BIOLOGICAL TECHNICAL REPORT
THE PROPERTY AT 6459 & 6443 W. INNSDALE DRIVE
CITY OF LOS ANGELES, LOS ANGELES COUNTY, CALIFORNIA

PREPARED FOR

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TABLE OF CONTENTS

TABLES

EXHIBITS

APPENDICES

1.0 EXECUTIVE SUMMARY

1.1 Background

This document is a Biological Technical Report prepared to satisfy the requirements of the California Environmental Quality Act (CEQA). This report provides the scope, methodology, and the results of habitat assessments and general and focused biological surveys, and the impact assessment and mitigation to reduce the Proposed Project's biological impacts to less than significant. General and focused surveys were conducted during two field survey visits in 2012, a visit in February of 2017, as well as recent surveys on April 4 and June 16, 2018 to adequately survey floral and faunal populations. A jurisdictional delineation was performed on November 15 and December 11, 2017.

The approximately 40-acre Study Area consists of the undeveloped portion of the property at 6459 Innsdale Drive and a 0.14-acre offsite developed area (6443 Innsdale Drive), in the City of Los Angeles, Los Angeles County, California [Exhibit 1; Regional Map]. The Study Area is located north of Innsdale Drive and is bound to the west, north, and east by undeveloped land as depicted on the USGS Burbank, CA Quadrangle (dated 1966 and Photo-revised 1972) [Exhibit 2; Vicinity Map]. A vegetation map of the site is provided as Exhibit 3 and the area subject to potential impacts is much smaller, covering approximately 3.07 acres of which 0.14 acre is offsite developed area. While this document characterizes the entire site, the focus of the impact analysis is on the areas that would be potentially disturbed by the project, including the site of the proposed residence, the site proposed for the animal keeping area and associated tractor access route, and the earthen trail that will provide access between the residence and animal keeping area [Exhibit 4].

1.2 Scope and Methodology

The scope of this report includes 1) A characterization of biological resources associated with the Study Area, with focus on the impact areas, 2) an evaluation of the Study Area for presence or potential presence of state or federally listed endangered species or other special-status species, and 3) an evaluation of aquatic features potentially subject to the jurisdiction of the California Department of Fish and Wildlife (CDFW) and U.S. Army Corps of Engineers (Corps). This report also includes a discussion of existing conditions for the Study Area, all methods employed regarding habitat assessments and general biological surveys, and the documentation of botanical and wildlife resources identified. Methods of study include a review of relevant literature and databases, habitat assessments, general field surveys, and a Geographical Information System (GIS)-based analysis of vegetation communities. As appropriate, this report is consistent with accepted scientific and technical standards and survey guideline requirements issued by the U.S. Fish and Wildlife Service (USFWS), the CDFW, and the California Native Plant Society (CNPS). Glenn Lukos Associates, Inc. (GLA) conducted site-specific habitat assessments and general and focused biological surveys within the Study Area on August 8, 2012 and August 31, 2012 and again on February 4, 2017, April 4, 2018 and June 16,

2018. Trestles Environmental Corporation conducted a jurisdictional delineation on November 15 and December 11, 2017.

1.3 Existing Conditions

The majority of the Study Area consists of undeveloped land that supports native vegetation communities including coastal sage scrub and chaparral. The southern portion of the Study Area supports a working vineyard and olive orchard. The southwest corner of the Study Area consists of a mix of disturbed native scrub and chaparral habitats and ruderal vegetation. Surrounding land uses include residential properties to the south and undeveloped land to the north, east, and west.

1.4 Results of Field Studies

1.4.1 Vegetation Associations/Land Uses

Vegetation mapping of the Study Area identified twelve different vegetation/land use types: (1) chaparral (15.62 acres); (2) coastal sage scrub (13.52 acres); (3) coastal sage scrub/chaparral (1.08 acres); (4) developed/trails (0.47 acre); (5) disturbed chaparral (0.31 acre); (6) disturbed coastal sage scrub/chaparral (0.76 acre); (7) ruderal (0.23 acre); (8) coast live oak trees (0.15 acre) (9); Coast live oak/sycamore riparian woodland (0.40 acre); (10) orchard (0.27 acre); (11) ruderal/coastal sage scrub (1.63 acres); and (12) vineyard (5.48 acres). An additional 0.14 acre of developed land is offsite of the development parcel but located within the study area.

1.4.2 Special-Status Plants

The habitat assessment for special-status plants determined that three special-status plant species: (1) Nevin's barberry (*Berberis nevinii*); (2) Plummer's mariposa lily (*Calochortus plummerae*); and (3) Davidson's bush mallow (*Malacothamnus davidsonii*) had low to moderate potential to occur within the chaparral and coastal sage scrub habitat in the northern portion of the study area. Focused botanical surveys conducted for these species within the proposed Project Area did not detect Nevin's barberry or Davidson's bush mallow; however, Plummer's mariposa lily was detected in 40 subpopulations throughout the property. Approximately 393 individuals were observed on site.

1.4.3 Wildlife Resources

A number of common bird species were detected within the Study Area. No reptile or mammal species were detected, but several common species are expected to occur. Birds observed during biological surveys include California towhee (*Pipilo crissalis*), spotted towhee (*Melozone crissalis*), California quail (*Callipepla californica*), northern mockingbird (*Mimus polyglottus*), house finch (*Carpodacus mexicanus*), lesser goldfinch (*Carduelis psaltria*), wrentit (*Chamaea fasciata*), common raven (*Corvus corax*), Anna's hummingbird (*Calypte anna*), red-tailed hawk (*Buteo jamaicensis*), and mourning dove

(*Zenaida macrourus*). A complete list of wildlife species observed within the Study Area is provided in Appendix B.

1.4.4 Special-Status Wildlife

No special-status animal species (i.e. state- or federally- listed or CDFW special status) were detected or are expected to occur within the Study Area due to a lack of suitable habitat as determined by the literature review and onsite habitat assessments.

1.5 Proposed Project Impacts to Biological Resources and Mitigation

The proposed project will not result in any significant direct or indirect impacts to special-status biological resources, and as such, no mitigation is required.

Approximately 393 Plummer's Mariposa lilies, that has a California Rare Plant Rank (CRPR) of 4, were observed on site which resulted in minor redesign of project components to avoid impacts to the species to the greatest extent possible. As such, only 22 individuals would be impacted by the proposed residence. The proposed animal keeping area, tractor routes, and chute location avoid the Plummer's Mariposa lilies entirely. With the avoidance efforts, the project would impact approximately six percent of the Plummer's Mariposa lilies, preserving 94 percent. As noted, this species is on List 4 of the California Rare Plant Rank which is a watch list; therefore, the proposed impacts to six percent of the Plummer's Mariposa lilies are less than significant and would not require mitigation.

The project has potential to impact nesting migratory birds; however, with implementation of the measures outlined herein in the mitigation section, impacts would be avoided.

The project will impact approximately 400 linear feet of ephemeral drainage channel totaling 0.02 acre. The feature does not support wetland or riparian habitat; nevertheless, CDFW has indicated that it will be necessary to notify the CDFW under the provisions of Section 1602 and that a Streambed Alteration Agreement may be required to authorize the proposed grading of portions of this feature for construction of the animal keeping areas. Similarly, the Los Angeles Regional Water Quality Control Board (Regional Board) has indicated that the ephemeral drainage may be considered a Water of the U.S. requiring authorization pursuant to Sections 404 and 401 of the Clean Water Act; however, the Corps has not made a determination regarding the jurisdictional status of the feature. If the Corps declines jurisdiction (consistent with the 2015 Corp's Rule on Waters of the U.S., discussed below), the Regional Board could require notification pursuant to the Waste Discharge Requirements under Porter Cologne. Pursuant to the City of Los Angeles California Environmental Quality Act (CEQA) Guidelines consider the "alteration of an existing wetland habitat" to be significant. Because there are no wetlands or riparian habitat associated with the ephemeral drainage, under the City's

CEQA Guidance, the impacts would not be significant, and mitigation not required pursuant to CEQA.

2.0 INTRODUCTION

Biologists from Glenn Lukos Associates, Inc. (GLA) conducted surveys of the Study Area to identify the presence of special-status species or habitats capable of supporting special-status species. Trestles Environmental Corporation conducted a jurisdictional delineation pursuant to Sections 404 and 401 of the Clean Water Act, Section 1602 of the California Fish and Game Code, and the Waste Discharge Requirements of Porter Cologne.

Potential impacts (direct and/or indirect) to special-status species and habitats are addressed below for purposes of review under the California Environmental Quality Act (CEQA). In addition, impacts to special-status species listed as threatened or endangered under the federal Endangered Species Act (ESA) are regulated by the U.S. Fish and Wildlife Service (USFWS) and special-status species listed as threatened or endangered by the State of California are regulated by the California Department of Fish and Wildlife (CDFW) pursuant to the State ESA and are addressed below. Wildlife that are assigned other designations by CDFW (i.e., species of special concern, fully-protected species, etc.), and plants given special status by the California Native Plant Society (CNPS) are not granted additional protection, except that impacts to these species generally require evaluation pursuant to CEQA.

2.1 Location of Study Area

The approximately 40-acre Study Area consists of the property at 6459 Innsdale Drive and a 0.14-acre offsite developed area (6443 Innsdale Drive), and is located in the City of Los Angeles, Los Angeles County, California [Exhibit 1; Regional Map]. The Study Area is located north of Innsdale Drive and is bound to the west, north, and east by undeveloped land [Exhibit 2; Vicinity Map]. Elevations within the Study Area range from roughly 1,000 to 1,300 feet above mean sea level.

The entire approximately 40-acre Study Area was subject to vegetation mapping, general biological surveys, and focused botanical surveys. Evaluation of potentially jurisdictional features was focused on the Development Areas, which include the site of the proposed residence, the proposed animal keeping area and associated bulldozer access, and the unpaved earthen trail between the residence and animal keeping area. Each of these areas was surveyed on foot on multiple occasions.

2.2 Existing Conditions

The majority of the Study Area consists of undeveloped land that supports native vegetation communities including coastal sage scrub and chaparral. The southern portion

of the Study Area supports a working vineyard and olive orchard. The southwest corner of the Study Area consists of a mix of disturbed native scrub and chaparral habitats and ruderal vegetation. Surrounding land uses include residential properties to the south and undeveloped land to the north, east, and west.

2.3 Project Description

The proposed project consists of construction of a single-family residence in the southwest portion of the subject parcel and access driveway that would connect to the terminus of the existing Innsdale Drive. Additionally, the proposed project would include creation of an unpaved access route from the proposed residence to the animal keeping area, located north of the residential area near the western boundary of the property as depicted on Exhibit 4 – Impact Map.

Additionally, a temporary chute would be installed to transport fill from the proposed residence site to the animal keeping area [Exhibit 4]. The chute is approximately eight feet wide and four feet tall, constructed with plywood, wooden two-by-four's and four-by-four's. The chute will be covered to eliminate the potential for dust and debris to escape into the surrounding vegetation. The tractor route from the proposed residence to the top of the chute consists of an existing trail already in use for vineyard operations.

3.0 METHODOLOGY

In order to adequately identify biological resources, GLA assembled biological data consisting of the following components:

- Performance of vegetation mapping for the Study Area;
- Performance of site-specific habitat assessments for special-status plants and animals; and
- General and focused biological surveys to evaluate the presence/absence of special-status plant and animal species (or potentially suitable habitat).
- Jurisdictional Delineation of areas potentially subject to Corps, Regional Board and CDFW jurisdiction.

The focus of the biological surveys was determined through initial site reconnaissance, a review of the California Natural Diversity Database (CNDDB) [CDFW 2017], the CDFW Special Animals List (CDFWG 2016), the California Native Plant Society (CNPS) Online Inventory (CNPS 2016), the USFWS online list of threatened and endangered species for Los Angeles County, the USDA Soil Conservation Service's (SCS) soil maps for the Study Area, other pertinent literature, and knowledge of the region. Vegetation associations and land use types within the Study Area were also surveyed on foot and mapped directly onto a 200-scale topographic map based on the Holland (1986) Classification System. Habitat assessments and focused surveys within the Study Area were conducted on foot and were generally focused on the proposed

Development Area and areas adjacent to the Development Area for each target plant or animal species identified below.

3.1 Summary of Surveys

The field studies focused on the following primary objectives in accordance with CEQA: (1) general reconnaissance surveys and vegetation mapping according to the Holland Classification System; (2) general botanical surveys; (3) general wildlife surveys; (4) habitat assessments for special-status plants; (5) habitat assessments for special-status animals; and (6) focused surveys for special-status plants. Observations of all plant and wildlife species were recorded during each of the above-mentioned survey efforts [Appendix A: Floral Compendium and Appendix B: Faunal Compendium]. Table 3-1 provides a summary list of survey dates, survey types and personnel.

Table 3-1. Summary of Biological Surveys for the Property.

Survey Date and Time	Survey Type	Surveying Biologist	Weather
August 8, 2012	• General Botanical and Wildlife Survey • Special-Status Plant Habitat Assessment	T. Bomkamp	82º-90º F Clear Wind 0-2 mph
August 31, 2012	• General Botanical and Wildlife Survey • Vegetation Mapping • Jurisdictional Determination • Focused Survey for Special-Status Plants	T. Bomkamp	80º-87º F Clear Wind 2-4 mph
February 4, 2017	• General Botanical and Wildlife Survey • Special-Status Plant Habitat Assessment and Survey • Jurisdictional Determination Verification • Vegetation Mapping Verification	T. Bomkamp	50º-54º F Clear Wind 0-2 mph
November 15 and December 11, 2017	Jurisdictional Delineation	J. Fontaine	N/A
April 4 and June 16, 2018	Focused Survey for Special-Status Plants	T. Bomkamp and J. Stephens	62º-68º F Cloudy Wind 0-2 mph

3.2 Botanical Resources

A site-specific survey program was designed to accurately document the botanical resources within the Study Area, and consisted of six components: (1) a literature search; (2) preparation of a list of target special-status plant species and sensitive vegetation communities that could occur within the Study Area; (3) general field reconnaissance surveys; (4) vegetation mapping according to the Holland Classification System; (5)

habitat assessments for special-status plants; (6) focused surveys for special-status plants; and (7) preparation of a vegetation map for the Study Area.

3.2.1 Literature Search

Prior to conducting fieldwork, pertinent literature on the flora of the region surrounding the Study Area was examined. A thorough archival review was conducted using available literature and other historical records. These resources included the following:

- California Native Plant Society *Online Inventory of Rare and Endangered Plants of California*. Available at: http://www.rareplants.cnps.org/; and

- California Natural Diversity Data Base (CNDDB 2017) for the USGS 7.5' Burbank quadrangle which contains the Study Area, and the eight surrounding quadrangles including San Fernando, Sunland, Condor Peak, Pasadena, Los Angeles, Hollywood, Beverly Hills, and Van Nuys.

3.2.2 Soil Map Review

Prior to conducting botanical fieldwork, the Natural Resource Conservation Service (NRCS) soil maps for the Study Area were reviewed to determine soils types occurring within the Study Area. The Soil Conservation Service (SCS)[1] has mapped the following soil types as occurring in the Study Area:

- ***Urban Land - Xerorthents, landscaped-Urban land complex , 0 to 5 percent slopes***
  This soil type consists of well-drained loam soils formed in colluvium and residuum derived from sedimentary rock and other mixed sources. This soil type generally occurs within the developed portion of the Study Area.

- ***Topanga-Mipolomol-Sapwi Association 30 to 75 percent slopes***
  This soil type consists of well-drained gravelly loam soils formed in colluvium and/or residuum weathered from sandstone, shale and slate. This soil type occurs within the undeveloped portion of the Study Area.

3.2.3 Special-Status Plant Species and Sensitive Vegetation Communities Evaluated for the Study Area

The CNDDB and the CNPS Inventory (CNPS 2016) were initially consulted to determine well-known occurrences of plants and habitats of special concern in the region.

According to the CNDDB (2012), eight special-status habitats occur within the Burbank quadrangle and the eight surrounding quadrangles (San Fernando, Sunland, Condor Peak, Pasadena, Los Angeles, Hollywood, Beverly Hills, and Van Nuys) including Southern

[1] SCS is now known as the National Resource Conservation Service or NRCS.

California Arroyo Chub/Santa Ana Sucker Stream, Riversidian Alluvial Fan Sage Scrub, Southern Coast Live Oak Riparian Forest, Southern Cottonwood Willow Riparian Forest, Southern Mixed Riparian Forest, Southern Sycamore Alder Riparian Woodland, California Walnut Woodland, and Walnut Forest.

Table 3-2 provides a list of special-status plants evaluated for the Study Area through habitat assessments. Species were evaluated based on a number of factors, including: 1) species identified by the CNDDB as occurring (either currently or historically) on or in the vicinity of the Study Area, and 2) any other special-status plants that are known to occur within the vicinity of the Study Area, or for which potentially suitable habitat occurs within the Study Area.

As noted in Section 3.2.5 below, vegetation communities within the Study Area were mapped according to the Holland Classification System (Holland 1986) and in accordance with the Manual of California Vegetation, Second Edition (MCV II) (Sawyer, Keeler Wolf and Evens, 2008), as provided in the habitat descriptions (where applicable) in Section 4.1.1 below. The MCV II also includes rarity rankings as provided in the California Natural Diversity Database that includes both Global (G) and State (S) rankings from 1 to 5. Substantial impacts to vegetation alliances with a State ranking of 1, 2 or 3 may be considered significant; whereas, vegetation alliances with a State ranking of 4 or 5 are considered "secure" statewide and impacts are generally not considered significant.

Table 3-2. Special-Status Plants Evaluated for the Study Area

Species Name	Status	Habitat Requirements	Potential for Occurrence
Beach spectaclepod *Dithrea maritima*	Federal: None State: ST CRPR: 1B.1	Coastal dunes and coastal scrub. Blooming period Mar-May. Elevation range 3-50m.	Does not occur due to a lack of suitable habitat.
Braunton's milk-vetch *Astragalus brauntonii*	Federal: FE State: None CRPR: 1B.1	Closed-cone coniferous forest, chaparral, coastal sage scrub, valley and foothill grassland. Usually carbonate soils. Recent burn or disturbed areas. Blooming period Jan-Aug. Elevation range 4-640m.	Does not occur due to a lack of suitable habitat.
California Orcutt grass *Orcuttia californica*	Federal: FE State: SE CRPR: 1B.1	Vernal pools. Blooming period Apr-Aug. Elevation range 15-660m.	Does not occur due to a lack of suitable habitat.
California satintail *Imperata brevifolia*	Federal: None State: None CRPR: 2.1	Coastal scrub, chaparral, riparian scrub, mojavean scrub, meadows and seeps/alkali. Blooming period Sep-May. Elevation range 0-500m.	Does not occur due to a lack of suitable habitat.

Species Name	Status	Habitat Requirements	Potential for Occurrence
Coastal dunes milk-vetch *Astragalus tener* var. *titi*	Federal: FE State: FE CRPR: 1B.1	Coastal bluff scrub and coastal dunes. Blooming period Mar-May. Elevation range 1-50m.	Does not occur due to a lack of suitable habitat.
Coulter's goldfields *Lasthenia glabrata* ssp. *coulteri*	Federal: None State: None CRPR: 1B.1	Playas, vernal pools, marshes and swamps (coastal salt). Blooming period Feb-Jun. Elevation range 1-1220m.	Does not occur due to a lack of suitable habitat.
Davidson's bush mallow *Malacothamnus davidsonii*	Federal: None State: None CRPR: 1B.2	Chaparral, cismontane woodland, coastal sage scrub, riparian woodland. Blooming period Jun-Jan. Elevation range 185-855m.	Does not occur based on lack of detection by focused surveys.
Davidson's saltscale *Atriplex serenana* var. *davidsonii*	Federal: None State: None CRPR: 1B.2	Alkaline soils in coastal sage scrub, coastal bluff scrub. Blooming period Apr-Oct. Elevation range 10-200m.	Does not occur due to a lack of suitable habitat.
Gambel's water cress *Nasturtium gambelii*	Federal: Endangered State: Threatened CRPR: 1B.1	Freshwater or brackish marches and swamps. Blooming period Apr-Oct. Elevation range 5-330m.	Does not occur due to a lack of suitable habitat.
Greata's aster *Aster greatae*	Federal: None State: None CRPR: 1B.3	Chaparral, cismontane woodland in mesic canyons. Blooming period Jun-Oct. Elevation range 300-2010m.	Does not occur within Development Area due to a lack of suitable habitat.
Los Angeles sunflower *Helianthus nuttallii ssp. Parishii*	Federal: None State: None CRPR: 1A presumed extinct in CA	Marshes and swamps (coastal salt and freshwater). Historical from Southern California. Blooming period Aug-Oct. Elevation range 10-1675m.	Does not occur due to a lack of suitable habitat and because species is presumed extinct.
Many-stemmed dudleya *Dudleya multicaulis*	Federal: None State: None CRPR: 1B.2	Chaparral, coastal sage scrub, valley and foothill grassland. Often occurring on clay soils. Blooming period Apr-Jul. Elevation range 15-790m.	Does not occur due to a lack of suitable habitat and soils.
Marsh sandwort *Arenaria paludicola*	Federal: FE State: SE CRPR: 1B.1	Bogs and fens, freshwater marshes and swamps. Blooming period May-Aug. Elevation range 3-170m.	Does not occur due to a lack of suitable habitat.
Mesa horkelia *Horkelia cuneata ssp. puberula*	Federal: None State: None CRPR: 1B.1	Chaparral, cismontane woodland, and coastal scrub. Occurring on sandy or gravelly soils. Blooming period Feb-Jul(Sept). Elevation range 70-810m.	Does not occur due to a lack of suitable habitat.

Species Name	Status	Habitat Requirements	Potential for Occurrence
Mt. Gleason paintbrush *Castilleja gleasonii*	Federal: None State: Rare CRPR: 1B.2	Chaparral, lower montane coniferous forest, pinyon and juniper woodland /granitic. Blooming period May-Jun. Elevation range 1160-2170m.	Does not occur due to a lack of suitable habitat.
Mud nama *Nama stenocarpum*	Federal: None State: None CRPR: 2.2	Marshes and swamps. Blooming period Jan-Jul. Elevation range 5-500m.	Does not occur due to a lack of suitable habitat.
Nevin's barberry *Berberis nevinii*	Federal: FE State: SE CRPR: 1B.1	Chaparral, cismontane woodland, coastal scrub, riparian scrub. Occurs on steep, north-facing slopes or in low grade sandy washes. Blooming period Mar-Jun. Elevation range 274-825m.	Does not occur based on lack of detection by focused surveys.
Palmer's grapplinghook *Harpagonella palmeri*	Federal: None State: None CRPR: 4.2	Chaparral, coastal sage scrub, valley and foothill grassland. Occurring on clay soils. Blooming period Mar-May. Elevation range 20-955m.	Does not occur due to a lack of suitable habitat.
Parish's brittlescale *Atriplex parishii*	Federal: None State: None CRPR: 1B.1	Chenopod scrub, playas, vernal pools. Blooming period Jun-Oct. Elevation range 25-1900m.	Does not occur due to a lack of suitable habitat.
Parish's gooseberry *Ribes divaricatum var. parishii*	Federal: None State: None CRPR: 1A Presumed extinct in California	Riparian woodland. Blooming period Feb-Apr. Elevation range 65-300m.	Does not occur as species is presumed extinct.
Parry's spineflower *Chorizanthe parryi* var. *parryi*	Federal: None State: None CRPR: 3.2	Sandy or rocky soils in open habitats of chaparral and coastal sage scrub. Blooming period Apr-Jun. Elevation range 275-1220m.	Not expected due to marginal habitat
Plummer's mariposa lily *Calochortus plummerae*	Federal: None State: None CRPR: 4.2	Granitic, rock soils within chaparral, cismontane woodland, coastal sage scrub, lower montane coniferous forest, valley and foothill grassland. Blooming period May-Jul. Elevation range 100-1700m.	Occurs on site
Prostrate navarretia *Navarretia prostrata*	Federal: None State: None CRPR: 1B.1	Vernal pools. Occurring on mesic soils. Blooming period Apr-Jul. Elevation range 15-700m.	Does not occur due to a lack of suitable habitat.

Species Name	Status	Habitat Requirements	Potential for Occurrence
Robinson's pepper grass *Lepidium virginicum* var. *robinsonii*	Federal: None State: None CRPR: 1B.2	Chaparral, coastal sage scrub. Blooming period Jan-Jul. Elevation range 1-885m.	Does not occur due to a lack of suitable habitat.
Round-leaved filaree *Erodium macrophyllum*	Federal: None State: None CRPR: 2.1	Clay soils in cismontane woodland, valley, and foothill grassland. Blooming period Mar-May. Elevation range 15-1200m.	Does not occur due to a lack of suitable habitat.
Salt marsh bird's-beak *Cordylanthus maritimus* ssp. *maritimus*	Federal: FE State: SE CRPR: 1B.2	Coastal dune, coastal salt marshes, and swamps. Blooming period May-Oct. Elevation range 0-30m.	Does not occur due to a lack of suitable habitat.

Federal
FE - Federally Endangered
FT - Federally Threatened
FC – Federal Candidate

State
SE - State Endangered
ST – State Threatened

California Rare Plant Rank (CRPR)
List 1A - Plants presumed extinct in California
List 1B - Plants rare, threatened, or endangered in California and elsewhere.
List 2A - Plants Presumed Extirpated in California, But Common Elsewhere
List 2B - Plants rare, threatened, or endangered in California, but more common elsewhere.
List 3 – Plants about which more information is needed.
List 4 – Plants of limited distribution (a watch list).

Threat Code Extensions
.1 - Seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat)
.2 – Fairly endangered in California (20-80% occurrences threatened)
.3 – Not very endangered in California (<20% of occurrences threatened or no current threats known)

3.2.4 General Reconnaissance Surveys and Habitat Assessments

General site-specific surveys of the Study Area were conducted to identify potential habitat for special-status plants as presented in Table 3-2 above, and to establish the accuracy of the data identified from the literature. An aerial photograph and topographic map were used to determine the community types and other physical features that may support sensitive and uncommon taxa or communities within the Study Area. The reconnaissance surveys also took into account the guidelines adopted by CNPS (Nelson 1984, CNPS 2001).

3.2.5 Vegetation Mapping

Vegetation communities within the Study Area were initially mapped according to the Holland Classification System (Holland 1986) and were subsequently evaluated in accordance with the Manual of California Vegetation, Second Edition (MCV II) (Sawyer, Keeler Wolf and Evens, 2008) as provided in the habitat descriptions (where applicable) in Section 4.1.1 below. Where necessary, deviations were made when areas did not fit into exact habitat descriptions provided by Holland or MCV II. Plant communities were mapped in the field directly onto a 200-scale (1”= 200’) topographic map. Exhibit 3 [Vegetation Map] provides vegetation mapping for the Study Area.

3.2.6 Focused Surveys for Special-Status Plants

Based on initial site reconnaissance, habitat assessment, and vegetation mapping, it was determined that the Development Area supports potentially suitable habitat for three plant species: Davidson's bush mallow (*Malacothamnus davidsonii*), Nevin's barberry (*Berberis nevinii*), and Plummer's mariposa lily (*Calochortus plummerae*). Focused surveys were conducted in the Development Areas for these three species in such a manner as to allow inspection of all areas of potential habitat by direct observation by walking meandering transects through areas of suitable habitat. Potentially suitable habitat for one additional species, Greata's aster (*Aster greatae*), occurs in the riparian area northwest of the Development Area; however, no suitable habitat for Greata's aster occurs in the Development Area, and as such, no focused surveys were conducted for this species. It is also noteworthy that there are no records for Greata's aster in the Hollywood Hills and thus the potential for this species to occur in the avoided blue-line drainage is very low. A complete list of plant species observed within the Study Area is provided in Appendix A.

3.3 Wildlife Resources

Wildlife species were evaluated and detected during field surveys by sight, call, tracks, nests (when applicable), and scat. Site reconnaissance was conducted in such a manner as to allow inspection of the Study Area by direct observation, including the use of binoculars. Observations of physical evidence and direct sightings of wildlife were recorded in field notes during each visit. A complete list of wildlife species observed within the Study Area is provided in Appendix B. Scientific nomenclature and common names for vertebrate species referred to in this report follow Collins (1997) for amphibians and reptiles, Jones, et al. (1992) for mammals, and AOU Checklist (1998) for birds.

3.3.1 General Surveys

Birds
During each survey within the Study Area, birds were identified within each habitat type. Birds were detected by both direct observation and by vocalizations and were recorded in field notes.

Mammals
During each survey within the Study Area, mammals were identified within each habitat type. Mammals were detected both by direct observations and by the presence of diagnostic sign (i.e., tracks, burrows, scat, etc.).

Reptiles and Amphibians
During each survey within the Study Area, reptiles and amphibians were identified within each habitat type. Habitats were examined for diagnostic reptile sign, which include shed

skins, scat, tracks, snake prints, and lizard tail drag marks. All reptiles and amphibian species observed, as well as diagnostic sign, were recorded in field notes.

3.3.2 Special-Status Wildlife Species Evaluated for the Study Area

Table 3-3 provides a list of special-status animals evaluated for the Study Area through habitat assessments and focused surveys (where suitable habitat was present). Species were evaluated based on a number of factors, including: 1) species identified by the CNDDB as occurring (either currently or historically) on or in the vicinity of the property, and 2) any other special-status animals that are known to occur within the vicinity of the property, or for which potentially suitable habitat occurs on site. Table 3-3. Special-status animals evaluated for the Property.

Table 3-3. Special-Status Animals Evaluated for the Study Area

Species Name	Status	Habitat Requirements	Potential for Occurrence
American badger *Taxidea taxus*	Federal: None State: None CDFW: CSC	Occurs drier shrub, forest, and herbaceous habitats. Needs open, uncultivated ground and friable soils for digging burrows. Preys on burrowing rodents.	Not expected to occur due to a lack of suitable habitat.
American peregrine falcon (nesting) *Falco peregrinus anatum*	Federal: None State: None CDFW: CFP	Breeds primarily in woodland, forest, and coastal habitats. Non-breeding habitat occurs in riparian, coastal, and inland wetlands. De-listed as federally-endangered on August 25, 1999. The peregrine falcon has reoccupied most of its historic breeding range in California, including the Channel Islands, the coast and Cascade ranges, and Sierra Nevada. It can inhabit all counties in California throughout the year, except during breeding season.	Does not occur due to a lack of suitable habitat.
Arroyo chub *Gila orcutti*	Federal: None State: None CDFW: CSC	Slow-moving or backwater sections of warm to cool streams with substrates of sand or mud.	Does not occur due to a lack of aquatic habitat.
Bank swallow (nesting) *Riparia riparia*	Federal: None State: ST CDFW: None	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert. Requires vertical banks/cliffs with fine textured sandy soils near streams, rivers, lakes, or ocean in order to dig nesting holes.	Does not occur due to a lack of suitable habitat.
Big free-tailed bat *Nyctinomops macrotis*	Federal: None State: None CDFW: CSC	Occurs in low-lying arid areas in Southern California. Roosts in high cliffs or rocky outcrops.	Does not occur due to a lack of suitable roosting habitat.

Species Name	Status	Habitat Requirements	Potential for Occurrence
Burrowing owl (Burrow sites and some wintering sites) *Athene cunicularia*	Federal: None State: None CDFW: CSC	Shortgrass prairies, grasslands, lowland scrub, agricultural lands (particularly rangelands), coastal dunes, desert floors, and some artificial, open areas as a year-long resident. Occupies abandoned ground squirrel burrows as well as artificial structures such as culverts and underpasses.	Not expected to occur due to a lack of open habitat and ground squirrel burrows.
Busck's gallmoth *Carolella busckana*	Federal: None State: None CDFW: None	Coastal sand dunes.	Does not occur due to a lack of coastal dune habitat.
Coast (San Diego) horned Lizard *Phrynosoma coronatum* (*blainvillii* population)	Federal: FSC State: None CDFW: CSC	Chaparral and coastal sage scrub	Low to moderate potential to occur within Development Area.
Coast Range Newt *Taricha torosa torosa*	Federal: None State: None CDFW: None	Wet forests, oak forests, chaparral, and rolling grasslands.	Not expected to occur in Development Area due to lack of suitable breeding and foraging habitat. Low potential to occur for foraging in drainage northwest of Development Area.
Coastal California gnatcatcher *Polioptila californica californica*	Federal: FT State: None CDFW: CSC	Low elevation coastal sage scrub and coastal bluff scrub.	Does not occur due to a lack of suitable habitat.
Coastal western whiptail *Aspidoscelis tigris stejnegeri*	Federal: None State: None CDFW CSC	Open, often rocky areas with little vegetation, or sunny microhabitats within shrub or grassland associations.	Low to moderate potential to occur within Development Area.
Globose dune beetle *Coelus globosus*	Federal: None State: None CDFW: None	Coastal sand dunes.	Does not occur due to a lack of coastal dune habitat.
Hoary Bat *Lasiurus cinereus*	Federal: None State: None CDFW: None	Prefers open habitats or habitat mosaics, with access to trees for cover and open areas or habitat edges for feeding. Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water.	Does not occur due to a lack of water.
Least Bell's vireo (nesting) *Vireo bellii pusillus*	Federal: FE State: SE CDFW: None	Dense riparian habitats with a stratified canopy, including southern willow scrub, mule fat scrub, and riparian forest.	Does not occur due to a lack of suitable riparian habitat.

Species Name	Status	Habitat Requirements	Potential for Occurrence
Los Angeles pocket mouse *Perognathus longimembris brevinasus*	Federal: None State: None CDFW: CSC	Fine, sandy soils in coastal sage scrub and grasslands.	Does not occur due to a lack of suitable riparian habitat.
Monarch butterfly (wintering) *Danaus plexippus*	Federal: None State: None	Roosts in winter in wind-protected tree groves along the California coast from northern Mendocino to Baja California, Mexico.	Does not occur due to lack of proximity from the coast.
Pallid Bat *Antrozous pallidus*	Federal: None State:None CDFW: CSC	Habitats with rocky, outcropped areas.	Does not occur due to a lack of suitable habitat.
San Diego black-tailed jackrabbit *Lepus californicus bennettii*	Federal: None State: None CDFW: CSC	Occupies a variety of habitats, but is most common among shortgrass habitats. Also occurs in sage scrub, but needs open habitats.	Does not occur due to a lack of suitable open habitat.
San Diego desert woodrat *Neotoma lepida intermedia*	Federal: None State: None CDFW: CSC	Occurs in a variety of shrub and desert habitats, primarily associated with rock outcrops, boulders, cacti, or areas of dense undergrowth.	Does not occur due to a lack of suitable habitat.
Sandy beach tiger beetle *Cicindela hirticollis gravida*	Federal: None State: None CDFW: None	Coastal sand dunes	Does not occur due to a lack of coastal dune habitat.
Santa Ana speckled dace *Rhinichthys osculus*	Federal: None State: None CDFW: CSC	Occurs in the headwaters of the Santa Ana and San Gabriel Rivers. May be extirpated from the Los Angeles River system. Requires permanent flowing streams with summer water temperatures of 17-20 C. Usually inhabits shallow cobble and gravel riffles.	Does not occur due to a lack of aquatic habitat.
Santa Ana sucker *Catostomus santaanae*	Federal: FT State: None CDFW: CSC	Small, shallow streams, less than 7 meters in width, with currents ranging from swift in the canyons to sluggish in the bottom lands. Preferred substrates are generally coarse and consist of gravel, rubble, and boulders with growths of filamentous algae, but occasionally they are found on sand/mud substrates.	Does not occur due to a lack of aquatic habitat.

Species Name	Status	Habitat Requirements	Potential for Occurrence
Sierra Madre yellow-legged frog *Rana muscosa*	Federal: FE State: None CDFW: CSC	Occurs in partly-shaded, shallow streams and riffles with a rocky or cobbly substrate in a variety of habitats. Federal listing refers to populations in the San Gabriel, San Jacinto, and San Bernardino mountains only.	Does not occur due to a lack of aquatic habitat.
Silver-haired bat *Lasionycteris noctivagans*	Federal: None State: None CDFW: None	Primarily a coastal and montane forest dweller fedding over streams, ponds, and open brushy areas. Roosts in hollow trees, beneath exfoliating bark, abandoned woodpecker holes and rarely under rocks. Needs drinking water.	Does not occur due to a lack of water.
Silvery legless lizard *Anniella pulchra pulchra*	Federal: FSC State: None CDFW: CSC	Occurs primarily in areas with sandy or loose organic soil, or where there is plenty of leaf litter. Associated with coastal sage scrub, chaparral, coastal dunes, valley/foothill grasslands, oak woodlands, and pine forests.	Not expected to occur in Development Area due to lack of leaf litter. Moderate potential to occur in drainage outside of Development Area.
South coast marsh vole *Microtus californicus stephensi*	Federal: None State: None CDFW: CSC	Tidal marshes in Orange, Los Angeles, and southern Ventura Counties	Does not occur due to a lack of coastal marsh habitat.
Southern grasshopper mouse *Onychomys torridus ramona*	Federal: None State: None CDFW: CSC	Desert scrub habitats with low to moderate shrub cover and friable soils for digging.	Does not occur due to a lack of suitable habitat.
Western pond turtle *Emys marmorata*	Federal: FSC State: None CDFW: CSC	Slow-moving permanent or intermittent streams, small ponds and lakes, reservoirs, abandoned gravel pits, permanent and ephemeral shallow wetlands, stock ponds, and treatment lagoons. Abundant basking sites and cover necessary, including logs, rocks, submerged vegetation, and undercut banks.	Does not occur due to a lack of aquatic habitat.
Southwestern willow flycatcher (nesting) *Empidonax traillii extimus*	Federal: FE State: SE CDFW: None	Riparian woodlands along streams and rivers with mature dense thickets of trees and shrubs.	Does not occur due to a lack of suitable riparian habitat.
Two-striped garter snake *Thamnophis hammondii*	Federal: None State: None CDFW: CSC	Aquatic snake typically associated with wetland habitats such as streams, creeks, and pools.	Does not occur due to a lack of aquatic habitat.

Species Name	Status	Habitat Requirements	Potential for Occurrence
Western mastiff bat *Eumops perotis californicus*	Federal: None State: None CDFW: CSC	Prefers habitat edges and mosaics with trees that are protected from above and open from below with open areas for foraging. Roosts primarily in trees, 2-40 feet above ground, from sea level up through mixed conifer forests.	Does not occur due to a lack of suitable habitat.
Western spadefoot *Scaphiopus hammondii*	Federal: FSC State: None CDFW: CSC	Seasonal pools in coastal sage scrub, chaparral, and grassland habitats.	Does not occur due to a lack of aquatic habitat.
Western yellow bat *Lasiurus xanthinus*	Federal: None State: None CDFW: None	Found in valley foothill riparian, desert riparian, desert wash, and palm oasis habitats. Roosts in trees, particularly palms. Forages over water and among trees.	Does not occur due to a lack of suitable habitat.
Western yellow-billed cuckoo *Coccyzus americanus occidentalis*	Federal: FT State: SE	Dense, wide riparian woodlands with well-developed understories.	Does not occur due to a lack of suitable riparian habitat.

Federal
FE – Federally Endangered
FT – Federally Threatened
FPT – Federally Proposed Threatened
FSC – Federal Species of Concern

State
SE – State Endangered
ST – State Threatened

CDFW
CSC – California Species of Concern
CFP – California Fully-Protected Species

3.4 Jurisdictional Features

The proposed Development Areas were evaluated for the potential presence of (1) Corps jurisdiction pursuant to Section 404 of the CWA; (2) Regional Board jurisdiction pursuant to Section 401 of the CWA, and Section 13260 of the State of California Water Code (CWC); and (3) CDFW jurisdiction pursuant to Division 2, Chapter 6, Section 1600 of the Fish and Game Code. Potential locations for jurisdictional features, within the proposed Development Areas were initially identified through a review of the aerial photograph and topographic map, and then field checked for the presence of an Ordinary High Water Mark (OHWM), and the presence of a bed, bank, and channel. These areas were re-examined during the February 4, 2017 site visit, which followed significant rainfall, particularly during the period between January 20 – January 23, 2017, and no evidence of flows was detected, confirming the previous determination that there are no streams within areas potentially affected by the development.

During the site initial visit on August 31, 2012, the blue-line drainage to the north of the proposed animal keeping area was examined and the area of associated oak/sycamore

riparian habitat was mapped to determine whether the animal keeping area would impact the blue-line drainage or associated riparian habitat.

During site visits on November 15 and December 11, 2017 respectively, representatives of CDFW and the Regional Board determined that the feature that showed no evidence of flow following the substantial rainfall events of January 20 – January 23, 2017 was subject to the notification provisions of Section 1602 as well as jurisdiction under Porter Cologne. The Corps has not made a determination regarding the status of the non-wetland ephemeral drainage. If the Corps asserts jurisdiction, it would be subject to permitting under Sections 404 and 401 of the Clean Water Act. If the Corps declines jurisdiction, it would be subject to notification requirements pursuant to Porter Cologne Waste Discharge Requirements. The feature is depicted on Exhibit 5 – Jurisdictional Delineation/Impact Map.

It is important to note that after the field visits to evaluate the site for the potential presence of Corps jurisdiction, on August 16, the District Court for South Carolina granted an injunction against the Trump administration regulation suspending the Obama-era WOTUS Rule. This ruling reinstated the WOTUS Rule in the 26 states where district courts had not previously enjoined that Rule which includes California.

The 2015 Clean Water Rule[2] provides additional detail regarding the definition of "waters of the United States":'

> Previous definitions of ''waters of the United States'' regulated all tributaries without qualification. This final rule more precisely defines ''tributaries'' as waters that are characterized by the presence of physical indicators of flow—bed and banks and ordinary high water mark—and that contribute flow directly or indirectly to a traditional navigable water, an interstate water, or the territorial seas.[3]

As noted above, during the most recent visit by GLA in February of 2017 following substantial rains of late January 2017, no evidence of an OHWM was observed. Thus, the area would not be subject to Section 404 jurisdiction.

[2] Federal Register, Clean Water Rule: Definition of "Waters of the United States"; Final Rule, June 29, 2015, Vol. 80, No. 124: 33 CFR Part 328 and 40 CFR Parts 110, 112, 116, *et al*.
[3] Ibid., p. 37058.

4.0 RESULTS

As noted in the methods section above, a detailed literature review was conducted prior to performing general surveys and habitat assessments. This section discusses the results of general reconnaissance, vegetation mapping, habitat assessments for special-status plants and wildlife, and focused surveys for special-status plants and wildlife.

4.1 Botanical Resources

The Study Area is largely vegetated with native chaparral and coastal sage scrub vegetation, except for the southern portion, which supports a working vineyard and olive orchard. The proposed residence site is vegetated with a mix of disturbed coastal sage scrub, disturbed chaparral, and ruderal vegetation, while the proposed required animal keeping area is vegetated with coastal sage scrub and chaparral. However, no live oaks occur within the Development Area, and no live oaks will be removed or affected by the proposed development, therefore no impacts need to be mitigated.

4.1.1 Vegetation Mapping

During vegetation mapping of the Study Area, 12 different vegetation/land use types were identified. Table 3-1 provides a summary of vegetation types/land uses for the Study Area and the corresponding acreage. A Vegetation Map is attached as Exhibit 3.

Table 4-1. Summary of Vegetation/Land Use Types for the Study Area.

Vegetation/Land Use Type	Area (Acres)
ONSITE VEGETATION	
Oaks	0.15
Coast Live Oak/Sycamore Woodland	0.40
Chaparral	15.62
Disturbed Chaparral	0.31
Coastal Sage Scrub	13.52
Coastal Sage Scrub/Chaparral	1.08
Disturbed Coastal Sage Scrub/Chaparral	0.76
Ruderal/Coastal Sage Scrub	1.63
Ruderal	0.23
Vineyard	5.48
Orchard	0.27
Developed/Trails	0.47
Onsite subtotal	**39.92**
OFFSITE VEGETATION	
Developed	0.14
Offsite subtotal	**0.14**
TOTAL VEGETATION/LAND USE ACREAGE	**40.06**

Coast Live Oaks
This vegetation type covers approximately 0.15 acre and consists of five individual coast live oak trees (*Quercus agrifolia*) located outside of the Development Area, unpaved access trail, and required animal keeping area. The coast live oaks would be classified as *Quercus agrifolia* Woodland Alliance – Coast live oak woodland in the MCV II (G5S4).

Coast Live Oak/Sycamore Riparian Woodland
Approximately 0.40 acre of the Study Area consists of riparian woodland vegetated with coast live oak (*Quercus agrifolia*) and California sycamore (*Platanus racemosa*), with an understory of poison oak (*Toxicodendron diversilobum*) and mugwort (*Artemisia douglasiana*). This vegetation type is associated with a drainage located outside of the animal keeping area on the northwest edge of the Study Area and is completely avoided by the proposed project. This area is most consistent with the *Quercus agrifolia-Platanus racemosa/Toxicodendron diversilobum* Woodland Alliance – Coast live oak – western sycamore woodland in the MCV II.

Chaparral
Approximately 15.62 acres of the Study Area consists of chaparral vegetation, with dominant species including chamise (*Adenostoma fasciculatum*), laurel sumac (*Malosma laurina*), holly-leaved redberry (*Rhamnus ilicifolia*), blue elderberry (*Sambucus nigra* ssp. *caerulea*), greenbark ceanothus (*Ceanothus spinosus*), mountain mahogany (*Cercocarpus betuloides*), lemonade berry (*Rhus integrifolia*), and scrub oak (*Quercus berberidifolia*). Areas of chaparral intergrade and would include the following alliances in the MCV II: *Adenostoma fasciculatum* Shrubland Alliance – Chamise chaparral (G5S5), *Ceanothus spinosus* Shrubland alliance – Greenbark ceanothus chaparral (G4S4).

Disturbed Chaparral
Approximately 0.31 acre in the southwest portion of the Study Area supports disturbed chaparral vegetation with native species including laurel sumac (*Malosma laurina*) and chamise (*Adenostoma fasciculatum*), and non-native species including summer mustard (*Hirschfeldia incana*) and tocolote (*Centaurea melitensis*). Areas of disturbed chaparral intergrade are limited to *Adenostoma fasciculatum* Shrubland Alliance – Chamise chaparral (G5S5)

Coastal Sage Scrub
Approximately 13.52 acres of the Study Area supports coastal sage scrub vegetation. Dominant species include California buckwheat (*Eriogonum fasciculatum*), California sagebrush (*Artemisia californica*), laurel sumac (*Malosma laurina*), black sage (*Salvia mellifera*), and California brickellbush (*Brickellia californica*). As for chaparral, areas of coastal sage scrub intergrade and include *Eriogonum fasciculatum* Shrubland alliance – California buckwheat scrub (G5S5), *Artemisia californica* Shrubland alliance – California sagebrush scrub (G5S5), and *Artemisia californica- Eriogonum fasciculatum* Shrubland alliance – California sagebrush-California buckwheat scrub (G4S4).

Coastal Sage Scrub/Chaparral
Approximately 1.08 acres of the Study Area consists of coastal sage scrub/chaparral ecotone, with dominant species including California buckwheat (*Eriogonum fasciculatum*), laurel sumac (*Malosma laurina*), chamise (*Adenostoma fasciculatum*), blue elderberry (*Sambucus nigra* ssp. *caerulea*). This ecotonal area most closely matches the *Adenostoma fasciculatum-Salvia mellifera* Shrubland alliance – Chamise-black sage chaparral (G5S5).

Disturbed Coastal Sage Scrub/Chaparral
Approximately 0.76 acre of the Study Area consists of disturbed coastal sage scrub/chaparral ecotone. This vegetation type is located in the southwest portion of the Study Area and largely within the Development Area. Component native species include chamise (*Adenostoma fasciculatum*), laurel sumac (*Malosma laurina*), and toyon (*Heteromeles arbutifolia*) and represent approximately 40-percent cover. Non-native species represent approximately 60-percent cover, with summer mustard (*Hirshfeldia incana*) being dominant. Because of the predominance of summer mustard, this vegetation cover type most closely matches *Brassica* (*nigra*) and other Mustards Semi-Natural Herbaceous Stands – Upland mustards.

Ruderal/Coastal Sage Scrub
Approximately 1.63 acres of the Study Area support disturbed coastal sage scrub with a large component of ruderal species. Component native species include laurel sumac (*Malosma laurina*) and California brickellbush (*Brickellia californica*). Non-native species include summer mustard (*Hirschfeldia incana*) and tocolote (*Centaurea melitensis*). Additionally, grapes (*Vitis* sp.) have become established where this vegetation type occurs adjacent to the vineyard. This vegetation cover type does not have a close analog in the MCV II and most closely matches *Brassica* (*nigra*) and other Mustards Semi-Natural Herbaceous Stands – Upland mustards.

Ruderal
Approximately 0.23 acre of the Study Area is vegetated with ruderal species including summer mustard (*Hirschfeldia incana*), tocalote (*Centaurea melitensis*), telegraph weed (*Heterotheca grandiflora*), fountaingrass (*Pennisetum setaceum*), and non-native brome grasses (*Bromus* sp.). Because of the predominance of summer mustard, this vegetation cover type most closely matches *Brassica* (*nigra*) and other Mustards Semi-Natural Herbaceous Stands – Upland mustards.

Vineyard
Approximately 5.48 acres of the Study Area consists of a vineyard and is vegetated with various varieties of wine grapes (*Vitus* sp.).

Orchard
Approximately 0.27 acre of the Study Area consists of an olive (*Olea europea*) orchard.

Developed
Approximately 0.47 acre of the Study Area is covered by developed areas consisting of dirt roads. An additional 0.14-acre offsite developed area, immediately south of the proposed homesite, is located within the proposed driveway area.

4.1.2 Focused Botanical Surveys

As the habitat assessment determined that there was potentially suitable habitat present within the Development Area, focused botanical surveys were conducted for three species: Davidson's bush mallow, Nevin's barberry, and Plummer's mariposa lily.

Davidson's bush mallow and Nevin's barberry are shrubs that can be detected year-round. As such, these two species would have been identifiable during the site visits. Neither species was observed; therefore, they are not expected to occur based a lack of detection.

Plummer's mariposa lily is perennial bulbiferous herb that is easily identifiable during its blooming season (May-July). This species was observed in approximately 40 locations, occurring in subpopulations of various sizes, throughout the Study Area [Exhibit 3]. Approximately 393 individuals were observed. Plummer's mariposa lily is on List 4 of the California Rare Plant Rank meaning that the species is of limited distribution throughout its range in California.

4.1.3 City of Los Angeles Protected Trees

Native species of oak (*Quercus* sp., except scrub oak [*Q. dumosa*]), Southern California black walnut, California bay laurel (*Umbellularia californica*) and California sycamore (*Platanus racemosa*) trees at least four inches in diameter (cumulative for multi-trunked trees) at 4.5 feet above the ground level at the base of the tree (or "diameter at breast height") are considered protected trees within the City of Los Angeles under Ordinance No. 177404 (effective April 23, 2006).

A total of nine coast live oaks (*Quercus agrifolia*) occur within the Study Area. Five individual coast live oaks occur south of the animal keeping area outside the impact limits, as well as four coast live oaks and several California sycamores associated with the Coast Live Oak/Sycamore Riparian Woodland vegetation type along the blue-line drainage, outside the impact limits, which are subject to the protected tree ordinance [Exhibit 3]. It should be noted that additional coast live oaks may occur in the northern portion of the Study Area, as the portion of the Study Area well-removed from the Development Area was not thoroughly surveyed for trees subject to the City protected tree ordinance. Any additional undetected coast live oak trees in the northern portion of the Study Area would not be impacted by the proposed project.

4.2 Wildlife Resources

Birds observed during biological surveys include California towhee (*Pipilo crissalis*), spotted towhee (*Melozone crissalis*), California quail (*Callipepla californica*), northern mockingbird (*Mimus polyglottus*), house finch (*Carpodacus mexicanus*), lesser goldfinch (*Carduelis psaltria*), wrentit (*Chamaea fasciata*), common raven (*Corvus corax*), Anna's hummingbird (*Calypte anna*), red-tailed hawk (*Buteo jamaicensis*), and mourning dove (*Zenaida macrourus*).

No reptiles were observed during biological surveys; however, common species are expected to occur, including western fence lizard (*Sceloporus occidentalis*) and side-blotched lizard (*Uta stansburiana*).

No mammals were observed during biological surveys; however, common small mammal species are expected to occur, including Botta's pocket gopher (*Thomomys bottae*) and deer mouse (*Peromyscus maniculatus*). Also expected to occur occasionally are mule deer (*Odocoileus hemionus*); however, mule deer would generally occur in the less disturbed portions of the Study Area. There is also limited potential for mule deer to visit the portions of the Development Area outside of the existing fence. No sign of mule deer were detected during the biological surveys.
Appendix B provides a complete list of wildlife species observed and expected to occur within the Study Area.

4.2.1 Special-Status Wildlife Habitat Assessments

The special-status wildlife habitat assessment determined that the Development Area supports habitat of low to moderate suitability two special-status reptile species - coast horned lizard (*Phrynosoma coronatum*) and coastal western whiptail (*Aspidoscelis tigris stejnegeri*).

The coast horned lizard occurs in coastal sage scrub and chaparral with open areas and friable soils. The scrub and chaparral habitat within the Development Area is generally too dense to support coast horned lizard, but there is a low to moderate chance that it may occur.

The coastal western whiptail occurs within sunny open areas in a variety of habitats including coastal sage scrub and chaparral. The scrub and chaparral habitat within the scrub and chaparral habitat is generally too dense for coastal western whiptail; however, there is a moderate chance that it may occur.

Two other special-species species, coast range newt (*Taricha torosa torosa*) and silvery legless lizard (*Anniella pulchra pulchra*), have low to moderate potential to occur within the drainage northwest of the Development Area, but would not occur within the Development Area due to a lack of suitable habitat.

No other special-status animals have the potential to occur within the Study Area or the Development Area.

4.2.2 Wildlife Movement

During general wildlife surveys, no evidence was observed of wildlife movement within the Development Area. Common wildlife species are expected to occur within the Study Area, but neither the Development Area itself nor the 40-acre Study support a regional wildlife movement corridor due to the site's location within the Los Angeles Environs. The proposed residence and animal keeping areas are located within a portion of the Hollywood Hills that is surrounded by dense urban development and major freeways. The 101 Hollywood Freeway bisects the Hollywood Hills and occurs west or the proposed residence with the 134 Freeway to the north. The Golden State Freeway/Interstate 5 is to the east with dense urban development to the south. Large mammals such as the mountain lion, specifically mountain lion P-22, have on occasion reached the Griffith Park environs of the Hollywood Hills, potentially by moving along the Mulholland corridor to the west, reaching the area by using an overcrossing of the 101 Hollywood Freeway; however, further movement to other areas of open space are totally blocked by the constraints noted above. Mountain lion P-22 has been observed around the Hollywood Reservoir, which is approximately 0.3 miles southwest of the proposed residence and animal keeping area. It is also important to note that the proposed residence would be located directly abutting an existing residential neighborhood near the top of a hillside that is not part of a local wildlife movement corridor between Griffith Park and the Hollywood Reservoir due to its position on the landscape. However, the animal keeping area would be located within potential movement paths but would not prevent movement between Griffith Park and the Hollywood Reservoir for the reasons discussed below.

4.3 Special-Status Habitats

According to the CNDDB (2008), eight special-status habitats occur within the Burbank quadrangle and the five surrounding quadrangles (Triunfo Pass, Newbury Park, Thousand Oaks, Calabasas, and Malibu Beach) including southern California arroyo chub/Santa Ana sucker stream, Riversidian alluvial fan sage scrub, southern coast live oak riparian forest, southern cottonwood willow riparian forest, southern mixed riparian forest, southern sycamore alder riparian woodland, California walnut woodland, and walnut forest. None of the above-mentioned special-status habitats occur within the Study Area. Additionally, none of the habitats occurring within the Study Area are considered special-status[4].

[4] Habitats in California are generally considered special-status when they have either a state ranking of S3or less or global ranking of S3 or less, meaning that there are 50,000 acres or less of such habitats. The native habitats present on site have rankings of either G4S4 or G5S5, indicating that they are either apparently secure or demonstrably secure in California. The natural communities list and state and global rankings can be found at http://www.dfg.ca.gov/biogeodata/vegcamp/natural_comm_list.asp.

4.4 Jurisdictional Features

One ephemeral feature, covering approximately 0.02 acre, was determined to be potentially subject to the jurisdiction of the CDFW, or RWQCB within the animal keeping area. The ephemeral drainage supports upland non-native grasses in the bottom of the swale and adjacent areas support mix of coastal sage scrub and chaparral species. The feature contains no wetlands and no riparian habitat of any kind.

As noted above, because of a recent court decision, the Corps' 2015 Water Rule has been reinstated in a number of states, including California. Under the refined definitions of waters of the United States, the subject feature would not be subject to Corps jurisdiction.

A blue-line drainage (as depicted on the **USGS Burbank, CA Quadrangle [dated 1966 and Photo-revised 1972]**), vegetated with coast live oaks and western sycamores in the lower segment, is located northwest of the animal keeping as depicted on Exhibit 5 and includes approximately 0.06 acre of ephemeral stream channel and 0.40 acre of coast live oak-sycamore riparian woodland. This feature exhibits both a defined bed and bank and indicators for an OHWM and meets the Corps' 2015 Water Rule as a tributary that would be subject to Section 404. This area is outside of the development footprint and the 3.14-acre area of potential impacts.

5.0 IMPACT ANALYSIS

The following discussion examines the potential impacts to plant and wildlife resources that may occur as a result of implementation of the Proposed Project.

Project-related impacts can occur in two forms, direct and indirect. Direct impacts are considered to be those that involve the loss, modification or disturbance of plant communities, which in turn, directly affect the flora and fauna of those habitats. Direct impacts also include the destruction of individual plants or wildlife, which may also directly affect regional population numbers of a species or result in the physical isolation of populations thereby reducing genetic diversity and population stability.

Other impacts, such as loss of foraging habitat, can occur although these areas or habitats are not directly removed by project development; i.e., indirect impacts. Indirect impacts can also involve the effects of increases in ambient levels of noise or light, unnatural predators (i.e., domestic cats and other non-native animals), competition with exotic plants and animals, and increased human disturbance such as hiking, horseback riding, and dumping of green waste on site. Indirect impacts may be associated with the subsequent day-to day activities associated with project build-out, such as increased traffic use, permanent concrete barrier walls or chain link fences, exotic ornamental plantings that provide a local source of seed, etc., which may be both short-term and long-term in their duration. These impacts are commonly referred to as "edge effects," and may result in a slow replacement of native plants by exotics, and changes in the

behavioral patterns of wildlife and reduced wildlife diversity and abundances in habitats adjacent to project sites.

The potential for significant adverse effects, either directly or through habitat modifications, on any special-status plant, animal, or habitat that could occur as a result of project development is discussed below.

5.1 California Environmental Quality Act

5.1.1 Thresholds of Significance

Environmental impacts relative to biological resources are assessed using impact significance threshold criteria, which reflect the policy statement contained in CEQA, Section 21001(c) of the California Public Resources Code. Accordingly, the State Legislature has established it to be the policy of the State of California:

> *"Prevent the elimination of fish or wildlife species due to man's activities, ensure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities..."*

Determining whether a project may have a significant effect, or impact, plays a critical role in the CEQA process. According to CEQA, Section 15064.7 (Thresholds of Significance), each public agency is encouraged to develop and adopt (by ordinance, resolution, rule, or regulation) thresholds of significance that the agency uses in the determination of the significance of environmental effects. A threshold of significance is an identifiable quantitative, qualitative or performance level of a particular environmental effect, non-compliance with which means the effect will normally be determined to be significant by the agency and compliance with which means the effect normally will be determined to be less than significant. In the development of thresholds of significance for impacts to biological resources CEQA provides guidance primarily in Section 15065, Mandatory Findings of Significance, and the CEQA Guidelines, Appendix G, Environmental Checklist Form. Section 15065(a) states that a project may have a significant effect where:

> *"The project has the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or wildlife community, reduce the number or restrict the range of an endangered, rare, or threatened species, ..."*

Therefore, for the purpose of this analysis, impacts to biological resources are considered potentially significant (before considering offsetting mitigation measures) if one or more of the following criteria discussed below would result from implementation of the

Proposed Project.

5.1.2 Criteria for Determining Significance Pursuant to CEQA

Based on the criteria set forth in the City of Los Angeles CEQA Thresholds Guide (2006)[5] the Project would have a significant biota impact if it results in the following:

- The loss of individuals, or the reduction of existing habitat, of a state or federally listed endangered, threatened, rare, protected, candidate, or sensitive species or a Species of Special Concern;
- The loss of individuals or the reduction of existing habitat of a locally designated species or a reduction in a locally designated habitat or plant community;
- Interference with wildlife movement/migration corridors that may diminish the chances for long-term survival of a sensitive species;
- The alteration of an existing wetland habitat; or
- Interference with habitat such that normal species behaviors are disturbed (e.g., from the introduction of noise, light) to a degree that may diminish the chances for long-term survival of the sensitive species.

Each of the above criteria are addressed below, relative to the biological resources on the project site.

5.1.3 The loss of individuals, or the reduction of existing habitat, of a state or federally listed endangered, threatened, rare, protected, candidate, or sensitive species or a Species of Special Concern

As detailed below, the project would not result in significant impacts associated with the loss of a state or federally listed endangered, threatened, rare, protected, candidate, or sensitive species or a Species of Special Concern.

5.2 Special-Status Plants

Plummer's mariposa lily was detected on site during focused botanical surveys in 2018. This species is on the CRPR List 4. Approximately 393 Plummer's Mariposa lily individuals were observed on site which resulted in minor redesign of project components to avoid the species to the greatest extent possible. As such, only 22 individuals would be impacted by the proposed residence. The proposed animal keeping area, tractor routes, and chute location avoid the Plummer's Mariposa lily entirely. With the avoidance efforts, the project would impact approximately six percent of the Plummer's Mariposa lilies, preserving 94 percent.

[5] City of Los Angeles. 2006. LA CEQA Thresholds Guide: Your Resource for Preparing CEQA Analyses in Los Angeles.

This species is on List 4 of the California Rare Plant Rank which is a watch list. List 4 species, by definition are not currently considered rare or endangered; therefore, the proposed impacts to 22 individuals accounting for six percent of the species on the site are less than significant and would not require mitigation.

5.2.1 City of Los Angeles Protected Trees

Five individual coast live oaks occur south of the animal keeping area and none would be impacted by grading or other project activities. In addition, four coast live oaks and several California sycamores associated with the Coast Live Oak/Sycamore Riparian Woodland vegetation type occur north of the animal keeping area as depicted on Exhibits 3 and 4. All these trees are subject to the City's protected tree ordinance; however, these trees would be completely avoided by the proposed project [Exhibit 4] and would not result in potential impacts. No additional areas of Coast Live Oak Woodland or Coast Live Oak/Sycamore Riparian Woodland were detected during detailed vegetation mapping. Therefore, no impacts to protected trees are associated with the proposed project, including within the animal keeping area, and no mitigation is required. However, as a project design feature, the five individual oaks south of the animal keeping area will be flagged to ensure avoidance.

5.3 Special-Status Wildlife

No special-status wildlife species were detected during general wildlife surveys. Two special-status species, coastal western whiptail and coast horned lizard, have low to moderate potential to occur within the 1.42-acre animal keeping area.

Coastal western whiptail is not identified as a candidate, sensitive, or special status species in local (including the Los Angeles City CEQA Thresholds Guide) or regional plans, policies, or regulations, or by U.S. Fish and Wildlife Service. It is included in the CDFW Special Animals List, as it is a Species of Special Concern. This species has low to moderate potential to occur within the animal keeping area. If it did occur within the animal keeping area, it would be in very low numbers, and impacts that could occur from the proposed project would be less than significant.

Coast horned lizard is classified as a species of special concern by CDFW and is classified as sensitive by the Los Angeles City CEQA Thresholds Guide. This species has low to moderate potential to occur within the animal keeping area. If it did occur within the animal keeping area, it would be in very low numbers, and impacts that could occur from the proposed project would be less than significant.

Therefore, if coastal western whiptail or coast horned lizard were to occur on-site, potential impacts from the Proposed Project would be less than significant.

It should be further noted that impacts to mule deer associated with the Proposed Project would be less than significant, as mule deer is not a special-status species, and also

because mule deer have only a limited potential to visit the portion of the Development Area outside of the existing fence.

5.3.1 The loss of individuals or the reduction of existing habitat of a locally designated species or a reduction in a locally designated habitat or plant community

The project will not result in the loss of individuals or reduction of existing habitat of a locally designated species or a reduction in a locally designated habitat or plant community, including species as addressed above or vegetation alliances addressed below.

5.4 Direct Impacts to Vegetation Associations and Special-Status Habitats

Development of the Proposed Project would result in direct impacts to 10 vegetation/land use types totaling 3.07 acres (Table 5-1 below). Proposed project impacts are associated with grading for the residence totaling 1.53 acres, grading for the animal keeping area total 1.34 acres, and impacts for movement of graded material from the residence site to the animal keeping area on two unpaved, earthen tractor routes/trails accounting for 0.20 acre, collectively. Impacts are depicted as Exhibit 4. None of the impacted vegetation types are considered special-status by either CDFW, the CNDDB (i.e., vegetation alliances with State rankings of 1, 2 or 3), or the Los Angeles City CEQA Thresholds Guide; therefore, impacts would be less than significant.

Table 5-1. Summary of Direct Impacts to Vegetation/Land Use Types

Vegetation/Land Use Type	Total Area (Acres)	2012 Direct Impact Area (Acres)	2018 Direct Impact Area (Acres)
ONSITE VEGETATION			
Oaks	0.15	0	0
Coast Live Oak/Sycamore Woodland	0.40	0	0
Chaparral	15.62	1.09	0.93
Disturbed Chaparral	0.31	0.18	0.14
Coastal Sage Scrub	13.52	0.61	0.54
Coastal Sage Scrub/Chaparral	1.08	0.26	0.02
Disturbed Coastal Sage Scrub/Chaparral	0.76	0.76	0.63
Ruderal/Coastal Sage Scrub	1.63	0.15	0.15
Ruderal	0.23	0.13	0.13
Vineyard	5.48	0.03	0.04
Orchard	0.27	0.07	0.09
Developed/Trails	0.47	0.23	0.26
Onsite subtotal	**39.92**	**3.51**	**2.93**
OFFSITE VEGETATION			
Developed/Trails	**0.14**	**0.13**	**0.14**
Offsite subtotal			
Total Vegetation/Land Use Acreage	**40.06**	**3.64**	**3.07**

5.4.1 Interference with Wildlife Movement/Migration Corridors that May Diminish the Chances for Long-Term Survival of a Sensitive Species

As addressed below, the project would not interfere with wildlife movement/migration corridors that could potentially diminish the chances for long-term survival of a sensitive species. As such, there would be no significant impacts on wildlife movement associated with the project.

5.5 Wildlife Movement

The portion of the Study Area north of the proposed residence is not considered a regional wildlife movement corridor or habitat linkage, but it may provide for occasional movement of small, highly mobile fauna such as insects, birds, and small mammals. The area is within a movement area that has been used by mountain lion P-22, which has been resident in the Griffith Park environs for an estimated six to seven years.[6] The proposed animal keeping area would cover only a small portion (1.42 acres) of the 40-acre Study Area and would not impede the movement of wildlife through the Study Area. Specifically, following grading to create the animal keeping area, grades would tie-in to existing contours and there would be no hindrance to wildlife movement. The animal keeping area will have fenced enclosures for the animals; however, these would be limited to 0.54 acre depicted on Exhibit 3 and would not disrupt movement by mountain lions or other wildlife, including highly mobile fauna such as insects, birds, and small mammals. In addition, there will be no lighting in the animal keeping area and thus no potential indirect impacts from lighting. Thus, although the Project would result in a loss of some of the scrub and chaparral habitats on-site, this would not result in a significant impact to regional wildlife migration or local movement corridors, including impacts to movement by mountain lion P-22 or any other mountain lions that reach the Griffith Park environs.

5.5.1 The Alteration of an Existing Wetland Habitat

As addressed below, the project would not impact wetlands or riparian habitat. Therefore, the project would not result in significant impacts to existing wetland habitat.

5.6 Jurisdictional Features

Grading for the animal keeping area would result in impacts to an ephemeral drainage feature covering approximately 0.02 acre for which CDFW has requested notification under the provisions of Section 1602 of the Fish and Game Code. The Regional Board, has also indicated that the ephemeral drainage feature may be subject to jurisdiction under Sections 404 and 401 of the Clean Water Act; however, the Corps has not made a determination that the feature is subject to Section 404 jurisdiction and as noted, under the Corps' 2015 Water Rule the ephemeral feature does not meet the definition for waters

[6] http://www.latimes.com/projects/la-me-griffith-park-mountain-lion/

of the U.S. and would not be subject to Section 404 jurisdiction. If the Corps does not assert jurisdiction over the ephemeral drainage feature, the Regional Board has indicated that they would require notification pursuant to the Waste Discharge Requirements of Porter Cologne. Regardless of the jurisdictional status of the ephemeral drainage feature, grading would result in the loss of 0.02 acre of non-wetland waters that also lack riparian habitat or other aquatic species. Because the project will not impact wetlands, pursuant to the City's CEQA guidelines, the impacts would not be considered significant. Nevertheless, mitigation may be required during coordination with CDFW and/or Regional Board and would be determined in consultation with the agencies and implemented in accordance with permit conditions.

5.6.1 Interference with habitat such that normal species behaviors are disturbed (e.g., from the introduction of noise, light) to a degree that may diminish the chances for long-term survival of the sensitive species

As discussed in the sections below, the project will not result in significant interference with habitat such that normal species behaviors are disturbed (e.g., from the introduction of noise, light) to a degree that may diminish the chances for long-term survival of the sensitive species. Similarly, the project would not result in significant impacts to nesting birds.

5.7 Nesting Birds and Migratory Bird Treaty Act Considerations

The Study Area currently contains groundcover, trees, and shrubs that have the potential to support nesting birds. Although avian surveys were conducted outside of the raptor nesting season, there is no suitable raptor nesting habitat within the Development Area, and as such nesting raptors are not expected to occur. Impacts to migratory nesting birds are prohibited under the Migratory Bird Treaty Act (MBTA)[7]. However, adherence to the MBTA's requirements would ensure potential impacts would be less than significant.

5.8 Santa Monica Mountains Conservancy and Park Lands

The project site is not located within lands mapped on the Santa Monica Mountains Conservancy (SMMC) maps that include areas designated as SMMC Work Program Nominations Lands, SMMC/MRCA Parkland or Other Public Lands. Griffith Park is immediately to the east of the eastern site boundary and immediately to the north of the northern site boundary (GIS data not available as of report date); however, the nearest grading, which would be for the animal keeping area is approximately 820 feet from the edge of Griffith Park to the east and approximately 420 feet from the edge of Griffith Park to the north, thus there would be no impacts to areas included on the SMMC maps.

[7] The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 C.F.R. Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 C.F.R.21). In addition, sections 3505, 3503.5, and 3800 of the California Department of Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs.

5.9 Indirect Impacts

Indirect impacts to biological resources associated with construction of the Proposed Project are very limited and are associated with lighting, noise, and human use.

Lighting

No significant increase in lighting will be associated with use of the proposed project following construction, as it consists of a single-family residence and required animal keeping area and exterior lighting would be limited to lighting systems typical of single-family residence. As a Project Design Feature, all exterior lighting will directed-downward and will be positioned such that it does not illuminate adjacent native habitats.

Given the lack of special-status species associated with the native habitats adjacent to the Development Area and the minimal amount of new lighting associated with the Proposed Project, lighting impacts to biological resources resulting from the Proposed Project would be less than significant.

Noise

There will be a temporary, unavoidable increase in noise levels during construction; however, noise will be minimized to the greatest extent practicable. All construction vehicles and equipment, fixed or mobile, will be equipped with properly operating and maintained mufflers to minimize noise. Further, construction will be limited to standard construction hours to limit noise impacts.

No significant increase in noise will be associated with use of the proposed project following construction, as it consists of a single-family residence and required animal keeping area and exterior noise would be limited to occasional vehicle traffic and minor exterior noise (i.e. lawn-mowing) associated with a typical single-family residence.

Given the lack of special-status species associated with the Development Area and adjacent areas of the Study Area, as well as the limited nature of construction noise and lack of long-term noise increase, temporary and permanent noise impacts to biological resources resulting from the Proposed Project would be less than significant.

Human Use

Construction of the Proposed Project would not result in increased human use of the native habitats surrounding the Development Area. The site is zoned for residential development. Therefore, no impacts from human use would be associated with the Proposed Project.

Potential Erosion or Sediment from Animal Keeping Area

Grading of the 1.42-acre animal keeping area will result in the addition of fill within the boundaries of the animal keeping area. Implementation of the grading will include jute erosion control blanketing, seeding for erosion control, and native plantings in conjunction with Project Design Features for water collection, storage and reuse, to prevent erosion and the potential movement of sediment into downstream areas. Therefore, there would be no significant impacts to downstream areas, including the Hollywood Reservoir, associated with the project.

6.0 MITIGATION MEASURES AND PROJECT DESIGN FEATURES

6.1 Mitigation Measures

As discussed above, the Proposed Project will result in no significant impacts to special-status plants, wildlife, or special-status habitat. However, the Proposed Project has the potential to impact migratory nesting birds.

6.1.1 Nesting Birds

The following requirements under the MBTA and California Fish and Game Code Sections 3503.5, 3503, and 3513 are to be implemented to ensure that nesting birds are not harmed during project construction. It should be noted that raptor species are not expected to nest within the Development Area due to a lack of suitable habitat:

1. If feasible, the removal of vegetation should occur outside of the nesting season, generally recognized as February 15 to August 31 (potentially earlier for raptors). If vegetation removal must occur during the nesting season, then a qualified biologist shall conduct a nesting bird survey prior to any vegetation removal. If active nests are identified, the biologist shall flag vegetation containing active nests. The biologist shall establish appropriate buffers around active nests to be avoided until the nests are no longer active and the young have fledged. Buffers will be based on the species identified, but generally will consist of 50 feet for non-raptors and 300 feet for raptors.

2. If for some reason it is not possible to remove all vegetation during the non-nesting season, then vegetation to be removed during the nesting season must be surveyed by a qualified biologist no more than three days prior to removal. If no nesting birds are found, the vegetation can be removed. If nesting birds are detected, then removal must be postponed until the fledglings have vacated the nest or the biologist has determined that the nest has failed. Furthermore, the biologist shall establish an appropriate buffer zone where construction activity may not occur until the fledglings have vacated the nest or the biologist has determined that the nest has failed.

6.1.2 Potential Jurisdictional Drainage Impacts

If CDFW, and/or the Regional Board determine the drainage to be subject to their respective jurisdictions, prior to disturbance of jurisdictional areas, the applicant shall demonstrate compliance with California Fish and Game Code Section 1600, and the Porter-Cologne Act Water Quality Control Act. This process will insure that impacts to jurisdictional resources have been mitigated to a level of less than significant.

Mitigation could consist of the following options:

- Purchase of credits in an approved mitigation bank. The amount of credits required would be determined during permit processing with CDFW, and/or the Regional Board and/or the Corps.

- Onsite plantings of fast-growing erosion control seed mix and native vegetation planting, jute erosional control blanketing, and installation of water quality protection features for onsite water collection, storage, and reuse to ensure that potential offsite impacts to downstream areas due to erosion are eliminated.

- Dedication and permanent preservation through a conservation easement or deed restriction of the adjacent blue-line drainage that accounts for 0.06 acre and associated 0.40 acre of coast live oak-sycamore riparian woodland. Sycamore riparian woodlands have a "Rarity Ranking" of G3S3 in the California Natural Diversity Database and are considered a sensitive habitat and thus has substantially more value than the 0.02-acre ephemeral drainage channel that supports a predominance of non-native grasses and no wetland or riparian habitat.

6.2 Project Design Features

6.2.1 Protected Trees

Although no impacts to protected trees are anticipated as a result of the proposed project, any coast live oaks within 100 feet of the project grading limits, including the unpaved path/trail to the required animal keeping area will be flagged as a Project Design Feature. Flagging shall be installed under the supervision by the Project Biologist prior to the start of grading and be maintained until completion of construction activity to ensure that the oaks are not impacted by any construction activities.

6.2.2 Lighting

As a Project Design Feature, all exterior lighting will be directed downward and will be positioned such that it does not illuminate adjacent native habitats.

6.2.3 Sedimentation

Grading of the 1.42-acre animal keeping area will result in the addition of fill within the boundaries of the animal keeping area. Implementation of the grading will include

Project Design Features for water collection, storage and reuse, to prevent erosion and the potential movement of sediment into downstream areas. Therefore, there would be no significant impacts to downstream areas, including the Hollywood Reservoir associated with the project.

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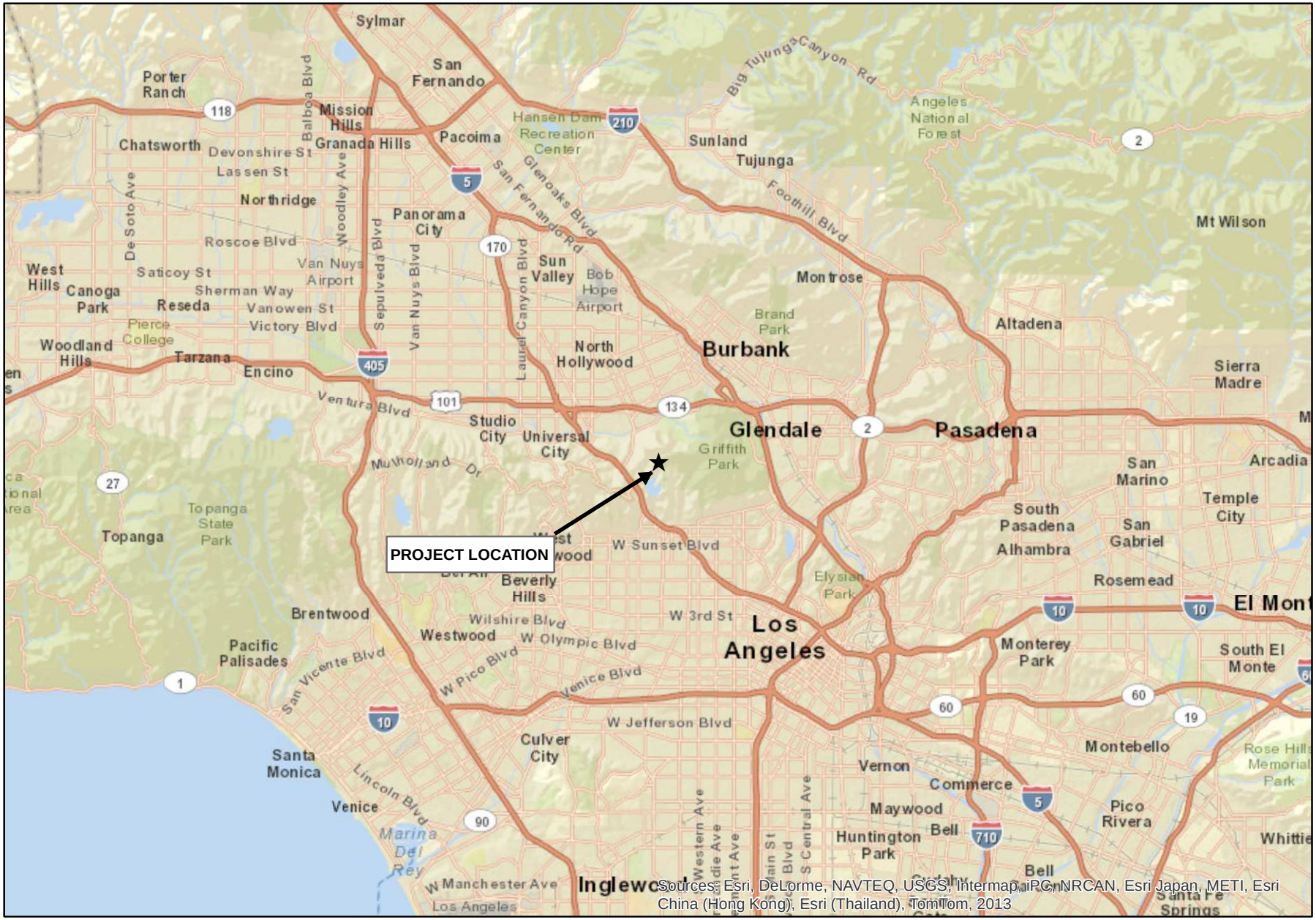
Source: ESRI World Street Map



Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

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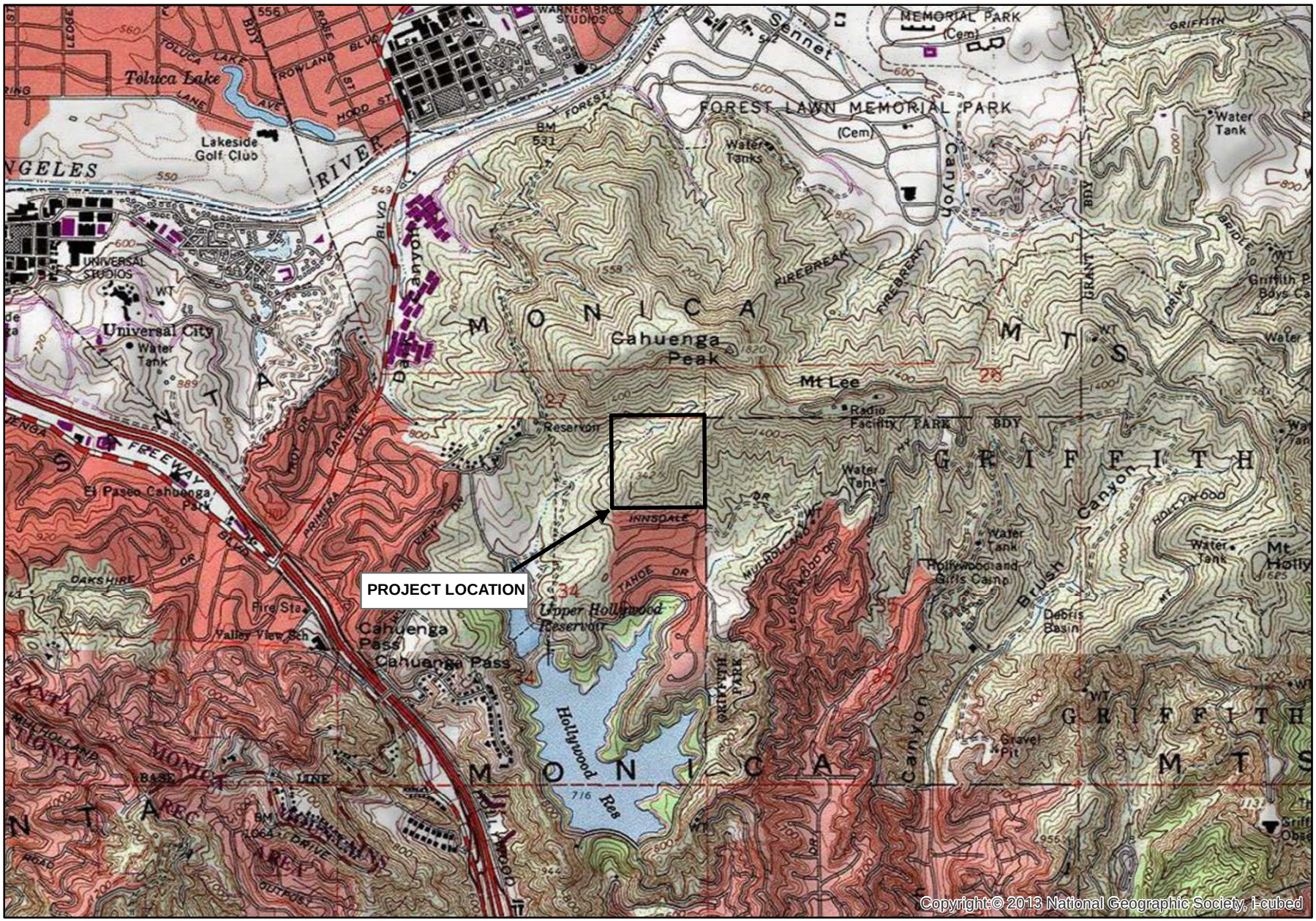
6459 W. INNSDALE DRIVE

Regional Map

GLENN LUKOS ASSOCIATES

Exhibit 1

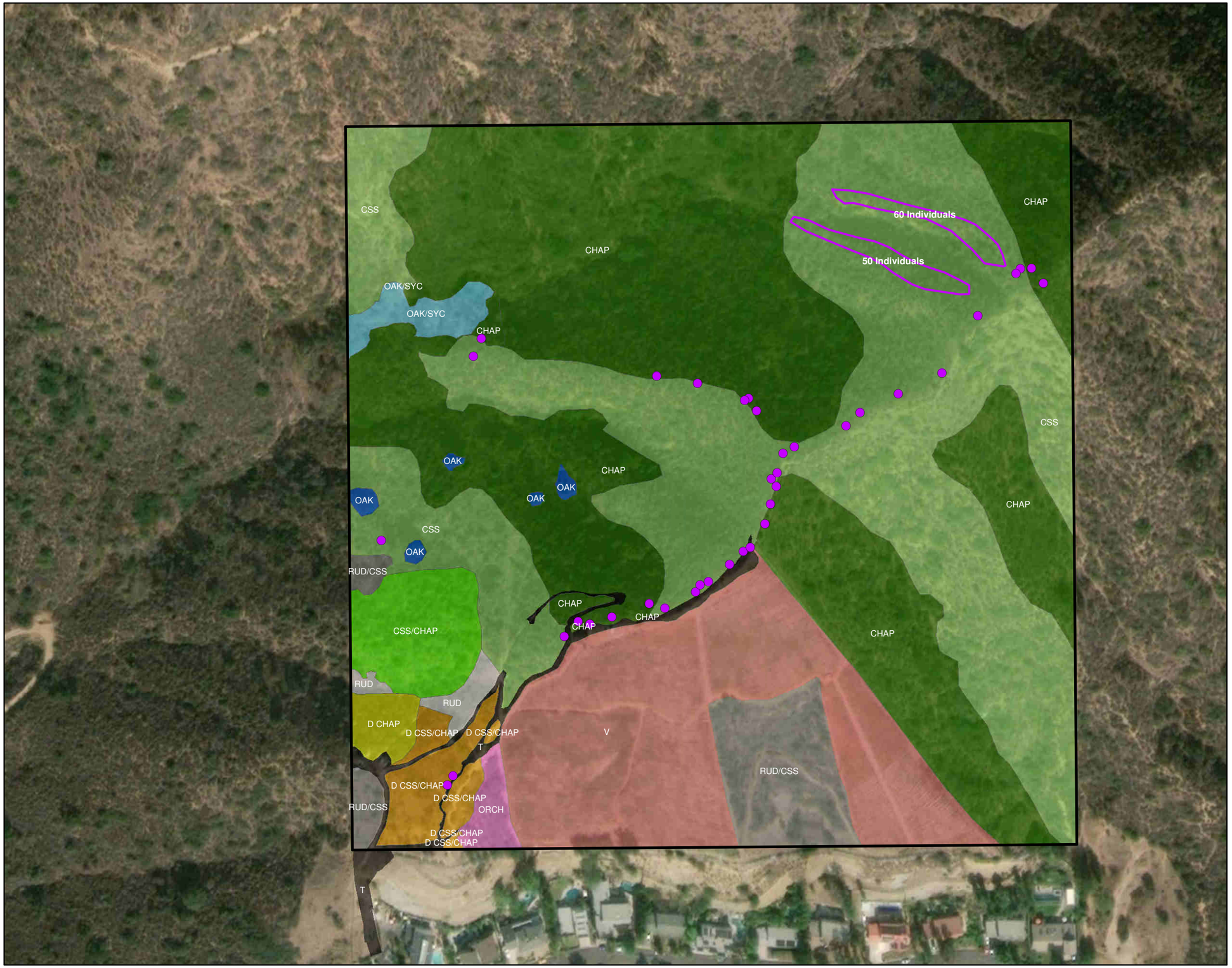


6459 W. INNSDALE DRIVE

Vicinity Map

GLENN LUKOS ASSOCIATES

Exhibit 2



- Project Boundary
- Approximate Calochortus Location
- Calochortus Location
- CHAP, Chaparral
- CSS, Coastal Sage Scrub
- CSS/CHAP, Coastal Sage Scrub/Chaparral
- D CHAP, Disturbed Chaparral
- D CSS/CHAP, Disturbed Coastal Sage Scrub/Chaparral
- OAK, Oak
- OAK/SYC, Oak/Sycamore
- ORCH, Orchard
- RUD, Ruderal
- RUD/CSS, Ruderal/Coastal Sage Scrub
- T, Trails
- V, Vineyard

N

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Feet

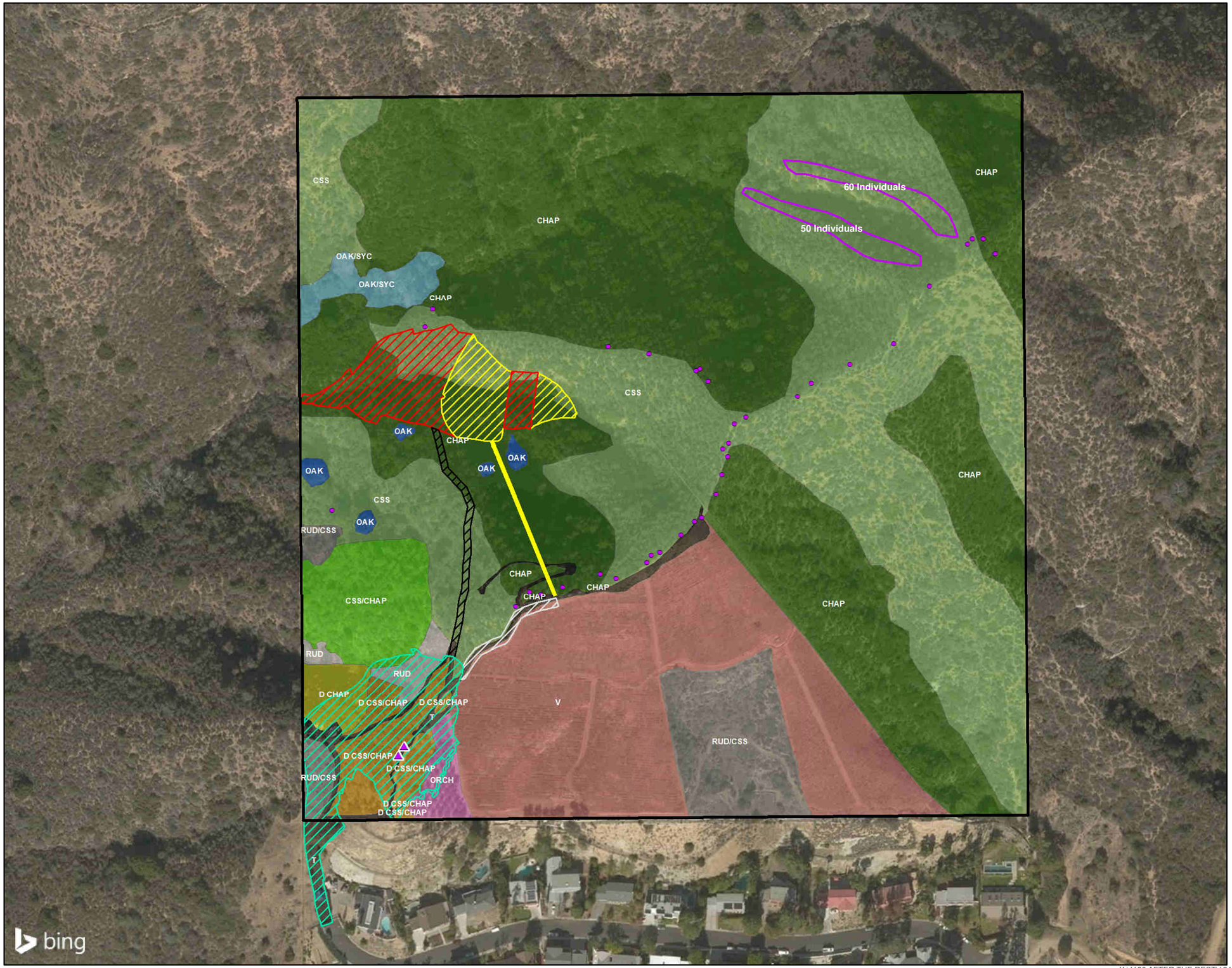
1 inch = 175 feet

6459 W. INNSDALE DRIVE

Vegetation Map

GLENN LUKOS ASSOCIATES

Exhibit 3



- Property Boundary
- Temporary Chute Location
- Animal Keeping Area
- Grading/Fill Area
- Disturbed Area for Residence and Driveway
- Secondary Bucket Crawler/Tractor Route
- Bucket Crawler/Tractor Route
- CHAP, Chaparral
- CSS, Coastal Sage Scrub
- CSS/CHAP, Coastal Sage Scrub/Chaparral
- D CHAP, Disturbed Chaparral
- D CSS/CHAP, Disturbed Coastal Sage Scrub/Chaparral
- OAK, Oak
- OAK/SYC, Oak/Sycamore
- ORCH, Orchard
- RUD, Ruderal
- RUD/CSS, Ruderal/Coastal Sage Scrub
- T, Trails
- V, Vineyard
- Approximate Calochortus Location
- Avoided Calochortus Location
- Impacted Calochortus Location

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0 87.5 175 350

Feet

1 inch = 175 feet

6459 W. INNSDALE DRIVE

Vegetation Impact Map

GLENN LUKOS ASSOCIATES

Exhibit 5

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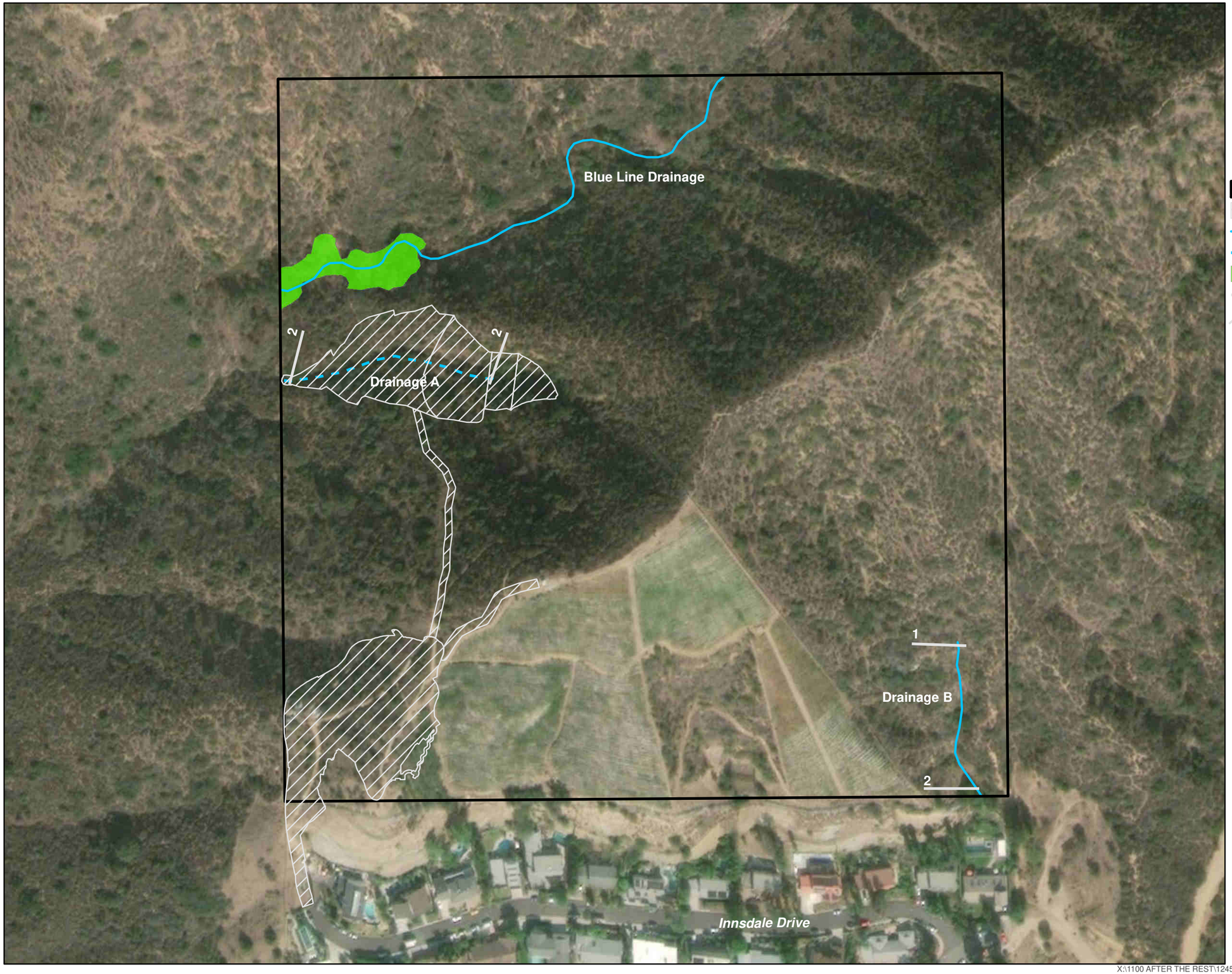


Project Boundary
Development Footprint
BlueCorps Non-Wetland Waters/CDFW Non-Riparian
Potential Corps/CDFW Non-Wetland Non-Riparian Drainage
CDFW Riparian
Width in Feet
2

N

0 87.5 175 350
Feet

1 inch = 175 feet

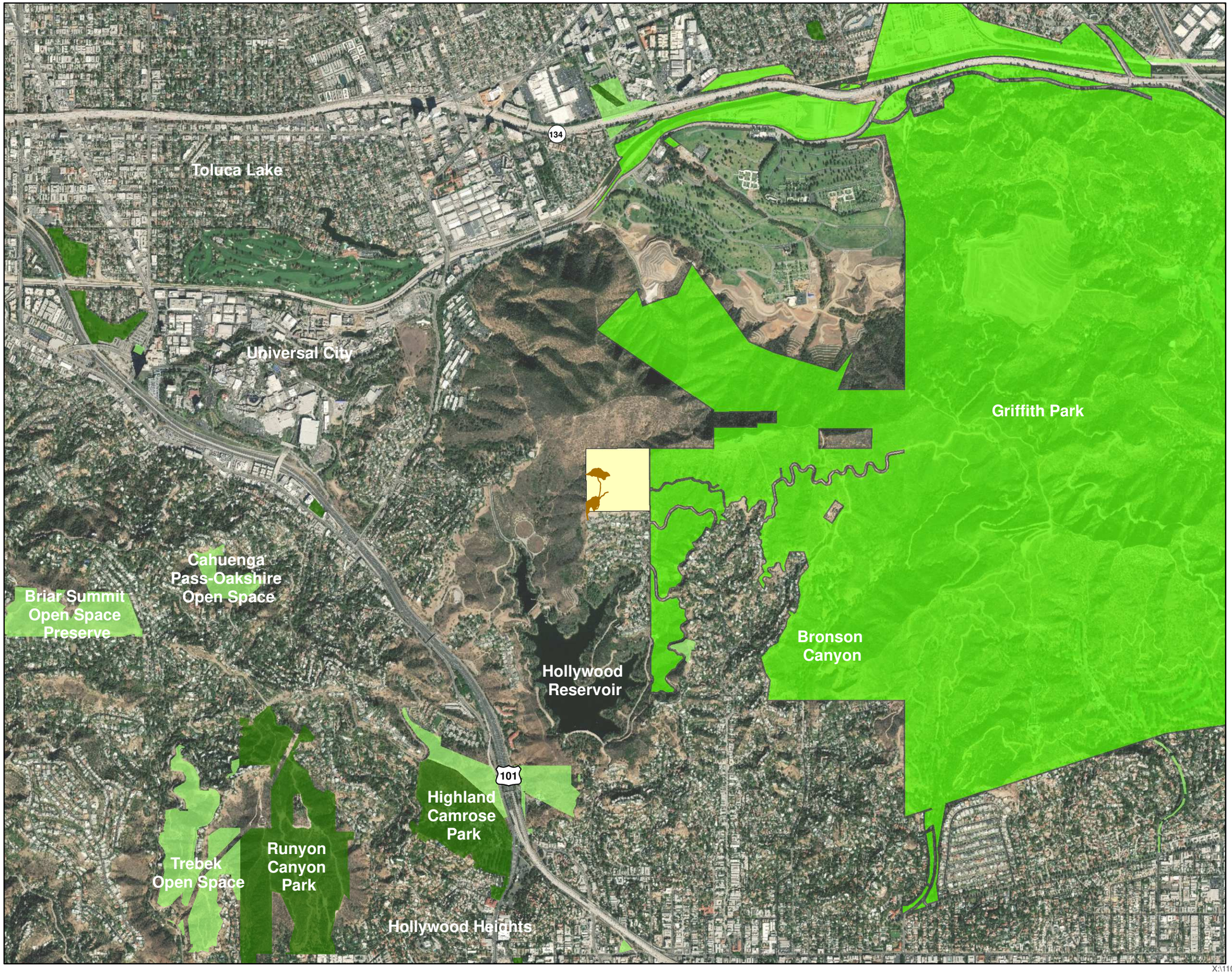
6459 W. INNSDALE DRIVE

Jurisdictional Delineation/Impact Map

GLENN LUKOS ASSOCIATES

Exhibit 5

X:\1100 AFTER THE REST\1245-2INNS\1245-2_GIS\ImpactsGIS\REV4\1245-2_DelineationsImpactsREV4Layout.mxd



Project Boundary

Development Footprint

Parks and Open Space*

Local Park

Regional Recreation Park

Regional Open Space

*Credits: ArcGIS Online
(PlaceWorks, 2016; Los Angeles County, 2016)

N

0 1,000 2,000 4,000
Feet

1 inch = 2,000 feet

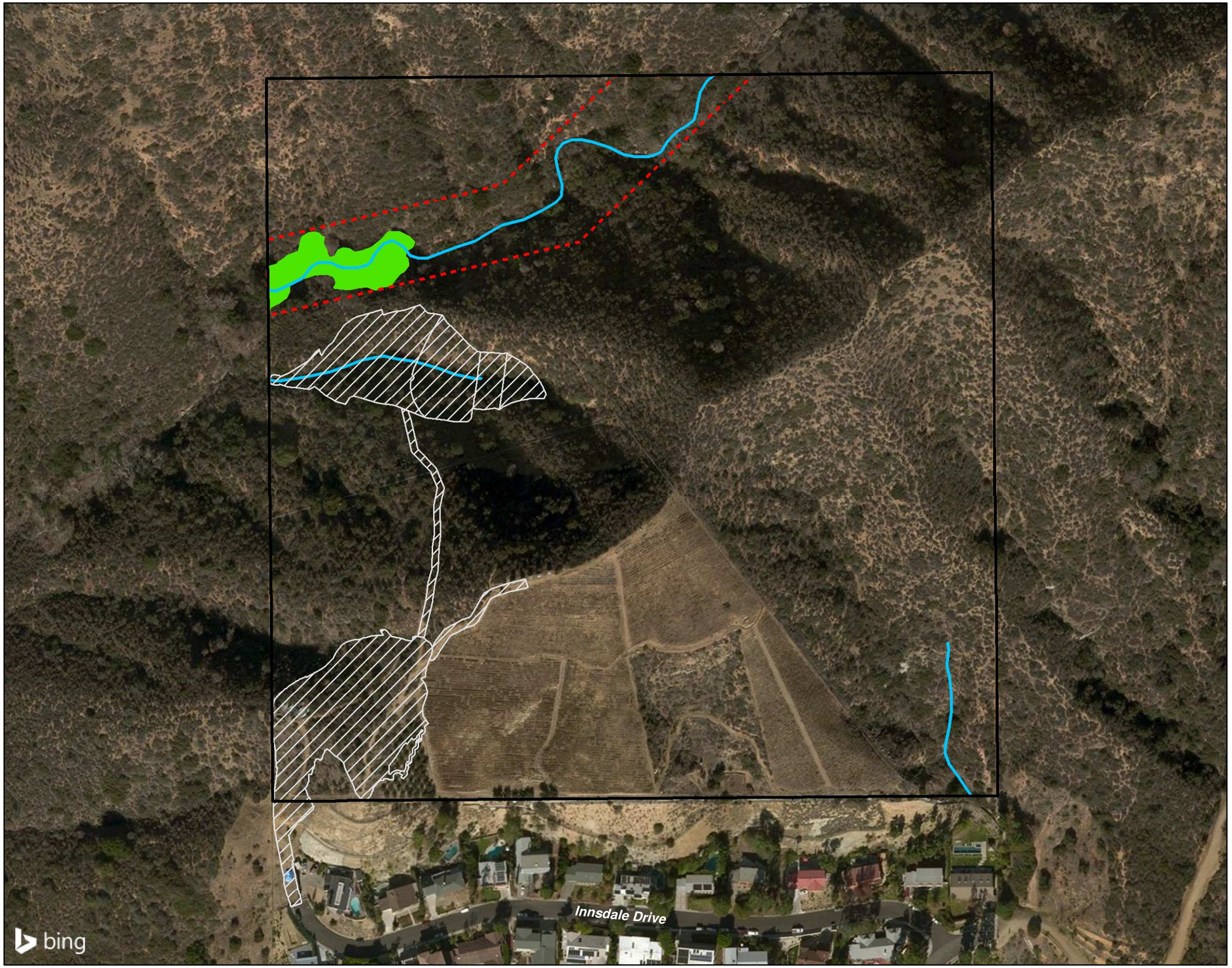
6459 W. INNSDALE DRIVE

SMMC Map

GLENN LUKOS ASSOCIATES

Exhibit 6

X:\1100 AFTER THE REST\1245-2INNS\1245-2_GIS\OpenSpace_GIS\1245-2_SMMC.mxd



Project Boundary

Approximate Conservation Easement or Deed Restriction (3.02 ac.)

Development Footprint

Corps/CDFW Jurisdictional Feature

Riparian

N

0 87.5 175 350

Feet

1 inch = 175 feet

Coordinate System: State Plane 5 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: B. Gale, GLA
Date Prepared: August 6, 2019

6459 W. INNSDALE DRIVE

Approximate Drainage Preservation Area Map

GLENN LUKOS ASSOCIATES

Exhibit 7

X:\1100 AFTER THE REST\1245-2INNS\1245-2_GIS\CE_GIS\1245-2_ApproximateCE.mxd

APPENDIX A: FLORAL COMPENDIUM

The floral compendium lists species identified on the project site. Taxonomy follows the Jepson Manual (Baldwin et al 2012) and, for sensitive species, the California Native Plant Society's Rare Plant Inventory (Tibor 2001). Common plant names are taken from Hickman (1993), Munz (1974), and Roberts et al (2004). An asterisk (*) denotes a non-native species.

Scientific Name	Common Name
POLYPODIOPHYTA	**FERNS**
DENNSTAEDTIACEAE	**Bracken Family**
Pteridium aquilinum var. pubescens	western bracken fern
MAGNOLIOPHYTA DICOTYLEDONS	**FLOWERING PLANTS DICOTS**
ADOXACEAE	**Elderberry Family**
Sambucus nigra ssp. caerulea	blue elderberry
ANACARDIACEAE	**Sumac Family**
Malosma laurina	laurel sumac
Rhus integrifolia	lemonade berry
Toxicodendron diversilobum	poison oak
ASTERACEAE	**Sunflower Family**
Acourtia microcephala	sacapellote
Artemisia californica	California sagebrush
Artemisia douglasiana	mugwort
Baccharis pilularis	coyote brush
Brickellia californica	California brickellbush
**Centaurea melitensis*	tocalote
Erigeron foliosus var. *foliosus*	leafy daisy
Gnaphalium bicolor	bicolored cudweed
Gnaphalium californicum	California everlasting
Hazardia squarrosa	saw-tooth goldenbush
Heterotheca grandiflora	telegraph weed
Stephanomeria virgata ssp. *virgata*	tall wreath-plant
BRASSICACEAE	**Mustard Family**
**Hirschfeldia incana*	summer mustard
CAPRIFOLIACEAE	**Honeysuckle Family**
Lonicera subspicata	southern honeysuckle

EUPHORBIACEAE	**Spurge Family**
Chamaesyce albomarginata	rattlesnake spurge
FABACEAE	**Legume Family**
Acmispon glaber	deerweed
FAGACEAE	**Beech Family**
Quercus agrifolia	coast live oak
Quercus berberidifolia	California scrub oak
GROSSULARIACEAE	**Currant Family**
Ribes speciosum	fuschia-flowered gooseberry
LAMIACEAE	**Mint Family**
Salvia mellifera	black sage
OLEACEAE	**Olive Family**
Olea europa	olive
PLATANACEAE	**Sycamore Family**
Platanus racemosa	California sycamore
POLYGONACEAE	**Buckwheat Family**
Eriogonum fasciculatum	California buckwheat
RHAMNACEAE	**Buckthorn Family**
Ceanothus spinosus	greenbark ceanothus
Rhamnus ilicifolia	holly-leaved redberry
ROSACEAE	**Rose Family**
Cercocarpus betuloides	mountain mahogany
Adenostoma fasciculatum	chamise
Heteromeles arbutifolia	toyon
RUBIACEAE	**Madder Family**
Galium angustifolium ssp. *angustifolium*	narrow-leaved bedstraw
SCROPHULARIACEAE	**Figwort Family**
Mimulus auranticus	sticky monkey flower
SOLANACEAE	**Nightshade Family**
**Nicotiana glauca*	tree tobacco
Solanum douglasii	Douglas' nightshade

MAGNOLIOPHYTA MONOCOTYLEDONES	**FLOWERING PLANTS MONOCOTS**
AGAVECEAE	**Agave Family**
Hesperoyucca whipplei	our lord's candle
LILIACEAE	**Lily Family**
Calochortus plummerae	Plummer's Mariposa lily
POACEAE	**Grass Family**
**Bromus diandrus*	ripgut grass
**Bromus madritensis* ssp. *rubens*	foxtail chess
Melica imperfecta	small-flowered melic
**Pennisetum setaceum*	fountain grass
Stipa cernua	nodding needlegrass
Stipa lepida	foothill needlegrass

APPENDIX B: FAUNAL COMPENDIA

Vertebrates identified in the field by sight, calls, tracks, scat, or other signs are cited according to the nomenclature of Collins (1997) for amphibians and reptiles, AOU (1998) for birds, and Jones et al. (1992) for mammals.

LEGEND

Presence of animals noted by direct sighting, call identification or observation of tracks, scat or other signs

† Denotes species not observed but expected to occur on site
* Denotes non-native species

TERRESTRIAL VERTEBRATES

REPTILES

IGUANIDAE - IGUANID LIZARDS

† *Sceloporus occidentalis*
western fence lizard
† *Uta stansburiana*
side-blotched lizard

COLUBRIDAE - COLUBRID SNAKES

† *Pituophis melanoleucus*
gopher snake
† *Lampropeltis getulus*
common kingsnake

BIRDS

CATHARTIDAE - NEW WORLD VULTURES

† *Cathartes aura*
turkey vulture

ACCIPITRIDAE - HAWKS

Buteo jamaicensis
red-tailed hawk

PHASIANIDAE - PHEASANTS & QUAILS

Callipepla californica
California quail

COLUMBIDAE - PIGEONS & DOVES

Zenaida macroura
mourning dove

TROCHILIDAE - HUMMINGBIRDS

Calypte anna
Anna's hummingbird

TYRANNIDAE - TYRANT FLYCATCHERS

† *Sayornis nigricans*
black phoebe
† *Sayornis saya*
Say's phoebe

CORVIDAE - JAYS & CROWS

† *Corvus brachyrhynchos*
American crow
Corvus corax
common raven

AEGITHALIDAE - BUSHTITS

† *Psaltriparus minimus*
bushtit

TROGLODYTIDAE - WRENS

Thryomanes bewickii
Bewick's wren
† *Troglodytes aedon*
house wren

MUSCICAPIDAE - KINGLETS, GNATCATCHERS, THRUSHES & BABBLERS

Chamaea fasciata
wrentit

MIMIDAE - THRASHERS

Mimus polyglottos
northern mockingbird

STURNIDAE - STARLINGS

*† *Sturnus vulgaris*
European starling

PARULIDAE - WOOD WARBLERS

† *Setophaga coronata*
yellow-rumped warbler

EMBERIZIDAE – SPARROWS, BUNTINGS, WARBLERS, & RELATIVES

Melozone crissalis
California towhee
Pipilo maculatus
spotted towhee
† *Melospiza melodia*
song sparrow
† *Zonotrichia leucophrys*
white-crowned sparrow

ICTERIDAE - BLACKBIRDS AND ORIOLES

† *Euphagus cyanocephalus*
Brewer's blackbird

FRINGILLIDAE - FINCHES

Carpodacus mexicanus
house finch
Carduelis psaltria
lesser goldfinch

PASSERIDAE - OLD WORLD SPARROWS

*† *Passer domesticus*
house sparrow

MAMMALS

DIDELPHIDAE - NEW WORLD OPOSSUMS

†* *Didelphis virginiana*
Virginia opossum

VESPERTILIONIDAE - EVENING BATS

† *Myotis spp.*
myotis bat

GEOMYIDAE - POCKET GOPHERS

† *Thomomys bottae*
Botta's pocket gopher

MURIDAE - MICE, RATS, AND VOLES

† *Peromyscus maniculatus*
deer mouse

PROCYONIDAE - RACCOONS

† *Procyon lotor*
Raccoon

CERVIDAE - DEER

† *Odocoileus hemionus*
Mule Deer