	Height (ft):	35		
Southwest	20				
West	20			**Structure:**	
Northwest	12	Health (A-F)	C	Broken branches	
				Poor pruning	X
Pests:		**Vigor:**		Mechanical injury	
Borers		Chlorosis		Wire/nails	
Termites		Wilt		Torn branch scars	
Ants		Dieback		Sharp branch angle	
Woodpeckers		Deadwood	minor	Low branching	X
Galls		Thinning crown		Water trap	
Pit-scale				Cavity-trunk	
Oak moth				Cavity-branch	
Bees		**Disease:**		Lopsided canopy	
Pit-scale		Leaf scorch	minor	Excess horiz growth	
Parasites		Twig blight	minor	Decay/rot	
Mistletoe		Exfoliation		Fire/lightening	
Poison oak		Lesions		Roots exposed	
Notes:		Exudations		Hazardous condition	
		Heart rot		Notes:	

PHOTOGRAPH

Environment:

Change in grade	
Poor drainage	
Undermining erosion	

TREE EVALUATION FORM

padre associates, inc. ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

Project: 24970 Bob Batchelor Rd

Tree No. 266

Species: Platanus racemosa

Date: 11/6/2025

Inspector: Ingamells

Canopy Measurements (ft)	
North	20
Northeast	21
East	15
Southeast	15
South	18
Southwest	20
West	20
Northwest	20

Appearance (A-F):	D
Number trunks:	1
Diameter ("):	14
Height (ft):	45
Health (A-F)	C

Pests:	
Borers	
Termites	
Ants	
Woodpeckers	
Galls	
Pit-scale	
Oak moth	
Bees	
Pit-scale	
Parasites	
Mistletoe	
Poison oak	
Notes:	

Vigor:	
Chlorosis	
Wilt	
Dieback	X
Deadwood	
Thinning crown	X

Disease:	
Leaf scorch	
Twig blight	
Exfoliation	
Lesions	
Exudations	
Heart rot	

Structure:	
Broken branches	
Poor pruning	X
Mechanical injury	
Wire/nails	
Torn branch scars	
Sharp branch angle	
Low branching	
Water trap	
Cavity-trunk	
Cavity-branch	
Lopsided canopy	
Excess horiz growth	
Decay/rot	
Fire/lightening	
Roots exposed	
Hazardous condition	

Notes:

Planted tree

Environment:

Change in grade	
Poor drainage	
Undermining erosion	

PHOTOGRAPH

TREE EVALUATION FORM

padre associates, inc.
ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

		Project:	24970 Bob Batchelor Rd	**Tree No.**	267
Canopy Measurements (ft)		**Species:**	Platanus racemosa	**Date:**	11/6/2025
North	8	Appearance (A-F):	D	**Inspector:**	Ingamells
Northeast	10				
East	18	Number trunks:	2		
Southeast	15	Diameter ("):	6,10		
South	11	Height (ft):	35		
Southwest	10				
West	9			**Structure:**	
Northwest	8	Health (A-F)	D	Broken branches	
				Poor pruning	X
Pests:		**Vigor:**		Mechanical injury	
Borers		Chlorosis		Wire/nails	
Termites		Wilt		Torn branch scars	
Ants		Dieback		Sharp branch angle	
Woodpeckers		Deadwood		Low branching	X
Galls		Thinning crown	X	Water trap	
Pit-scale				Cavity-trunk	minor
Oak moth				Cavity-branch	
Bees		**Disease:**		Lopsided canopy	X
Pit-scale		Leaf scorch		Excess horiz growth	
Parasites		Twig blight		Decay/rot	
Mistletoe		Exfoliation		Fire/lightening	
Poison oak		Lesions		Roots exposed	
Notes:		Exudations		Hazardous condition	
		Heart rot		Notes:	
				Planted tree	

PHOTOGRAPH

Environment:

Change in grade	
Poor drainage	
Undermining erosion	

TREE EVALUATION FORM

padre associates, inc.
ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

		Project:	24970 Bob Batchelor Rd	**Tree No.**	268
Canopy Measurements (ft)		**Species:**	Quercus agrifolia	**Date:**	11/6/2025
North	18	Appearance (A-F):	C	**Inspector:**	Ingamells
Northeast	22				
East	30	Number trunks:	4		
Southeast	25	Diameter ("):	~12,14,10,8		
South	20	Height (ft):	35		
Southwest	25				
West	30			**Structure:**	
Northwest	22	Health (A-F)	B	Broken branches	
				Poor pruning	X
Pests:		**Vigor:**		Mechanical injury	
Borers		Chlorosis		Wire/nails	
Termites		Wilt		Torn branch scars	
Ants		Dieback		Sharp branch angle	
Woodpeckers		Deadwood		Low branching	X
Galls		Thinning crown		Water trap	
Pit-scale				Cavity-trunk	
Oak moth				Cavity-branch	
Bees		**Disease:**		Lopsided canopy	
Pit-scale		Leaf scorch		Excess horiz growth	X
Parasites		Twig blight	minor	Decay/rot	
Mistletoe		Exfoliation		Fire/lightening	
Poison oak		Lesions		Roots exposed	
Notes:		Exudations		Hazardous condition	
		Heart rot		Notes:	
				Tree behind fence, not measured	

PHOTOGRAPH

Environment:

Change in grade	
Poor drainage	
Undermining erosion	

TREE EVALUATION FORM

padre associates, inc.
ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

		Project:	24970 Bob Batchelor Rd	**Tree No.**	269
Canopy Measurements (ft)		**Species:**	Quercus agrifolia	**Date:**	11/6/2025
North	18	Appearance (A-F):	C	**Inspector:**	Ingamells
Northeast	20				
East	25	Number trunks:	1		
Southeast	20	Diameter ("):	12		
South	10	Height (ft):	40		
Southwest	15				
West	23			**Structure:**	
Northwest	20	Health (A-F)	B	Broken branches	
				Poor pruning	X
Pests:		**Vigor:**		Mechanical injury	
Borers		Chlorosis		Wire/nails	
Termites		Wilt		Torn branch scars	
Ants		Dieback		Sharp branch angle	
Woodpeckers		Deadwood	minor	Low branching	X
Galls		Thinning crown		Water trap	
Pit-scale				Cavity-trunk	
Oak moth				Cavity-branch	
Bees		**Disease:**		Lopsided canopy	minor
Pit-scale		Leaf scorch		Excess horiz growth	X
Parasites		Twig blight	minor	Decay/rot	
Mistletoe		Exfoliation		Fire/lightening	
Poison oak		Lesions		Roots exposed	
Notes:		Exudations		Hazardous condition	
		Heart rot		Notes:	

PHOTOGRAPH

Environment:

Change in grade	
Poor drainage	
Undermining erosion	

TREE EVALUATION FORM

padre associates, inc. ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

		Project:	24970 Bob Batchelor Rd	**Tree No.**	270
Canopy Measurements (ft)		**Species:**	Quercus agrifolia	**Date:**	11/6/2025
North	18	Appearance (A-F):	B	**Inspector:**	Ingamells
Northeast	20				
East	20	Number trunks:	1		
Southeast	15	Diameter ("):	~16		
South	13	Height (ft):	40		
Southwest	25				
West	30			**Structure:**	
Northwest	22	Health (A-F)	B	Broken branches	
				Poor pruning	
Pests:		**Vigor:**		Mechanical injury	
Borers		Chlorosis		Wire/nails	
Termites		Wilt		Torn branch scars	
Ants		Dieback		Sharp branch angle	
Woodpeckers		Deadwood		Low branching	X
Galls		Thinning crown		Water trap	
Pit-scale				Cavity-trunk	
Oak moth				Cavity-branch	
Bees		**Disease:**		Lopsided canopy	minor
Pit-scale		Leaf scorch	minor	Excess horiz growth	
Parasites		Twig blight	minor	Decay/rot	
Mistletoe		Exfoliation		Fire/lightening	
Poison oak		Lesions		Roots exposed	
Notes:		Exudations		Hazardous condition	
		Heart rot		Notes:	
				Tree behind fence, not measured	
				Leans to west	

PHOTOGRAPH

Environment:

Change in grade	
Poor drainage	
Undermining erosion	

TREE EVALUATION FORM

padre associates, inc.
ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

		Project:	24970 Bob Batchelor Rd	**Tree No.**	271
Canopy Measurements (ft)		**Species:**	Quercus agrifolia	**Date:**	11/6/2025
North	18	Appearance (A-F):	B	**Inspector:**	Ingamells
Northeast	20				
East	20	Number trunks:	1		
Southeast	15	Diameter ("):	~18		
South	15	Height (ft):	40		
Southwest	18				
West	20			**Structure:**	
Northwest	20	Health (A-F)	B	Broken branches	
				Poor pruning	
Pests:		**Vigor:**		Mechanical injury	
Borers		Chlorosis		Wire/nails	
Termites		Wilt		Torn branch scars	
Ants		Dieback		Sharp branch angle	
Woodpeckers		Deadwood	minor	Low branching	minor
Galls		Thinning crown		Water trap	
Pit-scale				Cavity-trunk	
Oak moth				Cavity-branch	
Bees		**Disease:**		Lopsided canopy	
Pit-scale		Leaf scorch		Excess horiz growth	
Parasites		Twig blight	minor	Decay/rot	
Mistletoe		Exfoliation		Fire/lightening	
Poison oak		Lesions		Roots exposed	
Notes:		Exudations		Hazardous condition	
		Heart rot		Notes:	
				Tree behind fence, not measured	

PHOTOGRAPH

Environment:

Change in grade	
Poor drainage	
Undermining erosion	

APPENDIX D

VERTEBRATE ANIMAL SPECIES OBSERVED IN THE ASSESSMENT AREA AT 24970 BOB BATCHELOR ROAD, LOS ANGELES COUNTY, CALIFORNIA

Appendix D

Vertebrate Animal Species Observed within the Assessment Area for 24970 Bob Batchelor Road, Los Angeles County, California

FAMILY Common Name	Scientific Name	Habitat Use(1)	Status(2)
AMPHIBIANS AND REPTILES			
Iguanidae			
Western fence lizard	*Sceloporus occidentalis longipes*	B/F	--
BIRDS			
Parulidae			
Yellow-rumped warbler	*Setophaga coronata*	B/F	--
Orange-crowned warbler	*Oreothlypis celata*	B/F	--
Tyrannidae			
Black phoebe	*Sayornis nigrcans*	B/F	--
Corvidae			
California scrub jay	*Aphelocoma californica*	B/F	--
Aegithalidae			
Bushtit	*Psaltriparus minimus*	B/F	--
Odontophoridae			
California quail	*Callipepla californica*	B/F	--
Trochilidae			
Anna's hummingbird	Calypte anna	BF	--
Allen's hummingbird	*Selasphorus sasin*	B/F	BCC
Sylviidae			
Wrentit	*Chamaea fasciata*	B/F	BCC
Picidae			
Nuttall's woodpecker	*Dryobates nuttallii*	B/F	BCC
Acorn woodpecker	*Melanerpes formicivorus*	B/F	--
Northern flicker	*Colaptes auratus*	B/F	--
Regulidae			
Ruby-crowned kinglet	*Regulus calendula*	F	--
Paridae			
Oak titmouse	*Baeolophus inornatus*	B/F	BCC
Passerellidae			
Dark-eyed junco	*Junco hyemalis*	B/F	--
Spotted towhee	*Pipilo maculatus*	B/F	--
California towhee	*Melozone crissalis*	B/F	--
White-crowned sparrow	*Zonotrichia leucophrys*	B/F	--
Fringillidae			
House finch	*Carpodacus mexicanus*	B/F	--
Lesser goldfinch	*Spinus psaltria*	B/F	--

Appendix D

Vertebrate Animal Species Observed within the Assessment Area for 24970 Bob Batchelor Road, Los Angeles County, California

FAMILY Common Name	Scientific Name	Habitat Use(1)	Status(2)
MAMMALS			
Geomyidae			
Botta's pocket gopher	*Thomomys bottae*	B/F	--
Canidae			
Coyote	*Canis latrans*	B/F	--
Sciuridae			
California ground squirrel	*Otospermophilus beecheyi*	B/F	--

(1) Habitat Use
- B= Breeding
- F= Foraging

(2) Status
- CP= Protected under California Fish & Game Code
- CSC= CDFW Species of Special Concern
- SA= CDFW Special Animal
- SE= State Endangered
- FE= Federal Endangered
- WL= CDFW Watch List
- BCC=Birds of Conservation Concern

Fish nomenclature based on Swift et al. (1993)
Amphibian and reptile nomenclature based upon Jensen (1983)
Bird nomenclature based upon American Ornithologists Union (2020)
Mammal nomenclature based upon Hall (1981)

APPENDIX E

SPECIAL-STATUS WILDLIFE SPECIES OF THE PROJECT REGION

Appendix E. Special-Status Wildlife Species of the Project Region*

Species	Status	Habitat Description	Nearest Known Location relative to the Assessment Area	Potential Occurrence within the Assessment Area
Invertebrates				
Gertsch's socalchemmis spider (*Socalchemmis gertschi*)	SA	Not defined	Old Topanga Canyon Road (1982), 2.7 miles to the northeast (CNDDB, 2026)	Very Low: area is mostly developed, unlikely but could occur in relic oak trees and landscaping trees
Globose dune beetle (*Coelus globosus*)	IUCN-VU	Coastal foredunes	Leo Carrillo State Beach, 16 miles to the west (CNDDB, 2026)	None: suitable habitat is absent
Wawona riffle beetle (*Atractelmis wawona*)	SA	Streams	Solstice Canyon (2009), 6.3 miles to the southwest (CNDDB, 2026)	None: suitable habitat is absent
American bumble bee (*Bombus pensylvanicus*)	IUCN-VU	Coastal scrub, grasslands	King Gillette Ranch (2022), 2.4 miles to the west (CNDDB, 2026)	Very Low: suitable habitat is absent
Crotch's bumble bee (*Bombus crotchii*)	SCE, IUCN-EN	Coastal scrub, chaparral, grasslands	Stunt Road (2020), 1.5 miles to the southeast (iNaturalist, 2026)	Low: suitable chaparral habitat is very limited and fragmented
Santa Monica shieldback katydid (*Aglaothorax longipennis*)	IUCN-CR	Chaparral	Mouth of Big Rock Canyon (1975), 5.1 miles to the southeast (CNDDB, 2026)	Low: suitable chaparral habitat is very limited and fragmented
Sandy beach tiger beetle *(Cicindela hirticollis gravida)*	SA	Beaches	Historically reported from the Santa Monica area, but now considered extirpated (CNDDB, 2026)	None: not reported from the region, no suitable habitat
Santa Monica grasshopper (*Trimerotropis occidentalis*)	IUCN-EN	Chaparral	Near Mulholland Highway (1972), 11.9 miles to the west (CNDDB, 2026)	Low: suitable chaparral habitat is very limited and fragmented
Busck's gallmoth (*Eugnosta busckana*)	SA	Coastal scrub with California brittle-bush	Near Topanga Canyon (2021), 4.0 miles to the northeast (CNDDB, 2026)	None: suitable habitat is absent
Western monarch butterfly (*Danaus plexippus*)	FC	Protected coastal tree groves	Roost near Malibu Creek lagoon (last observed during annual Thanksgiving counts in 2014), 3.9 miles to the south-southwest (Xerces Society, 2026)	Very Low: suitable habitat is absent
Fish				
Southern California steelhead (*Oncorhynchus mykiss*)	FE, SCE	Coastal streams	Malibu Creek, 2.4 miles to the southwest (CNDDB, 2026)	None: aquatic habitat is absent
Arroyo chub (Gila orcuttii)	CSC, IUCN-VU	Perennial streams	Malibu Creek, 2.4 miles to the southwest (CNDDB, 2026)	None: aquatic habitat is absent

Appendix E. Continued

Species	Status	Habitat Description	Nearest Known Location relative to the Assessment Area	Potential Occurrence within the Assessment Area
Tidewater goby (*Eucyclogobius newberryi*)	FE	Estuaries and coastal streams	Malibu Creek, 3.2 miles to the south-southwest (CNDDB, 2026)	None: aquatic habitat is absent
Reptiles and Amphibians				
California newt (*Taricha torosa*)	CSC	Stream pools (breeding)	Stunt Road, 0.6 miles to the northeast (iNaturalist, 2026)	Low: reported from nearby Cold Creek, but no suitable upland over-summer habitat present
California red-legged frog (*Rana draytonii*)	FT, CSC	Stream pools, ponds	East Las Virgenes Creek (2000), 5.7 miles to the north-northwest (CNDDB, 2026)	None: aquatic habitat is absent
Western spadefoot toad (*Spea hammondii*)	PT, CSC	Vernal pools	Santa Susana Field Laboratory (2010), 8.9 miles to the north (CNDDB, 2026)	None: aquatic habitat is absent
Southwestern pond turtle (*Actinemys pallida*)	PT, CSC	Stream pools, ponds	South of Calabasas (2022), 1.6 miles to the north (iNaturalist, 2026)	None: aquatic habitat is absent
Southern California legless lizard (*Anniella stebbinsi*)	CSC	Woodlands, chaparral, coastal scrub	Near Malibu Canyon Road (1965), 2.4 miles to the southwest (CNDDB, 2026)	Low: suitable chaparral habitat is very limited and fragmented
California legless lizard (*Anniella spp.*)	CSC	Woodlands, chaparral, coastal scrub	Near Thousand Oaks Blvd (2009), 8.9 miles to the northwest (CNDDB, 2026)	Low: suitable habitat is very limited and fragmented and disturbed
Coast horned lizard (*Phrynosoma blainvillii*)	CSC	Coastal scrub, chaparral	Stunt Ranch, ~one mile to the southeast (CNDDB, 2026)	Low: suitable chaparral habitat is very limited and fragmented
Coastal western whiptail (*Aspidoscelis tigris stejnegeri*)	CSC	Coastal scrub, chaparral	Stunt Ranch (2020), 0.4 miles to the east (iNaturalist org, 2026)	Low: suitable chaparral habitat is very limited and fragmented
San Bernardino ring-neck snake (*Diadophis punctatus modestus*)	IUCN-LC	Rocky canyon bottoms	Malibu Canyon Road, 2.9 miles to the southwest (CNDDB, 2026)	Very Low: suitable habitat is absent
Two-striped garter snake (*Thamnophis hammondii*)	CSC, IUCN-LC	Streams, canyon bottoms	Near Saddle Rock (2017), 9.4 miles to the west (CNDDB, 2026)	Very Low: suitable habitat is absent
South coast gartersnake (*Thamnophis sirtalis*, pop. 1)	CSC	Marshes near permanent streams	Topanga Canyon area (1967), now considered extirpated (CNDDB, 2026)	None: not reported from the region, no suitable habitat

Appendix E. Continued

Species	Status	Habitat Description	Nearest Known Location relative to the Assessment Area	Potential Occurrence within the Assessment Area
Birds				
Golden eagle (*Aquila chrysaetos*)	FP, WL	Scrub, chaparral, cliffs for nesting	Malibu Canyon (1987 nest), 3.1 miles to the southwest (CNDDB, 2026)	Low: suitable chaparral habitat is very limited and fragmented
Burrowing owl (*Athene cunicularia*)	CSC	Grassland, open scrubland	Laskey Mesa (2000), 5.5 miles to the north-northwest (CNDDB, 2026)	Very Low: suitable habitat is absent
Tri-colored blackbird (*Agelaius tricolor*)	ST, CSC, BCC	Freshwater marsh	King Gillette Ranch (2024), 2.3 miles to the northwest (iNaturalist.org, 2026)	Very Low: suitable habitat is absent
Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*)	WL	Coastal scrub, chaparral	Cold Creek Valley Preserve (2021), 0.4 miles to the northeast (iNaturalist, 2026)	Low: suitable chaparral habitat is very limited and fragmented
Least Bell's vireo (*Vireo belli pusillus*)	FE, SE	Riparian woodland, riparian scrub	Near Madera Road, Simi Valley (2018), 13.2 miles to the northwest (CNDDB, 2026)	Very Low: suitable habitat is absent
California gnatcatcher (*Polioptila californica californica*)	FT, CSC	Coastal sage scrub	King Gillette Ranch (2020), 2.0 miles to the west-northwest (iNaturalist.org, 2026)	Very Low: suitable habitat is absent
Cooper's hawk (*Accipiter cooperii*)	WL (nesting)	Woodlands	Stunt Ranch Reserve (2020; 0.4 miles to the southeast (eBird.org, 2026)	Moderate: low quality woodland habitat is present
Allen's hummingbird (*Selasphorus sasin*)	BCC	Woodlands, chaparral, landscaping trees & shrubs	Observed during field survey	Present
Nuttall's woodpecker (*Dryobates nuttallii*)	BCC	Woodlands	Observed during field survey	Present
Oak titmouse (*Baeolophus inornatus*)	BCC	Oak woodlands	Observed during field survey	Present
Wrentit (*Chamaea fasciata*)	BCC	Coastal scrub, chaparral	Observed during field survey	Present
Lawrence's goldfinch (*Spinus lawrencei*)	BCC	Chaparral, open woodlands	Stunt Ranch Reserve (1994); 0.4 miles to the southeast (eBird.org, 2026)	Moderate: low quality habitat is present

Appendix E. Continued

Species	Status	Habitat Description	Nearest Known Location relative to the Assessment Area	Potential Occurrence within the Assessment Area
Swainson's hawk (*Buteo swainsoni*)	ST	Savannas, riparian woodlands, agricultural areas with trees	Historically reported from the Santa Monica area (1896), but now considered extirpated (CNDDB, 2026)	None: not reported from the region, no suitable habitat
American peregrine falcon (*Falco peregrinus anatum*)	SE, FE (delisted)	Cliffs, buildings, mostly forages near water	Reported from Calabasas (2018 overflight), 2.8 miles to the north-northeast (iNaturalist, 2026)	Very low: could overfly the site but no suitable foraging or nesting habitat
Bank swallow (*Riparia riparia*)	ST	Vertical banks near rivers, lakes, ocean	Near Will Rogers State Beach (1907), 9.4 miles to the southeast, now considered extirpated (CNDDB, 2026)	None: not reported from the region, no suitable habitat
Mammals				
California leaf-nosed bat (*Macrotus californicus*)	CSC	Mines, caves	Upper Las Virgenes Canyon (1949), 6.8 miles to the north (CNDDB, 2026)	None: not reported from the region, no suitable habitat
Yuma myotis (*Myotis yumanensis*)	L	Caves, mines, bridges, buildings	Malibu Creek State Park (2004), 3.8 miles to the west (CNDDB, 2026)	Very Low: suitable habitat is absent
Western small-footed myotis (*Myotis ciliolabrum*)	IUCN-LC	Caves, buildings, mines and crevices	Malibu Creek State Park (2004), 3.8 miles to the west (CNDDB, 2026)	Very Low: suitable habitat is absent
Pallid bat (*Antrozous pallidus*)	CSC, H	Open dry habitats with rocky areas for roosting	China Flat (2004), 9.8 miles to the northwest (CNDDB, 2026)	Very Low: suitable habitat is absent
Western mastiff bat (*Eumops perotis californicus*)	CSC, H	Outcrops in woodland, chaparral, coastal scrub, grasslands	Malibu Creek State Park (2004), 3.8 miles to the west (CNDDB, 2026)	Very Low: suitable habitat is absent
Spotted bat (*Euderma maculatum*)	CSC, H	Grasslands, chaparral, forest, woodland	Malibu Creek State Park (2004), 3.8 miles to the west (CNDDB, 2026)	Low: suitable habitat is limited, fragmented and mostly disturbed
Hoary bat (*Lasiurus cinereus*)	M	Woodland, forest	Malibu Creek State Park (2018), 3.8 miles to the west (iNaturalist.org, 2026)	Low: suitable habitat is limited, fragmented and mostly disturbed
Western red bat (*Lasiurus frantzii*)	CSC, H	Forest, woodlands	Stunt Ranch (2004), 0.5 miles to the east-southeast (CNDDB, 2026)	Low: suitable habitat is limited, fragmented and mostly disturbed
San Diego desert woodrat (*Neotoma lepida intermedia*)	CSC	Rocky coastal scrub, cactus scrub	Near Pepperdine University (1995), 4.9 miles to the southwest (CNDDB, 2026)	Very Low: suitable habitat is absent

Appendix E. Continued

Species	Status	Habitat Description	Nearest Known Location relative to the Assessment Area	Potential Occurrence within the Assessment Area
American badger (*Taxidea taxus*)	CSC	Grasslands, open shrublands	Kanan-Dume Road (2006), 8.2 miles to the southwest (CNDDB, 2026)	Very Low: suitable habitat is absent
Ringtail (*Bassariscus astutus*)	FP	Forest, chaparral, canyons, woodland	No recent records in the Santa Monica Mountains	Very Low: no records in region, suitable habitat is limited, fragmented and mostly disturbed
Southern California/Central Coast mountain lion (*Felis concolor*)	SCE	Grassland, chaparral, scrub, woodland, forest	Known to occur in the region	Low: site is fenced and provides minimal foraging habitat

*Defined as the area included within the 7.5' quadrangle topographic maps surrounding the subject parcel

Status Codes:

BCC	2021 Bird of Conservation Concern (USFWS)
CSC	California Species of Special Concern (CDFW)
FC	Federal Candidate for listing (USFWS)
FE	Federal Endangered (USFWS)
FP	Fully protected under the Fish & Game Code (CDFW)
FT	Federal Threatened (USFWS)
IUCN-CR	Internation Union for the Conservation of Nature-Critically Endangered
IUCN-EN	Internation Union for the Conservation of Nature-Endangered
IUCN-LC	Internation Union for the Conservation of Nature-Least Concern
IUCN-VU	Internation Union for the Conservation of Nature-Vulnerable
H	High Priority (Western Bat Working Group)
M	Medium Priority (Western Bat Working Group)
L	Low Priority (Western Bat Working Group)
PT	Federal Proposed Threatened (USFWS)
SA	Special Aimal (CDFW)
SCE	Candidate for State Endangered (CDFW)
SE	State Endangered (CDFW)
ST	State Threatened (CDFW)
WL	Watch List (CDFW)