

Regional Planning Commission Transmittal Checklist

Hearing Date
May 27, 2015
Agenda Item No.
6

Project Number: 00-32-(5)
Case(s): Conditional Use Permit Case No. 00-32
Planner: Gretchen Siemers

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Website Print Outs
- _____
- _____
- _____

Reviewed By: 



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER
 00-32-(5)

HEARING DATE
 May 6, 2015

REQUESTED ENTITLEMENTS
 Conditional Use Permit No. 00-32

PROJECT SUMMARY

OWNER / APPLICANT

Careylee Moisan

MAP/EXHIBIT DATE

June 8, 2011

PROJECT OVERVIEW

The project is a request to allow the use, operation, and maintenance of a Recreational Vehicle park and campground, pursuant to section(s) 22.24.140 of the Los Angeles County Code.

LOCATION

9777 Soledad Canyon Road, Mt. Gleason

ACCESS

Soledad Canyon

ASSESSORS PARCEL NUMBER(S)

3210009013, 3210009014

SITE AREA

40 Acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan

ZONED DISTRICT

Soledad

LAND USE DESIGNATION

RL20 (One Dwelling Unit Per Twenty Acres)

ZONE

A-2-2 (Light Agricultural—Two Acre Minimum Lot Area)

PROPOSED UNITS

-

MAX DENSITY/UNITS

-

COMMUNITY STANDARDS DISTRICT

Agua Dulce

ENVIRONMENTAL DETERMINATION (CEQA)

Exempt

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Consistency with the Santa Clarita Valley Area Plan
- Consistency with Title 22 of the Los Angeles County Code

CASE PLANNER:

Gretchen Siemers

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CASE PLANNER:

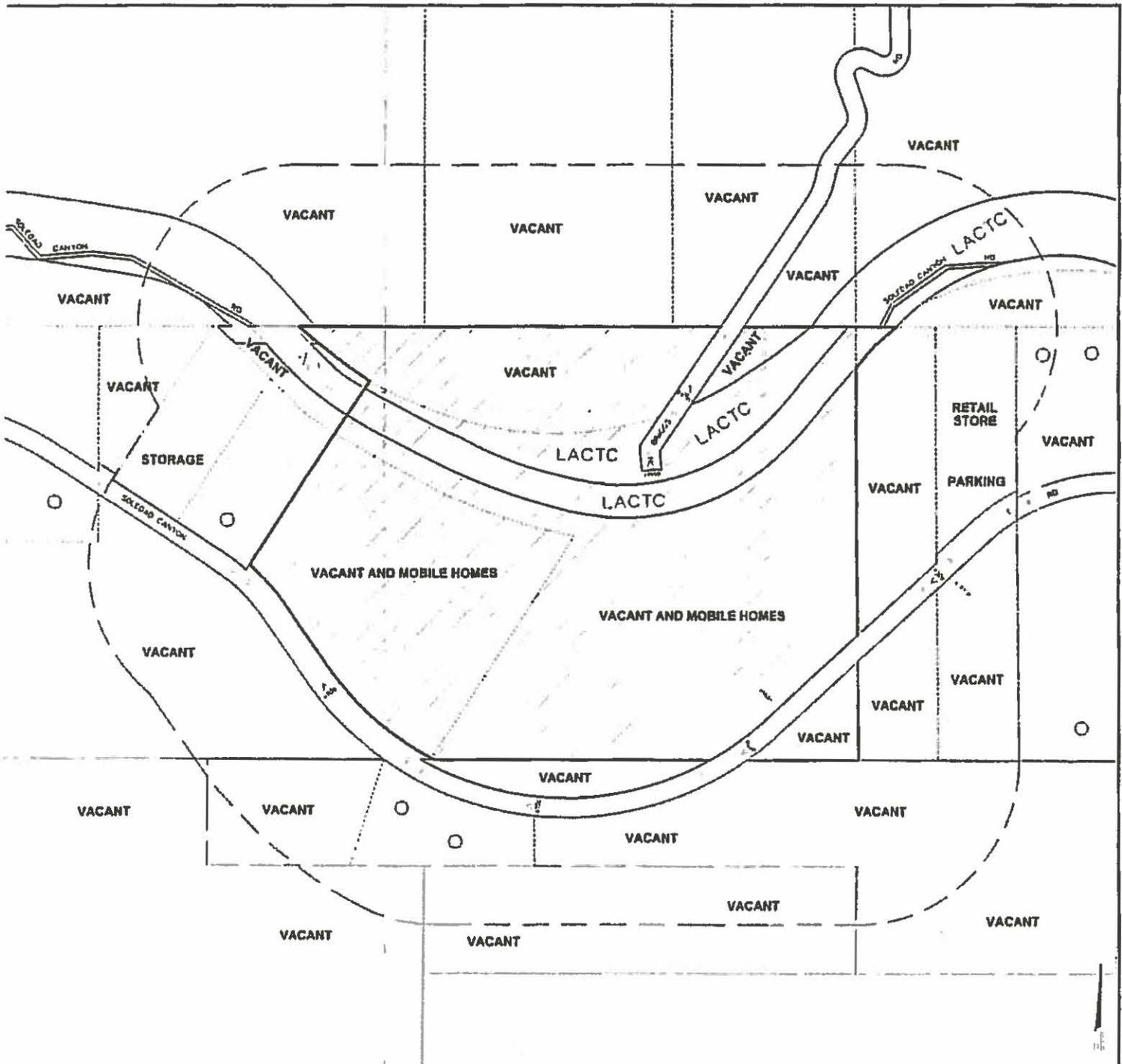
Gretchen Siemers

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 (626) 411 1880 FAX (626) 411 8950

500' RADIUS MAP
 COUNTY OF LOS ANGELES

LEGEND
 ○ SINGLE FAMILY RESIDENTIAL
 ALL OTHER USES AS SHOWN

CASE #13
 DATE 10 24 2012
 SCALE 1" = 100'
 LAND USE MAP

ENTITLEMENTS REQUESTED

The applicant, Careylee Moisan ("Applicant"), requests the CUP to authorize a new recreational vehicle park ("Project") on a property located at 9777 Soledad Canyon Road in the unincorporated community of Saugus ("Project Site") in the A-2-2 (Heavy Agricultural, Two Acre Minimum Lot Area) zone and the Agua Dulce Community Standards District ("CSD") pursuant to Los Angeles County Code ("County Code") sections 22.24.150 and 22.56.215.

PROJECT DESCRIPTION

Project Site is 41.8 gross acres in size and consists of two legal lots. The Project Site is irregular in shape with flat topography and is developed with various structures. The Project Site is located within the Santa Clara River Significant Ecological Area ("SEA").

The Project Site is traversed by the Santa Clara River and is currently used as a movie ranch. Structures on the site used in connection with the movie ranch include a former pool used as an underwater filming tank, former cabins that have been burned, a kitchen/dining room for 100 crewmembers, an amphitheater, dressing/make-up room, office, restrooms, and showers. Activities in connection with the movie ranch include set construction and decoration, special effects, and 24/7 access for filming television shows and feature films. The movie ranch was established without appropriate approvals from the Department of Regional Planning or the Department of Public Works ("Public Works"), and is therefore not lawfully established and operated in violation of Title 22 of the Los Angeles County Code (Zoning Code).

The site plan for the Project depicts a camping area, picnic areas, two restrooms, one office building, one laundry building, one small amphitheater, one swimming pool, and a lawn area. There are additional dilapidated buildings on the site that may have been at one time used as cabins. Photos of these "burned/bombed-out" buildings were found on the proprietor's website (<http://www.sticklebackriverranch.com/>), and are attached hereto. The site plan for the Project is inadequate because: 1) it is not to scale; 2) it does not depict the proposed use of RV or tent camp sites; 3) it does not depict all of the structures; 4) it does not depict any easements; 5) it does not depict wastewater treatment systems; and 5) it does not show both parcels listed on the application.

Immediately adjacent to the northern boundary of the site is a 100-foot wide parcel owned by Metrolink with tracks for the Antelope Valley line. The tracks are on a cut alignment elevated 20-30 feet from the base of the site. Although located on private property, the establishment currently offers the train tracks for filming. Photographs of film shoots on the tracks are advertised on the website (attached).

The application for the Project indicates that the Project Site is served by an on-site well. No other information as to the quality or quantity of the well water is provided. The application does not indicate whether the Project is served by private septic systems or public sewer. If the project is served by private wastewater treatment systems, the systems must be approved by the County, as well as other jurisdictional agencies, to ensure the systems are sound and can withstand geologic impacts of flooding events.

The Project Site is accessible via Soledad Canyon Road to the south and Briggs Road to the north. The Project Site provides ad-hoc crossing of the Santa Clara River. At times, the gates to the Project Site are open for automobile traffic to traverse the river from Soledad Canyon Road to Briggs Road. This crossing has not been permitted by the County, U.S. Fish and Wildlife Service ("USFW"), or the California Department of Fish and Wildlife ("CDFW"). In addition to concerns about the traffic impacting the sensitive biota of the river, the County has safety concerns about vehicles utilizing an unmapped roadway in the event of a flood or fire event. Therefore, this access is inadequate because it has not been evaluated and approved by the appropriate agencies.

The site plan for the Project does not designate any parking spaces. It should be noted that the current establishment advertises online that, "We have easy access and parking facilities for hundreds of vehicles and can accommodate large trucks and trailers." Photos of the parked cars and trailers from the website are attached.

EXISTING ZONING

The Project Site is located in the Soledad Zoned District and is currently zoned A-2-2.

Surrounding properties are zoned as follows:

North: A-2-2, OS (Open Space)

South: A-2-5 (Heavy Agricultural, 5 Acre Minimum Lot Area), A-2-2

East: A-2-2, OS, C-1 (Restricted Business)

West: A-2-2, A-2-5

EXISTING LAND USES

The subject property is developed with a movie ranch.

Surrounding properties are developed as follows:

North: Railroad right-of-way, open space

South: Open space, San Gabriel Mountains National Monument

East: Open space, market, single family home

West: Open space

PREVIOUS CASES/ZONING HISTORY

Pursuant to County historical zoning ordinance maps, the Project Site was zoned M-3 (Unclassified) in 1957 with the adoption of the Soledad Zoned District. In 1958, the Project Site and surrounding areas were zoned R-R-1 (Resort and Recreation, One Acre Minimum Lot Area). There exist no records of permits establishing the Project Site as an RV Park, which is not uncommon for such uses during this time period. In 1957, the County approved an application for the expansion of an existing ten-space trailer park. The expansion included an additional 33 trailer spaces. Exhibits for that application show the ten RV spaces, a caretaker's residence, and a man-made pond. Records show however, that in 1959 the permit had expired because the permit went unused within two years of the permit issuance; no expansion had occurred and the affidavit of acceptance of permit conditions had not been received.

The aforementioned 1958 zone change allowed the then-existing uses to continue for a period of five years following the zone change, and at that time the use would be subject to the applicable requirements (i.e. conditional use permit). In 2000, a previous applicant applied for a Conditional Use Permit to expand the RV Park to 200 spaces. The current Applicant revised the application and re-submitted in 2008. The Project Site was rezoned to A-2-2 and re-designated as RL20 (Rural Land, One Dwelling Unit Per 20 Acres) in 2012 with the update of the Santa Clarita Valley Area Plan ("Area Plan"). Pursuant to provisions in the Area Plan, projects with a complete application prior to the effective date of the Area Plan may be evaluated based on the previously adopted zoning and land use policy. Therefore, the Project is evaluated herein based on the zoning and land use policy in effect in 2008.

Pursuant to the Part 2.3 of Division 13 of the California Health and Safety Code (Section 18860 et seq.), the State of California Department of Housing and Community Development ("HCD") maintains jurisdictional authority over RV parks. Specifically, HCD oversees the construction, use, maintenance, and occupancy of RV parks, including those within mobilehome parks, as well as the permanent buildings, accessory buildings or structures, within RV parks. However, local jurisdictions retain the authority to specify zones in which to allow or prohibit RV parks, and to require a conditional use permit to establish or continue the use of an RV park.

According to HCD records available online (<https://ssw1.hcd.ca.gov/ParksListing/faces/parkslist/mp.jsp>), the last HCD permit to operate the Project Site as an RV and mobilehome park expired on December 31, 2004. At that time, the site was operating with 10 mobilehome spaces, 30 RV spaces with drains, and 20 RV spaces without drains. Additional records obtained from HCD indicate that the Project Site did not have a current CUP from the County to operate a RV and/pr mobilehome park. Therefore HCD shut down the Project Site's operation as an RV park. As discussed herein, the Project Site did not have, and had never had, a CUP to operate a mobilehome or RV park.

According to a statement by Chris Dellith, Senior Fish and Wildlife Biologist with the USFW, the Applicant had sought grant monies from the federal government to install a bridge to replace the illegally constructed crossing; however the Applicant was not willing or able to comply with the requirements of the grant, and thus the project stalled.

The Applicant applied for a Plot Plan in 2008 to establish a Motion Picture Set. That application was withdrawn after Department of Regional Planning ("DRP") staff sent a letter (attached) to the Applicant indicating that a CUP was required to establish the use within the SEA.

Current Unpermitted Uses

The Project Site is currently being used as a movie ranch, which DRP considers a Motion Picture Set under Title 22. Pursuant to Title 22, a Motion Picture Set is a use subject to a CUP in the A-2 Zone. As discussed herein, the Applicant does not have a

CUP. Short-term filming may be permitted without a CUP if appropriate permits are first obtained from the County via FilmLA, the County's film permit clearinghouse. The Applicant has not presented any evidence of such permits.

The Applicant did not indicate on the application that the Project Site was currently being used as a Motion Picture Set. In fact, at a meeting on May 6, 2014, the Applicant indicated that the Project Site was not being used as a Motion Picture Set. Evidence that the Project Site is currently being used as a Motion Picture Set includes: complaints from neighbors, which include emails (attached) and phone calls; observations of staff; and a website promoting the Project Site as such. The website advertises the 9777 Soledad Canyon, also known as Assessor Parcel No. 3210-009-013, as well as Assessor Parcel No. 3210-009-014 as a friendly location to conduct filming on site. The website (<http://www.sticklebackriverranch.com/>) indicates the establishment is known as "Stickleback River Movie Ranch." The phone number listed on the webpage as a contact number for scheduling film shoots is the same as the Applicant's phone number. The site plan and photographs submitted with the CUP application depict many of the buildings and structures depicted on the establishment's website. Screen-captures of the website are attached. The website includes advertisements about the props it has on site which include accessory buildings originally built for a Recreational Vehicle Park. Further, it advertises amenities which include ample parking, full kitchen with dining room, restrooms, laundry facilities, RV camping facilities, golf cart, dressing/make-up room, showers, office and a land line telephone since there is no cell service in the area.

The website boasts of some of the clients they have serviced in the past. Clients include Sons of Anarchy, Fear Factor, the History Channel, Lifetime Channel, Blood Relatives and Animal Planets Surprisingly Human.

According to an email from a FilmLA employee (attached), FilmLA has put a permanent "hold" on issuing permits for the Project Site due the location's continued operation of film shoots without permits.

The existing river crossing is unpermitted. The river crossing requires permits from the DRP, Building and Safety, and Fire. State and federal permits are also required because the project includes jurisdictional waters and riparian habitat. The Army Corps of Engineers and USFW require a Take Permit, potentially with mitigation; CDFW requires a Lake and Streambed Alteration Permit, and also may issue Take Permits for flora on behalf of the federal authorities. Pursuant to conversations with Erinn Wilson of CDFW and Chris Dellith of USFW, these permits have not been obtained nor applied for.

Zoning Enforcement Actions

The County has received numerous complaints regarding the property and DRP has issued several Notices of Violation (NOV) for the Project Site, also known as Assessor Parcel Number 3210-009-013 and 3210-009-014.

- a. Enforcement Case No. EF982388 is pending on the property located at 9777 Soledad Canyon Road, also known as Assessor Parcel Number No. 3210-009-013. A notice of violation was issued on September 10, 2010. A revised notice of violation was issued on September 13, 2013. This enforcement case has not been resolved and remains "open." The property owner was cited for maintaining accessory structures on the site without establishing a primary use, unpermitted storage (automobiles, trailers, equipment, metal pipes, tires, etc.), maintaining junk and salvage on the premises, and maintaining a mobile home on the premises without DRP approval.
- b. Enforcement Case No. EF982388 is pending on the property located at 9777 Soledad Canyon Road, also known as Assessor Parcel Number 3210-009-013. An NOV was issued on May 22, 2014. This NOV is unresolved and remains open. The property owner was cited for maintaining junk and salvage on the premises, conducting filming without County approval, unpermitted storage (automobiles, bus, trailers, film equipment), maintaining a mobile home without DRP approval, and maintaining motion picture sets (Stickleback River Movie Ranch) without DRP approval.
- c. The County has issued several NOVs for the adjoining parcel, known as Assessor Parcel Number 3210-009-014. This parcel is advertised together with the adjoining parcel as Stickleback River Ranch. Further, parcel 3210-009-014 serves as access to the parcel known as 9777 Soledad Canyon Road. Enforcement Case No. 14-0003431/EF991320 is pending on the parcel known as 3210-009-014. A NOV was issued on May 22, 2014. A Final Zoning Enforcement Order was issued on March 26, 2015. The enforcement case is unresolved and remains open. The property owner was cited for maintaining an accessory freestanding sign on the premises without first establishing a permitted use, and conducting filming without approval, and unpermitted storage (vehicles, equipment, etc.)

In order to enforce the County Code, DRP Zoning Enforcement Officers have the authority to inspect premises where a complaint regarding a property's compliance with the zoning code has been filed. On at least one occasion, an Enforcement Officer attempted to inspect the property but was denied access. This inspection attempt occurred on March 19, 2015.

ENVIRONMENTAL DETERMINATION

No review of the Project has been conducted pursuant to the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"). As detailed in these findings, the Applicant has not provided sufficient information to commence a meaningful review of the Project pursuant to CEQA. In particular, the Applicant has not provided a sufficient description of the Project. Pursuant to Public Resources Code Section 21080(b)(5), projects which are denied or disapproved by a public agency are not subject to CEQA review.

STAFF EVALUATION

General Plan/Community Plan Consistency

The 1980 Los Angeles County General Plan provides policies to guide development away from sensitive and hazardous areas. For example, Environmental Resources and Natural Hazards Policy No. 7, states: "Preserve significant ecological areas and habitat management areas by appropriate measures, including preservation, mitigation and enhancement." The Project, and the previous actions of the Applicant, do not preserve the SEA or the sensitive habitat in and around the Santa Clara River. The Applicant has installed a river crossing without the input of or necessary approvals from the County, CDFW, or USFW, which are the agencies responsible for preserving sensitive habitat and protected species in the vicinity of the Project Site. In addition, the site plan and project description for the Project do not address preservation, mitigation, or enhancement of the SEA.

The land use map of the Area Plan in effect at the time of application designates the Project Site as "W - Floodway/Floodplain." This designation is appropriate for certain extractive industrial, agricultural, open space, light recreational, and groundwater recharge uses. While the Project could be considered a "recreational" use, its intensity (i.e. the number of tent sites, cars, or persons) is not described in the attached project description, so it is not possible to determine whether the use is "light" recreation.

The Area Plan's policies also do not support the Project. The General Conditions for Development, 2I, states, "In identified hazard areas, the design of proposed developments should include use of appropriate hazard mitigating or avoidance measures. In identified brush fire hazard areas, mitigation techniques should include use of fire retardant materials, brush clearance, a design which provides for a defensible perimeter and implementation of a suitable emergency access plan. [In flood areas] development should be designed so as to not interfere with natural drainage during severe storms nor become endangered by such runoff. Wherever appropriate, natural watercourses in rural areas should be retained in as natural a state as possible, minimizing modification of the natural carrying capacity of production of excess siltation." As discussed in herein the project has altered the natural drainage channel by building an unpermitted crossing, putting occupants at risk in the case of a fire or flood event. In addition, no hazard avoidance measures have been included in the site plan or project description for the Project.

Zoning Ordinance and Development Standards Compliance

In 2008, the Project Site was zoned R-R-1. According to Title 22 of the County Code, zone R-R provides for outdoor recreation and agricultural uses suitable for development without significant impairment to the resources of the area. Such zone also recognizes single-family residences, additional recreation uses and necessary commercial and public service facilities, subject to review and conditions to protect natural scenic or recreational value.

Pursuant to County Code Section 22.40.22, the use of R-R-zoned properties for Recreational Trailer Parks is allowed provided a CUP has first been obtained, and while such CUP is in full force and effect, and in conformity with the conditions of such CUP.

Pursuant to County Code Section 22.08.180, "recreational vehicle" means a motorhome, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational or emergency occupancy, with a living area less than 220 square feet, excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, bath and toilet rooms.

Pursuant to Section 22.08.180 of the County Code, a "Recreational Trailer Park" means any area or tract of land, within an area zoned for recreational use, where one or more lots are rented or leased, or held out for rent or lease to owners or users of recreational vehicles or tents, and which is occupied for temporary purposes.

The application for the Project requests the CUP to establish a "recreational vehicle park" and "camping area." Used herein, "RV park" means the same as Recreational Trailer Park.

The Project is located within the Agua Dulce CSD. Pursuant to Section 22.44.090 of the County Code, "The community standards districts are established as supplemental districts to provide a means of implementing special development standards contained in adopted neighborhood, community, area, specific and local coastal plans within the unincorporated areas of Los Angeles County, or to provide a means of addressing special problems which are unique to certain geographic areas within the unincorporated areas of Los Angeles County."

The Agua Dulce CSD, adopted in 1985, was established to: maintain a dispersed, low-density development pattern to preserve the secluded rural nature of the community; protect the equestrian, agricultural, historical, cultural, archaeological, and geological characteristics of the community; protect sensitive resources and areas, including the Vasquez Rocks Natural Area Park, the Santa Clara River, the Angeles National Forest, and the various floodplains, hillsides, ridgelines, rock outcroppings, and significant ecological areas located within the CSD; maintain and enhance the pedestrian and equestrian trail system within the CSD, including the Pacific Crest National Scenic Trail; and minimize the development of urban infrastructure that would alter the rural character of the community, including the development of sewer and water systems, paved local streets, street lights, concrete sidewalks, and concrete flood control systems." The Project is inconsistent with the intent of the Agua Dulce CSD because it does not protect the sensitive resource of the Santa Clara River. The Project is located in the bed of Santa Clara River, due to the meandering of natural watercourses, the River could change direction and encompass the structures on the Project Site. The application does not incorporate any mitigation of potential impacts to the River associated with the proposed use as an RV-park/tent camp.

Hazards

The Project Site is located within a mapped Very High Fire Severity Zone (VHFSZ). According to the County Fire Department ("Fire Department"), fuel modification is

required to protect life and property within VHFSZs. Public Works, Division of Building and Safety, also has structural requirements for buildings in VHFSZs. In addition, Government Code Section 51182 requires flammable vegetation clearance and other wildland fire safety practices for buildings. Vegetation clearance requirements have the potential to impact special species habitats. The Applicant has not submitted a fuel modification plan to the Fire Department for review.

In addition to the fire risk presented by the flammable vegetation on the Project Site due to its location in a VHFSZ, the Project Site is at risk for loss of life and property due to the lack of approved circulation. As indicated in the attached memo from the Fire Department, the Applicant has constructed a river crossing that is inadequate for fire apparatus (trucks) to utilize in the event of a fire or flood event.

Pursuant to Federal Emergency Management Agency (FEMA) maps obtained at fema.gov, the current Flood Insurance Rate Map identifies the Project Site as a Special Flood Hazard Area, subject to inundation by the 1% annual chance of flood. This area is also known as the "100-year floodplain." Public Works, Division of Building and Safety, has structural and drainage/grading requirements for uses within this designation. The Applicant has not received clearances from Building and Safety regarding mitigating flood hazard risks.

Sensitive Resources

The Santa Clara River is the largest river system in Southern California that remains in a relatively natural, unchannelized state. From its headwaters in the San Gabriel Mountains to its terminus at the Pacific Ocean, the Santa Clara River flows approximately 84 miles. Historically, the river has generally flowed year-round. Flows within the river are largely a result of stormwater runoff in the rainy months and wastewater treatment discharges in the drier months. Effluent from the Saugus Water Reclamation Plant (WRP) and Valencia WRP accounts for up to 40 percent of total stream flow within the Santa Clara River during the winter, and up to 90 percent during summer months.

According to the 2012 update to the County's Santa Clarita Valley Area Plan, the Santa Clara River supports a diversity of organisms by providing breeding sites, traveling routes, and other resources for wildlife. Protection of the watershed for habitat preservation is a key conservation goal. During the history of settlement and resource extraction in the Santa Clarita Valley, the watershed has been damaged repeatedly by human activities. Off-road vehicle use within the watershed damages wildlife directly as well as through destruction of habitat and introduction of exotic and invasive plants. Stormwater drainage systems have changed the path and rate of flow for water entering the river, necessitating the construction of concrete bank for stabilization that impact groundwater recharge.

Public Works, in cooperation with the Ventura County Watershed Protection District, the U.S. Army Corps of Engineers, and other jurisdictional agencies, prepared the Santa

Clara River Enhancement and Management Plan Study (SCREMP) in 2005, which identified several key habitat movement corridors within the planning area. These corridors are generally located in undisturbed canyon and ravine stream habitat areas. The SCREMP indicates that the preservation of these areas is essential for maintaining the wildlife diversity within the planning area.

According to the 2012 update to the Santa Clarita Valley Area Plan, portions of the Santa Clara River watershed have been identified as an "impaired water body" because waters in these areas exceed adopted standards for various pollutants. Pollutants of concern include chloride, coliform, ammonia, nitrates, nitrites, and various organics.

Title 33 of the United States Code (The Clean Water Act) preserves federal jurisdiction of "waters of the United States." To determine if a project falls within the jurisdiction of the U.S., a Jurisdictional Delineation Analysis must be completed by a certified specialist. The analysis will indicate which areas of the project require permits from U.S. Fish and Wildlife, U.S. Army Corps of Engineers, and CDFW. In all past cases of development within the Santa Clara River, permits are required from the above three agencies. The applicant has not provided such an analysis, nor any indication that they have applied for or obtained any necessary jurisdictional permits. Therefore, it cannot be determined that the roads and utilities serving the proposed development are not located or designed so as not to conflict with critical resources, habitat areas or migratory paths.

Pursuant to a May 21, 2015 letter from CDFW (attached), the Project "would significantly alter the wildlife movement of the corridor and have significant direct and downstream impacts (i.e. due to hydrology and water quality concerns)." In addition, the letter cites the potential for human impacts to the river such as trash, noise, and pets, which impact listed species and habitats.

Significant Ecological Area Analysis

Pursuant to Section 22.56.215 of the County Code, "a conditional use permit is required in order to protect resources contained in significant ecological areas [...] as specified in the County General Plan from incompatible development, which may result in or have the potential for environmental degradation and/or destruction of life and property..." A conditional use permit is required pursuant to County Code Section 22.56.215 when the proposed use is located on a lot or parcel which is completely or partly in an area designated in the County General Plan and related maps as an SEA.

The County General Plan designates the entire Project Site as an SEA. SEAs include lands with important biological resources including the habitats of rare and endangered species, sites with critical fish and game values, relatively undisturbed areas of typical natural habitats and regionally scarce biotic resources. The intent is to preserve and/or enhance the ecological resources present.

The specific SEA designated on the Project Site by the Los Angeles County General Plan is the Santa Clara River SEA. The Santa Clara River SEA, also known as SEA #23, extends along the entire County reach of the Santa Clara River, primarily within unincorporated areas of the County. The SEA encompasses a wide variety of topographic features and habitat types, as well as major tributaries—all of which contribute to this diversity. It is a major biotic corridor for the County (and Ventura County). The orientation and extent of the SEA depends upon the surface and subsurface hydrology of the Santa Clara River, from its headwaters, tributaries, and watershed basin, to the point at which it exits the County's jurisdiction. Nearly all of the SEA is designated by California Audubon as a Globally Important Bird Area (IBA). The Santa Clara River IBA extends beyond the SEA in both upstream and downstream directions (across Soledad Pass to the Barrel Springs area in the Antelope Valley and through Ventura County to the mouth of the River at the Pacific Ocean). The river is habitat for threatened species such as the unarmored three-spined stickleback, steelhead, southwestern pond turtle, and least Bell's vireo.

More information on the biological diversity found in the Santa Clara River SEA can be found in the County's Biological Resources Assessment of the Proposed Santa Clara River Significant Ecological Area Study (http://planning.lacounty.gov/assets/upl/project/sea_2000-BRA-SantaClaraRiver.pdf) and the Technical Appendix to the General Plan Update (<http://www.scvhistory.com/scvhistory/santaclarariversea2012.pdf>)

Section 22.56.215 of the County Code requires that an applicant provide specific additional information in connection with an application for a conditional use permit to establish a use in an SEA. The application must contain, among other things, the following information:

- 1) Panoramic or composite photographs from all major corners of the subject property and from major elevated points within the property;
- 2) Maps showing the existing topography of the subject property. Commercially available maps may be deemed acceptable:
 - a) One copy of such map shall identify the locations of all drainage patterns, watercourses and any other physical features, which are customarily found on topographical maps prepared by the United States Geological Survey.
 - b) A second copy shall delineate all property having a natural slope of 25 to 49.99 percent, and a natural slope of 50 percent or more;
- 3) A grading plan to a scale satisfactory to the director indicating all proposed grading, including the natural and finished elevations of all slopes to be graded;
- 4) The following, if the construction of dwelling or other structures are part of the proposed project:
 - a) Exterior elevation drawings, to a scale satisfactory to the director, indicating proposed building heights and major architectural features, and
 - b) Plans for decorative landscaping, showing the location of proposed groundcover areas, shrub mass, and existing and proposed tree locations for common or open space areas not left in a natural state. Such plan shall also include botanical and common names of all planting materials;

- 5) Identification and location of the resources constituting the basis for classification of such area as a significant ecological area where not provided by the environmental assessment or the initial study for an environmental document;
- 6) Proposed natural open areas, buffer areas, or other methods to be used to protect resource areas from the proposed use; Such other information as the planning director determines to be necessary for adequate evaluation. The planning director may waive one or more of the above items where he deems such item(s) to be unnecessary to process the application.

The application for the Project was insufficient because it did not include items listed in Nos. 3 and 6 above. No. 5 above requires the submittal of a Biological Constraints Analysis (BCA). The Applicant submitted a BCA in 2013 (attached). A DRP staff biologist reviewed the submitted BCA, and found the technical disclosures adequate. However, the document contains inconsistencies and is not clear on the proposed use. While page 3 of the BCA indicates that the proposed use is a 10-unit mobilehome park and RV park of undetermined RV spaces, page 8 reads, "The applicants [...] intend to use the site exclusively as Stickleback River Ranch, serving as a site for filming of movies."

The BCA states that the Santa Clara River and attendant riparian forest canopy is the highest constraint on the Project Site, due to its high resource value and ecological services that it provides, as briefly mentioned above. In addition, it is subject to regulatory policies that preclude even minor modifications, unless compliant with appropriate permits and agreements with several local, state and federal agencies. Developed areas of the former Recreation and RV Park are also the least constrained, but activities there could directly or indirectly affect the riparian corridor constraint, such as becoming a source of contaminated runoff, being a starting point for wildland fire that could spread to large areas of upland terrain, affecting the watershed and water quality, increasing erosion, affects to Threatened or Endangered species, or creating impediments such as additional roads, fencing, noise or visual disturbance that could affect wildlife movement.

Pursuant to Section 22.56.215 of the County Code, applications for conditional use permits within an SEA are subject to an additional burden of proof than that which is required by 22.56.040. The Applicant provided the SEA burden of proof (attached). Staff determined the SEA burden of proof has not been met. The information provided was redundant in stating that there will be no construction or grading, implying that the new use of tent campers, RVs, and cars would have no impact to the biological resources. Furthermore, regardless of new construction or grading taking place with the approval of the requested CUP, the existing structures on site are required to be analyzed in relation to the requested use. Specifically, the Project does not meet the burden of proof because:

- 1) The requested development is not designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas. The site plan and project description for the Project does not identify any such set aside areas, nor does the Project description discuss methods to ensure compatibility of the use with the environment.

- 2) The requested development is not designed to maintain water bodies, watercourses, and their tributaries in a natural state. The Project Site is located in the Santa Clara River. Neither the Project description nor the site plan includes any measures or Project design to maintain the river in its natural state. The addition of persons, cars, and RVs into the riverbed will impact the state of the river, due to the potential for trash.
- 3) The requested development is not designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state. Nothing in the Project description or site plan addresses wildlife movement. The addition of persons camping at the site has the potential to disturb migration patterns.
- 4) There are no fences or walls included in the Project to buffer important habitat areas from development; and
- 5) The roads and utilities serving the proposed development are not known to be located and designed so as not to conflict with critical resources, habitat areas or migratory paths. The river crossing was built without permits and could be impacting resources, habitats, or migratory paths.

On October 1, 2013, prior to the Commission's public hearing on the Project, the Project was heard by the Hearing Officer. Staff recommended denial, due to inactivity. The Applicant testified that they were intent on completing the application process and working with staff to resolve the outstanding issues. The Applicant also submitted some of the outstanding items. The Hearing Officer took the item off calendar to allow the Applicant more time to process the application. Immediately following the hearing, staff sent an email (attached) to the Applicant's representative listing the additional outstanding items.

On January 16, 2014, March 13, 2014, and June 11, 2014, Regional Planning staff sent letters (attached) to the Applicant and the Applicant's representative notifying them that there are still outstanding items needed to continue to process that application.

On May 6, 2014, prior to the Commission's public hearing on the Project, Regional Planning staff met with the Applicant to discuss the application and the outstanding NOVs. At this meeting, the Applicant presented a revised project description (attached). The Applicant expressed their intent to abate the violations (which have not since been abated as discussed above), move forward with the application, and provide the outstanding items. Items outstanding at that time included a revised site plan showing both parcels on the application and prescriptive easements; such site plan was never provided.

The Fire Department recommends denial of proposals at the Project site until safe access is obtained. In their February 23, 2007 memo (attached), the Fire Department indicates that the main access to the Project Site has been washed out by the Santa Clara River and an alternate access has been built on the east end of the Project Site, which consists of a 10-foot-wide wood bridge. The Fire Department further states that this bridge does not appear to provide suitable access for fire trucks, and that the Project Site's topography limits access to the rear of the site in the case of an emergency. As stated herein, the Applicant has provided no evidence, and DRP staff

has found none, that this access has been permitted by DRP, Public Works, the Fire Department, USFW, or CDFW. Therefore, the Project is not served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

No review of the Project has been conducted pursuant to the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"). As detailed herein, the Applicant has not provided sufficient information to commence a meaningful review of the Project pursuant to CEQA. In particular, the Applicant has not provided a sufficient description of the Project. Pursuant to Public Resources Code Section 21080(b)(5), projects which are denied or disapproved by a public agency are not subject to CEQA review.

Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.

Prior to the Commission's public hearing, DRP staff received one phone call in opposition to the Project. The caller stated that she intended to deliver a letter in opposition to the project and participate in the public hearing. No other correspondence was received from the public regarding the Project.

Burden of Proof

The applicant is required to substantiate all facts identified by Sections 22.56.040 and 22.56.215(D)2(f) of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has not met the burden of proof.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

STAFF RECOMMENDATION

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

Staff recommends **DENIAL** of Project Number 00-32, Conditional Use Permit Number 00-32.

SUGGESTED DENIAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION DENY CONDITIONAL USE PERMIT NUMBER 00-32, SUBJECT TO THE ATTACHED FINDINGS.

**PROJECT NO. 00-32-(5)
CONDITIONAL USE PERMIT No. 00-32**

**STAFF ANALYSIS
PAGE 14 OF 14**

Prepared by Gretchen Siemers, Zoning Permits North Section
Reviewed by Rob Glaser, Acting Supervising Regional Planner, Zoning Permits North Section

Attachments:

Draft Findings

Applicant's Burden of Proof statement

Correspondence

Site Photographs, Photo Simulations, Aerial Image

Site Plan, Land Use Map

Website Print-outs

RG:GS

5/21/2015

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. 00-32-(5)
CONDITIONAL USE PERMIT NO. 00-32**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 00-32 ("CUP") on May 6, 2015 and May 27, 2015.
2. The applicant, Careylee Moisan ("Applicant"), requests the CUP to authorize a new recreational vehicle park ("Project") on a property located at 9777 Soledad Canyon Road in the unincorporated community of Saugus ("Project Site") in the A-2-2 (Heavy Agricultural, Two Acre Minimum Lot Area) zone and the Agua Dulce Community Standards District ("CSD") pursuant to Los Angeles County Code ("County Code") sections 22.24.150 and 22.56.215.
3. Project Site is 41.8 gross acres in size and consists of two legal lots. The Project Site is irregular in shape with flat topography and is developed with various structures.
4. The Project Site is located in the Soledad Zoned District and is currently zoned A-2-2.
5. The Project Site is located within the Santa Clara River Significant Ecological Area ("SEA").
6. The Project Site is traversed by the Santa Clara River and is currently used as a movie ranch. Structures on the site used in connection with the movie ranch include a former pool used as an underwater filming tank, former cabins that have been burned, a kitchen/dining room for 100 crewmembers, an amphitheater, dressing/make-up room, office, restrooms, and showers. Activities in connection with the movie ranch include set construction and decoration, special effects, and 24/7 access for filming television shows and feature films. The movie ranch was established without appropriate approvals from the Department of Regional Planning ("DRP") or the Department of Public Works ("Public Works"), and is therefore not lawfully established and operated in violation of Title 22 of the Los Angeles County Code (Zoning Code).
7. The Project Site is located within the RL20 (Rural Land, 20 Acres per Dwelling Unit) land use category of the Santa Clarita Valley Area Plan Land Use Policy Map.
8. Surrounding Zoning within a 500-foot radius includes:
 - North: A-2-2, OS (Open Space)
 - South: A-2-5 (Heavy Agricultural, 5 Acre Minimum Lot Area), A-2-2
 - East: A-2-2, OS, C-1 (Restricted Business)
 - West: A-2-2, A-2-5

9. Surrounding land uses within a 500-foot radius include:

North: Railroad right-of-way, open space
South: Open space, San Gabriel Mountains National Monument
East: Open space, market, single family home
West: Open space

- 10.** The site plan for the Project depicts a camping area, picnic areas, two restrooms, one office building, one laundry building, one small amphitheater, one swimming pool, and a lawn area. There are additional dilapidated buildings on the site that may have been at one time used as cabins. Photos of these "burned/bombed-out" buildings were found on the proprietor's website (<http://www.sticklebackriverranch.com/>), and are attached hereto. The site plan for the Project is inadequate because: 1) it is not to scale; 2) it does not depict the proposed use of RV or tent camp sites; 3) it does not depict all of the structures; 4) it does not depict any easements; 5) it does not depict wastewater treatment systems; and 5) it does not show both parcels listed on the application.
- 11.** Immediately adjacent to the northern boundary of the site is a 100-foot wide parcel owned by Metrolink with tracks for the Antelope Valley line. The tracks are on a cut alignment elevated 20-30 feet from the base of the site. Although located on private property, the establishment currently offers the train tracks for filming. Photographs of film shoots on the tracks are advertised on the website (attached).
- 12.** The application for the Project indicates that the Project Site is served by an on-site well. No other information as to the quality or quantity of the well water is provided.
- 13.** The application does not indicate whether the Project is served by private septic systems or public sewer. If the project is served by private wastewater treatment systems, the systems must be approved by the County, as well as other jurisdictional agencies, to ensure the systems are sound and can withstand geologic impacts of flooding events.
- 14.** The Project Site is accessible via Soledad Canyon Road to the south and Briggs Road to the north. The Project Site provides ad-hoc crossing of the Santa Clara River. At times, the gates to the Project Site are open for automobile traffic to traverse the river from Soledad Canyon Road to Briggs Road. This crossing has not been permitted by the County, U.S. Fish and Wildlife Service ("USFW"), or the California Department of Fish and Wildlife ("CDFW"). In addition to concerns about the traffic impacting the sensitive biota of the river, the County has safety concerns about vehicles utilizing an unmapped roadway in the event of a flood or fire event. Therefore, this access is inadequate because it has not been evaluated and approved by the appropriate agencies.
- 15.** The site plan for the Project does not designate any parking spaces. It should be noted that the current establishment advertises online that, "We have easy access

and parking facilities for hundreds of vehicles and can accommodate large trucks and trailers." Photos of the parked cars and trailers from the website are attached.

Background

16. Pursuant to County historical zoning ordinance maps, the Project Site was zoned M-3 (Unclassified) in 1957 with the adoption of the Soledad Zoned District. In 1958, the Project Site and surrounding areas were zoned R-R-1 1 (Resort and Recreation, One Acre Minimum Lot Area). There exist no records of permits establishing the Project Site as an RV Park, which is not uncommon for such uses during this time period. In 1957, the County approved an application for the expansion of an existing ten-space trailer park. The expansion included an additional 33 trailer spaces. Exhibits for that application show the ten RV spaces, a caretaker's residence, and a man-made pond. Records show however, that in 1959 the permit had expired because the permit went unused within two years of the permit issuance; no expansion had occurred and the affidavit of acceptance of permit conditions had not been received. The aforementioned 1958 zone change allowed the then-existing uses to continue for a period of five years following the zone change, and at that time the use would be subject to the applicable requirements (i.e. conditional use permit). In 2000, a previous applicant applied for a Conditional Use Permit to expand the RV Park to 200 spaces. The current Applicant revised the application and re-submitted in 2008. The Project Site was rezoned to A-2-2 and re-designated as RL20 (Rural Land, One Dwelling Unit Per 20 Acres) in 2012 with the update of the Santa Clarita Valley Area Plan ("Area Plan"). Pursuant to provisions in the Area Plan, projects with a complete application prior to the effective date of the Area Plan may be evaluated based on the previously adopted zoning and land use policy. Therefore, the Project is evaluated herein based on the zoning and land use policy in effect in 2008.
17. Pursuant to the Part 2.3 of Division 13 of the California Health and Safety Code (Section 18860 et seq.), the State of California Department of Housing and Community Development ("HCD") maintains jurisdictional authority over RV parks. Specifically, HCD oversees the construction, use, maintenance, and occupancy of RV parks, including those within mobilehome parks, as well as the permanent buildings, accessory buildings or structures, within RV parks. However, local jurisdictions retain the authority to specify zones in which to allow or prohibit RV parks, and to require a conditional use permit to establish or continue the use of an RV park.
18. According to HCD records available online (<https://ssw1.hcd.ca.gov/ParksListing/faces/parkslist/mp.jsp>), the last HCD permit to operate the Project Site as an RV and mobilehome park expired on December 31, 2004. At that time, the site was operating with 10 mobilehome spaces, 30 RV spaces with drains, and 20 RV spaces without drains. Additional records obtained from HCD indicate that the Project Site did not have a current CUP from the County to operate a RV and/pr mobilehome park. Therefore HCD shut down the Project Site's operation as an RV park. As discussed in Finding No. 16 above, the Project Site did not have, and had never had, a CUP to operate a mobilehome or RV park.

19. According to a statement by Chris Dellith, Senior Fish and Wildlife Biologist with the United States Fish and Wildlife Service ("USFW"), the Applicant had sought grant monies from the federal government to install a bridge to replace the illegally constructed crossing; however the Applicant was not willing or able to comply with the requirements of the grant, and thus the project stalled.
20. The Applicant applied for a Plot Plan in 2008 to establish a Motion Picture Set. That application was withdrawn after Department of Regional Planning ("DRP") staff sent a letter (attached) to the Applicant indicating that a CUP was required to establish the use within the SEA.

Current Unpermitted Uses

21. The Project Site is currently being used as a movie ranch, which DRP considers a Motion Picture Set under Title 22. Pursuant to Title 22, a Motion Picture Set is a use subject to a CUP in the A-2 Zone. As described in Findings No. 16 and 20 above, the Applicant does not have a CUP. Short-term filming may be permitted without a CUP if appropriate permits are first obtained from the County via FilmLA, the County's film permit clearinghouse. The Applicant has not presented any evidence of such permits.
22. The Applicant did not indicate on the application that the Project Site was currently being used as a Motion Picture Set. In fact, at a meeting on May 6, 2014, the Applicant indicated that the Project Site was not being used as a Motion Picture Set. Evidence that the Project Site is currently being used as a Motion Picture Set includes: complaints from neighbors, which include emails (attached) and phone calls; observations of staff; and a website promoting the Project Site as such. The website advertises the 9777 Soledad Canyon, also known as Assessor Parcel No. 3210-009-013, as well as Assessor Parcel No. 3210-009-014 as a friendly location to conduct filming on site. The website (<http://www.sticklebackriverranch.com/>) indicates the establishment is known as "Stickleback River Movie Ranch." The phone number listed on the webpage as a contact number for scheduling film shoots is the same as the Applicant's phone number. The site plan and photographs submitted with the CUP application depict many of the buildings and structures depicted on the establishment's website. Screen-captures of the website are attached. The website includes advertisements about the props it has on site which include accessory buildings originally built for a Recreational Vehicle Park. Further, it advertises amenities which include ample parking, full kitchen with dining room, restrooms, laundry facilities, RV camping facilities, golf cart, dressing/make-up room, showers, office and a land line telephone since there is no cell service in the area.
23. According to an email from a FilmLA employee (attached), FilmLA has put a permanent "hold" on issuing permits for the Project Site due the location's continued operation of film shoots without permits.

24. The existing river crossing is unpermitted. The river crossing requires permits from the DRP, Building and Safety, and Fire. State and federal permits are also required because the project includes jurisdictional waters and riparian habitat. The Army Corps of Engineers and USFW require a Take Permit, potentially with mitigation; CDFW requires a Lake and Streambed Alteration Permit, and also may issue Take Permits for flora on behalf of the federal authorities. Pursuant to conversations with Erinn Wilson of CDFW and Chris Dellith of USFW, these permits have not been obtained nor applied for.

Zoning Enforcement Actions

25. The County has received numerous complaints regarding the property and DRP has issued several Notices of Violation (NOV) for the Project Site, also known as Assessor Parcel Number 3210-009-013 and 3210-009-014.

- a. Enforcement Case No. EF982388 is pending on the property located at 9777 Soledad Canyon Road, also known as Assessor Parcel Number No. 3210-009-013. A notice of violation was issued on September 10, 2010. A revised notice of violation was issued on September 13, 2013. This enforcement case has not been resolved and remains "open." The property owner was cited for maintaining accessory structures on the site without establishing a primary use, unpermitted storage (automobiles, trailers, equipment, metal pipes, tires, etc.), maintaining junk and salvage on the premises, and maintaining a mobile home on the premises without DRP approval.
- b. Enforcement Case No. EF982388 is pending on the property located at 9777 Soledad Canyon Road, also known as Assessor Parcel Number 3210-009-013. An NOV was issued on May 22, 2014. This NOV is unresolved and remains open. The property owner was cited for maintaining junk and salvage on the premises, conducting filming without County approval, unpermitted storage (automobiles, bus, trailers, film equipment), maintaining a mobile home without DRP approval, and maintaining motion picture sets (Stickleback River Movie Ranch) without DRP approval.
- c. The County has issued several NOVs for the adjoining parcel, known as Assessor Parcel Number 3210-009-014. This parcel is advertised together with the adjoining parcel as Stickleback River Ranch. Further, parcel 3210-009-014 serves as access to the parcel known as 9777 Soledad Canyon Road. Enforcement Case No. 14-0003431/EF991320 is pending on the parcel known as 3210-009-014. A NOV was issued on May 22, 2014. A Final Zoning Enforcement Order was issued on March 26, 2015. The enforcement case is unresolved and remains open. The property owner was cited for maintaining an accessory freestanding sign on the premises without first establishing a permitted use, and conducting filming without approval, and unpermitted storage (vehicles, equipment, etc.)

26. In order to enforce the County Code, DRP Zoning Enforcement Officers have the authority to inspect premises where a complaint regarding a property's compliance

with the zoning code has been filed. On at least one occasion, an Enforcement Officer attempted to inspect the property but was denied access. This inspection attempt occurred on March 19, 2015.

Zoning Analysis

27. In 2008, the Project Site was zoned R-R-1. According to Title 22 of the County Code, zone R-R provides for outdoor recreation and agricultural uses suitable for development without significant impairment to the resources of the area. Such zone also recognizes single-family residences, additional recreation uses and necessary commercial and public service facilities, subject to review and conditions to protect natural scenic or recreational value.
28. Pursuant to County Code Section 22.40.22, the use of R-R-zoned properties for Recreational Trailer Parks is allowed provided a CUP has first been obtained, and while such CUP is in full force and effect, and in conformity with the conditions of such CUP.
29. Pursuant to County Code Section 22.08.180, "recreational vehicle" means a motorhome, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational or emergency occupancy, with a living area less than 220 square feet, excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, bath and toilet rooms.
30. Pursuant to Section 22.08.180 of the County Code, a "Recreational Trailer Park" means any area or tract of land, within an area zoned for recreational use, where one or more lots are rented or leased, or held out for rent or lease to owners or users of recreational vehicles or tents, and which is occupied for temporary purposes.
31. The application for the Project requests the CUP to establish a "recreational vehicle park" and "camping area." Used herein, "RV park" means the same as Recreational Trailer Park.
32. The Project is located within the Agua Dulce CSD. Pursuant to Section 22.44.090 of the County Code, "The community standards districts are established as supplemental districts to provide a means of implementing special development standards contained in adopted neighborhood, community, area, specific and local coastal plans within the unincorporated areas of Los Angeles County, or to provide a means of addressing special problems which are unique to certain geographic areas within the unincorporated areas of Los Angeles County."
33. The Agua Dulce CSD, adopted in 1985, was established to: maintain a dispersed, low-density development pattern to preserve the secluded rural nature of the community; protect the equestrian, agricultural, historical, cultural, archaeological, and geological characteristics of the community; protect sensitive resources and areas, including the Vasquez Rocks Natural Area Park, the Santa Clara River, the Angeles National Forest, and the various floodplains, hillsides, ridgelines, rock

outcroppings, and significant ecological areas located within the CSD; maintain and enhance the pedestrian and equestrian trail system within the CSD, including the Pacific Crest National Scenic Trail; and minimize the development of urban infrastructure that would alter the rural character of the community, including the development of sewer and water systems, paved local streets, street lights, concrete sidewalks, and concrete flood control systems." The Project is inconsistent with the intent of the Agua Dulce CSD because it does not protect the sensitive resource of the Santa Clara River. The Project is located in the bed of Santa Clara River, due to the meandering of natural watercourses, the River could change direction and encompass the structures on the Project Site. The application does not incorporate any mitigation of potential impacts to the River associated with the proposed use as an RV-park/tent camp.

Land Use Policy Analysis

34. The 1980 Los Angeles County General Plan provides policies to guide development away from sensitive and hazardous areas. For example, Environmental Resources and Natural Hazards Policy No. 7, states: "Preserve significant ecological areas and habitat management areas by appropriate measures, including preservation, mitigation and enhancement." The Project, and the previous actions of the Applicant, do not preserve the SEA or the sensitive habitat in and around the Santa Clara River. The Applicant has installed a river crossing without the input of or necessary approvals from the County, CDFW, or USFW, which are the agencies responsible for preserving sensitive habitat and protected species in the vicinity of the Project Site. In addition, the site plan and project description for the Project do not address preservation, mitigation, or enhancement of the SEA.
35. The land use map of the Area Plan in effect at the time of application designates the Project Site as "W - Floodway/Floodplain." This designation is appropriate for certain extractive industrial, agricultural, open space, light recreational, and groundwater recharge uses. While the Project could be considered a "recreational" use, its intensity (i.e. the number of tent sites, cars, or persons) is not described in the attached project description, thus it is not possible to determine whether the use is "light" recreation.
36. The Area Plan's policies also do not support the Project. The General Conditions for Development, 2I, states, "In identified hazard areas, the design of proposed developments should include use of appropriate hazard mitigating or avoidance measures. In identified brush fire hazard areas, mitigation techniques should include use of fire retardant materials, brush clearance, a design which provides for a defensible perimeter and implementation of a suitable emergency access plan. [In flood areas] development should be designed so as to not interfere with natural drainage during severe storms nor become endangered by such runoff. Wherever appropriate, natural watercourses in rural areas should be retained in as natural a state as possible, minimizing modification of the natural carrying capacity of production of excess siltation." As discussed in Finding Nos. 14, 24, and 56, the project has altered the natural drainage channel by building an unpermitted crossing, putting occupants at risk in the case of a fire or flood event. In addition, no hazard

avoidance measures have been included in the site plan or project description for the Project.

Hazards

37. The Project Site is located within a mapped Very High Fire Severity Zone (VHFSZ). According to the County Fire Department ("Fire Department"), fuel modification is required to protect life and property within VHFSZs. Public Works, Division of Building and Safety, also has structural requirements for buildings in VHFSZs. In addition, Government Code Section 51182 requires flammable vegetation clearance and other wildland fire safety practices for buildings. Vegetation clearance requirements have the potential to impact special species habitats. The Applicant has not submitted a fuel modification plan to the Fire Department for review.
38. In addition to the fire risk presented by the flammable vegetation on the Project Site due to its location in a VHFSZ, the Project Site is at risk for loss of life and property due to the lack of approved circulation. As indicated in the attached memo from the Fire Department, the Applicant has constructed a river crossing that is inadequate for fire apparatus (trucks) to utilize in the event of a fire or flood event.
39. Pursuant to Federal Emergency Management Agency (FEMA) maps obtained at fema.gov, the current Flood Insurance Rate Map identifies the Project Site as a Special Flood Hazard Area, subject to inundation by the 1% annual chance of flood. This area is also known as the "100-year floodplain." Public Works, Division of Building and Safety, has structural and drainage/grading requirements for uses within this designation. The Applicant has not received clearances from Building and Safety regarding mitigating flood hazard risks.

Sensitive Resources

40. The Santa Clara River is the largest river system in Southern California that remains in a relatively natural, unchannelized state. From its headwaters in the San Gabriel Mountains to its terminus at the Pacific Ocean, the Santa Clara River flows approximately 84 miles. Historically, the river has generally flowed year-round. Flows within the river are largely a result of stormwater runoff in the rainy months and wastewater treatment discharges in the drier months. Effluent from the Saugus Water Reclamation Plant (WRP) and Valencia WRP accounts for up to 40 percent of total stream flow within the Santa Clara River during the winter, and up to 90 percent during summer months.
41. According to the 2012 update to the County's Santa Clarita Valley Area Plan, the Santa Clara River supports a diversity of organisms by providing breeding sites, traveling routes, and other resources for wildlife. Protection of the watershed for habitat preservation is a key conservation goal. During the history of settlement and resource extraction in the Santa Clarita Valley, the watershed has been damaged repeatedly by human activities. Off-road vehicle use within the watershed damages wildlife directly as well as through destruction of habitat and introduction of exotic

and invasive plants. Stormwater drainage systems have changed the path and rate of flow for water entering the river, necessitating the construction of concrete bank for stabilization that impact groundwater recharge.

42. Public Works, in cooperation with the Ventura County Watershed Protection District, the U.S. Army Corps of Engineers, and other jurisdictional agencies, prepared the Santa Clara River Enhancement and Management Plan Study (SCREMP) in 2005, which identified several key habitat movement corridors within the planning area. These corridors are generally located in undisturbed canyon and ravine stream habitat areas. The SCREMP indicates that the preservation of these areas is essential for maintaining the wildlife diversity within the planning area.
43. According to the 2012 update to the Santa Clarita Valley Area Plan, portions of the Santa Clara River watershed have been identified as an "impaired water body" because waters in these areas exceed adopted standards for various pollutants. Pollutants of concern include chloride, coliform, ammonia, nitrates, nitrites, and various organics.
44. Title 33 of the United States Code (The Clean Water Act) preserves federal jurisdiction of "waters of the United States." To determine if a project falls within the jurisdiction of the U.S., a Jurisdictional Delineation Analysis must be completed by a certified specialist. The analysis will indicate which areas of the project require permits from USFW, U.S. Army Corps of Engineers, and CDFW. In all past cases of development within the Santa Clara River, permits are required from the above three agencies. The applicant has not provided such an analysis, nor any indication that they have applied for or obtained any necessary jurisdictional permits. Therefore, it cannot be determined that the roads and utilities serving the proposed development are not located or designed so as not to conflict with critical resources, habitat areas or migratory paths.
45. Pursuant to a May 21, 2015 letter from CDFW, the Project "would significantly alter the wildlife movement of the corridor and have significant direct and downstream impacts (i.e. due to hydrology and water quality concerns)." In addition, the letter cites the potential for human impacts to the river such as trash, noise, and pets, which impact listed species and habitats.

Significant Ecological Area Analysis

46. Pursuant to Section 22.56.215 of the County Code, "a conditional use permit is required in order to protect resources contained in significant ecological areas [...] as specified in the County General Plan from incompatible development, which may result in or have the potential for environmental degradation and/or destruction of life and property..." A conditional use permit is required pursuant to County Code Section 22.56.215 when the proposed use is located on a lot or parcel which is completely or partly in an area designated in the County General Plan and related maps as an SEA.

47. The County General Plan designates the entire Project Site as an SEA. SEAs include lands with important biological resources including the habitats of rare and endangered species, sites with critical fish and game values, relatively undisturbed areas of typical natural habitats and regionally scarce biotic resources. The intent is to preserve and/or enhance the ecological resources present.
48. The specific SEA designated on the Project Site by the Los Angeles County General Plan is the Santa Clara River SEA. The Santa Clara River SEA, also known as SEA #23, extends along the entire County reach of the Santa Clara River, primarily within unincorporated areas of the County. The SEA encompasses a wide variety of topographic features and habitat types, as well as major tributaries—all of which contribute to this diversity. It is a major biotic corridor for the County (and Ventura County). The orientation and extent of the SEA depends upon the surface and subsurface hydrology of the Santa Clara River, from its headwaters, tributaries, and watershed basin, to the point at which it exits the County's jurisdiction. Nearly all of the SEA is designated by California Audubon as a Globally Important Bird Area (IBA). The Santa Clara River IBA extends beyond the SEA in both upstream and downstream directions (across Soledad Pass to the Barrel Springs area in the Antelope Valley and through Ventura County to the mouth of the River at the Pacific Ocean). The river is habitat for threatened species such as the unarmored three-spined stickleback, steelhead, southwestern pond turtle, and least Bell's vireo.

More information on the biological diversity found in the Santa Clara River SEA can be found in the County's Biological Resources Assessment of the Proposed Santa Clara River Significant Ecological Area Study (http://planning.lacounty.gov/assets/upl/project/sea_2000-BRA-SantaClaraRiver.pdf) and the Technical Appendix to the General Plan Update (<http://www.scvhistory.com/scvhistory/santaclarariversea2012.pdf>)

49. Section 22.56.215 of the County Code requires that an applicant provide specific additional information in connection with an application for a conditional use permit to establish a use in an SEA. The application must contain, among other things, the following information:
- a. Panoramic or composite photographs from all major corners of the subject property and from major elevated points within the property;
 - b. Maps showing the existing topography of the subject property. Commercially available maps may be deemed acceptable:
 - i. One copy of such map shall identify the locations of all drainage patterns, watercourses and any other physical features, which are customarily found on topographical maps prepared by the United States Geological Survey.
 - ii. A second copy shall delineate all property having a natural slope of 25 to 49.99 percent, and a natural slope of 50 percent or more;
 - c. A grading plan to a scale satisfactory to the director indicating all proposed grading, including the natural and finished elevations of all slopes to be graded;
 - d. The following, if the construction of dwelling or other structures are part of the proposed project:

- i. Exterior elevation drawings, to a scale satisfactory to the director, indicating proposed building heights and major architectural features, and
- ii. Plans for decorative landscaping, showing the location of proposed groundcover areas, shrub mass, and existing and proposed tree locations for common or open space areas not left in a natural state. Such plan shall also include botanical and common names of all planting materials;
- e. Identification and location of the resources constituting the basis for classification of such area as a significant ecological area where not provided by the environmental assessment or the initial study for an environmental document;
- f. Proposed natural open areas, buffer areas, or other methods to be used to protect resource areas from the proposed use; Such other information as the planning director determines to be necessary for adequate evaluation. The planning director may waive one or more of the above items where he deems such item(s) to be unnecessary to process the application.

50. The application for the Project was insufficient because it did not include items listed in Findings Nos. 49.c and 49.f.

51. Finding No. 49.e above requires the submittal of a Biological Constraints Analysis (BCA). The Applicant submitted a BCA in 2013 (attached). A DRP staff biologist reviewed the submitted BCA, and found the technical disclosures adequate. However, the document contains inconsistencies and is not clear on the proposed use. While page 3 of the BCA indicates that the proposed use is a 10-unit mobilehome park and RV park of undetermined RV spaces, page 8 reads, "The applicants [...] intend to use the site exclusively as Stickleback River Ranch, serving as a site for filming of movies."

52. The BCA states that the Santa Clara River and attendant riparian forest canopy is the highest constraint on the Project Site, due to its high resource value and ecological services that it provides, as briefly mentioned above. In addition, it is subject to regulatory policies that preclude even minor modifications, unless compliant with appropriate permits and agreements with several local, state and federal agencies. Developed areas of the former Recreation and RV Park are also the least constrained, but activities there could directly or indirectly affect the riparian corridor constraint, such as becoming a source of contaminated runoff, being a starting point for wildland fire that could spread to large areas of upland terrain, affecting the watershed and water quality, increasing erosion, affects to Threatened or Endangered species, or creating impediments such as additional roads, fencing, noise or visual disturbance that could affect wildlife movement.

A. Pursuant to Section 22.56.215 of the County Code, applications for conditional use permits within an SEA are subject to an additional burden of proof than that which is required by 22.56.040. The Applicant provided the SEA burden of proof (attached). Staff determined the SEA burden of proof has not been met. The information provided was redundant in stating that there will be no construction or

grading, implying that the new use of tent campers, RVs, and cars would have no impact to the biological resources. Furthermore, regardless of new construction or grading taking place with the approval of the requested CUP, the existing structures on site are required to be analyzed in relation to the requested use. Specifically, the Project does not meet the burden of proof because:

- a. The requested development is not designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas. The site plan and project description for the Project does not identify any such set aside areas, nor does the Project description discuss methods to ensure compatibility of the use with the environment.
- b. The requested development is not designed to maintain water bodies, watercourses, and their tributaries in a natural state. The Project Site is located in the Santa Clara River. Neither the Project description nor the site plan includes any measures or Project design to maintain the river in its natural state. The addition of persons, cars, and RVs into the riverbed will impact the state of the river, due to the potential for trash.
- c. The requested development is not designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state. Nothing in the Project description or site plan addresses wildlife movement. The addition of persons camping at the site has the potential to disturb migration patterns.
- d. There are no fences or walls included in the Project to buffer important habitat areas from development; and
- e. The roads and utilities serving the proposed development are not known to be located and designed so as not to conflict with critical resources, habitat areas or migratory paths. The river crossing was built without permits and could be impacting resources, habitats, or migratory paths.

53. On October 1, 2013, prior to the Commission's public hearing on the Project, the Project was heard by the Hearing Officer. Staff recommended denial, due to inactivity. The Applicant testified that they were intent on completing the application process and working with staff to resolve the outstanding issues. The Applicant also submitted some of the outstanding items. The Hearing Officer took the item off calendar to allow the Applicant more time to process the application. Immediately following the hearing, staff sent an email (attached) to the Applicant's representative listing the additional outstanding items.

54. On January 16, 2014, March 13, 2014, and June 11, 2014, Regional Planning staff sent letters (attached) to the Applicant and the Applicant's representative notifying them that there are still outstanding items needed to continue to process that application.

55. On May 6, 2014, prior to the Commission's public hearing on the Project, Regional Planning staff met with the Applicant to discuss the application and the outstanding NOV's. At this meeting, the Applicant presented a revised project description (attached). The Applicant expressed their intent to abate the violations (which have not since been abated as discussed in Finding No. 25), move forward with the

application, and provide the outstanding items. Items outstanding at that time included a revised site plan showing both parcels on the application and prescriptive easements; such site plan was never provided.

56. The Fire Department recommends denial of proposals at the Project site until safe access is obtained. In their February 23, 2007 memo (attached), the Fire Department indicates that the main access to the Project Site has been washed out by the Santa Clara River and an alternate access has been built on the east end of the Project Site, which consists of a 10-foot-wide wood bridge. The Fire Department further states that this bridge does not appear to provide suitable access for fire trucks, and that the Project Site's topography limits access to the rear of the site in the case of an emergency. As stated in Finding No. 14 and 24, above, the Applicant has provided no evidence, and DRP staff has found none, that this access has been permitted by DRP, Public Works, the Fire Department, USFW, or CDFW. Therefore, the Project is not served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
57. No review of the Project has been conducted pursuant to the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"). As detailed in these findings, the Applicant has not provided sufficient information to commence a meaningful review of the Project pursuant to CEQA. In particular, the Applicant has not provided a sufficient description of the Project. Pursuant to Public Resources Code Section 21080(b)(5), projects which are denied or disapproved by a public agency are not subject to CEQA review.
58. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
59. Prior to the Commission's public hearing, DRP staff received one phone call in opposition to the Project. The caller stated that she intended to deliver a letter in opposition to the project and participate in the public hearing. No other correspondence was received from the public regarding the Project.
60. *To be inserted after the public hearing to reflect hearing proceedings.*
61. The Commission finds that the Project Site has not been used as an RV-park since 2004.
62. The Commission finds that the Project is not consistent with the applicable General Plan and Area Plan. The Project has been evaluated herein based on the General Plan and Area Plan designations in effect at the time of application.
63. The Commission finds that the Project is not consistent with the zoning designation for the property. The Project has been evaluated herein based on the zoning designations in effect at the time of application.

64. The Commission finds that the Project has not met the burdens of proof for a conditional use permit within an SEA.
65. The Commission finds that the multiple unresolved zoning violations that continue on the property indicate that the Applicant is not a responsible proprietor for the issuance of the CUP.
66. The Commission finds that the illegally constructed river crossing puts the Project Site's occupants at risk in the event of flood and fire events.
67. The Commission finds that the Project Site is not consistent with the SEA designation.
68. The Commission finds that the Santa Clara River is a unique resource as the last un-channelized river in Southern California, and discouraging development within the river benefits the County-at-large.
69. The Commission finds that the Applicant has not diligently pursued the Project application, has made no serious effort to abate zoning violations and provide information requested by DRP staff, and has not meaningfully demonstrated an intention of doing or providing any of the foregoing.
70. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Acton/Agua Dulce community. On March 25, 2015, a total of 17 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 20 notices to those on the courtesy mailing list for the Soledad Zoned District and to any additional interested parties.
71. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES THAT:**

- A. The proposed use would not be consistent with the adopted General Plan.
- B. The proposed use at the site has the potential to adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of

other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare;

- C. The proposed site is not adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- D. The requested development is not designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas;
- E. The requested development is not designed to maintain water bodies, watercourses, and their tributaries in a natural state;
- F. The requested development is not designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state;
- G. The requested development does not retain sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development;
- H. Where necessary, fences or walls are not provided to buffer important habitat areas from development; and
- I. The roads and utilities serving the proposed development are not located or designed so as not to conflict with critical resources, habitat areas or migratory paths.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Denies Conditional Use Permit No. 00-32.

ACTION DATE: May 29, 2015

RG:GS
May 12, 2015

c: Zoning Enforcement, Building and Safety, Fire Department, CDFW, USFW



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

SITE WILL BE ENSURED BY FAMILIES AND NON-PROFIT ORGANIZATIONS, IE CHURCHES, . . .

- A. That the requested use at the location will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

1. ALTHOUGH A REQUEST FOR THE EXTENSION OF THE ORIGINAL CUPD THE NEW OWNERS HAVE A DIVERGENT VISION FOR THE SITE. THE NEW OBJECTIVE WILL BE TO CREATE A CAMPSITE THAT HARKENS BACK TO ITS ORIGINAL ROOTS. THEIR GOAL IS A MEDITATIVE FAMILY CAMPSITE, MORE AKIN TO "EL CAPITAN" IN SANTA BARBARA. / 2. SITE WILL BE AN ENHANCEMENT / 3. NO

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

YES.. THE SITE IS 40+ ACRES AND HAS ADEQUATE AREA TO ACCOMMODATE THESE REQUIREMENTS. NEW OWNERS HAVE PLANS TO MAKE THE PROPOSED SITE COMPLIANT ACCORDING TO CURRENT CODE AND ORDINANCES.

- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required.

1. YES AND THERE IS ADEQUATE SPACE TO PROVIDE FOR REQUIRED PARKING.

2. YES. SOVEDAD CANYON IS A SUFFICIENTLY TRAVELED ROAD.

3. THE SITE ITSELF HAS ITS OWN PUBLIC RESTROOMS (CUSTOMERS ONLY) A WORKING SNACK BAR, AND OTHER AMENITIES



SIGNIFICANT ECOLOGICAL AREAS BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.215, the applicant shall substantiate the following:
 (Do not provide one word or Yes/No responses. If necessary, attach additional pages.)

A. That the requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.
AS THE BIOLOGICAL REPORT STATES, THE SITE DOES NOT DISTURB THE NATURAL FEATURES OF THE SITE, NO NEW CONSTRUCTION IS PROPOSED
B. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state.
THERE IS NO NEW CONSTRUCTION WILL REMAIN IN ITS NATURAL EXISTING STATE
C. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state.
AGAIN, THERE NO ASPECTS OF THE PROPOSED USE WILL AFFECT THE ABOVE AND THERE WILL NO CONSTRUCTION TO DISTURB THESE PATHS
D. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development.
ALL EXISTING NATURAL BUFFERS WILL REMAIN UNTOUCHED. THE SITE IS HEAVILY WOODED AND WILL REMAIN AS SUCH
E. That where necessary, fences or walls are provided to buffer important habitat areas from development.
NO NEW CONSTRUCTION THEREFOR FENCES OR WALLS ARE UNNECESSARY
F. That roads and utilities serving the proposed development are located and designed so as to not conflict with critical resources, habitat areas or migratory paths.
THERE ARE EXISTING ROADS AND EXISTING UTILITIES ON SITE THAT WILL REMAIN

Attention

County of Los Angeles Regional Planning

Project case Number 00-32-5, CUP

9777 Soledad Canyon, Agua Dulce

PROJECT SUMMARY DESCRIPTION

PREPARED BY RAMON BAGUIO

"OASIS" PROPOSAL is a CAMPING site, open to the public, but by appointment only, and potential campers to be pre-screened.

- 1. The site will allow screened customers to to enjoy the natural surroundings**
- 2. The proposal does NOT call for any new construction, although the former CARETAKERS structure that was unpermitted will be removed as well as any unpermitted storage sheds (which have already been removed)**
- 3. All extraneous "junk" left by the previous owner has been removed.**
- 4. There will be activities for the campers geared again towards education of natural features of the site.**
- 5. The proposal will market towards CHURCH GROUPS, BOY AND GIRL SCOUTS, and other non-profit organizations**
- 6. THERE WILL BE NO RENTING THE SITE TO CONCERTS, EVENTS DEEMED INAPPROPRIATE OR ANY EVENT THAT PROMOTES GROUPS OF PEOPLE BYOND 50 PERSONS.**
- 7. NO EVENT INVOLVING DOUD ACTIVITIES OR MUSIC WILL BE ALLOWED**
- 8. NO NEW STRUCTURES, ASIDE FROM TENTS FOR THE CAMPERS**
- 9. CAMPERS MAY BRING RVS, BUT THESE WILL BE LIMITED TO TEN AT ANY GIVEN TIME AND THEY WILL NEVER BE PERMANENT**

FINALLY, THE SITE WILL PROMOTE FAMILY ORIENTED ACTIVITIES AND WILL BE FOCUSED IN ENJOYIING THE NATURAL BEAUTY OF THE SITE, AND WILL AGGRESSIVELY PROMOTE CARE FOR OUR NATURAL RESOURCES AND SENSITIVE ECOLOGY



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

ZONING PERMIT APPLICATION

PLEASE READ INSTRUCTIONS CAREFULLY

The following information is necessary for all applications. Failure to provide accurate and complete information will delay review. Applications must be submitted in person by appointment only. Call (213) 974-6438 to schedule an appointment. Incomplete applications will not be accepted.

FOR STAFF USE ONLY

Project No.: 00-32
 RENV / Exempt: RENV 200800113
 Permits: RCUP 00-32
 Zone: R+R-1 Plan/Land Use: SC AP: W (FLD) PLAIN
 CSD/TOD: _____
 Sup. Dist.: 5th ESHA/SEA Santa Clara River
 Coastal Y/N (N) Housing Permit Y/N (N) SOLEMAN ZT

1. Subject Property (Sujeto Propiedad)

Assessor's Parcel Number(s) (Attach additional sheets if necessary):

11-5 3210-009-013 / 3210-009-014 29.3

Property Address(es) or Location(s):

9777 SOLEDAD CANYON ROAD

All existing and proposed structures and gross square footage:

3,408 sq

2. Project Description (Descripción del Proyecto) Attach additional sheets if necessary.

Recreational vehicle park, Camping area

Swimming pool

continuance of same - 10 mobile home site +

SNACKBAR & CAMPING

3. Owner(s) (Dueño/a Registrado)

Name: RANCHO AGUA DULCE LLC

Phone: 661 993 0816

Address: 18565 SOLEDAD CANYON ROAD STE 288

Fax: 661 268 0515

City: CANYON COUNTRY

Zip: 91351

E-mail: redraggles@earthlink.net

4. Applicant (Solicitante) (if different from owner)

Name: CAREYLEE MOISAN

Phone: 661 993-0816

Address: 18565 SOLEDAD CANYON ROAD STE 288

Fax: 661 268 0515

City: CANYON COUNTRY

Zip: 91351

E-mail: redraggles@earthlink.net

5. Agent (Agente) (if different from owner/applicant)

Name:

Phone:

Address:

Fax:

City:

Zip:

E-mail:

PROJECT NO.: CUP 0032

6. Project and Property Data (Datos de la Propiedad y Proyecto)

Existing Use(s) and Structure(s) (gross square feet): SNACK BAR, BATHROOMS, OFFICE/LAUNDRY CLUBHOUSE, STORAGE 3408sqft Existing structure(s) to be demolished (if applicable):	Is grading proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many cubic yards? Cut: _____ Fill: _____ Will grading be balanced on-site? <input type="checkbox"/> Yes <input type="checkbox"/> No If no, indicate quantities to be transported off-site. Export: _____ Import: _____ Natural and finished grade and finished floor must be depicted on the elevations.
Total number of existing residential buildings/units: Total number of proposed residential buildings/units:	Are there slopes of 25% or more on the subject property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, a slope map is required and the topographic lines must be depicted on the site plan.
Proposed height of structure(s):	Are retaining walls proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, submit wall cross-sections and heights.
Does the proposal meet all required setbacks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, a yard modification is required. Specify what setback is to be modified:	Water source: <input type="checkbox"/> Public Water (source name) _____ <input checked="" type="checkbox"/> Private Well Shared well? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If a shared well is proposed, a Shared Water Well application is required.
Applying for a second unit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, all supplemental information must be attached.	Applying for a density bonus? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, all supplemental information must be attached.
Project Density (DU/gross acre): _____ (Please round down to the nearest 100th of an acre)	
Are future phases planned for this Project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please explain:	

7. Requested Permits (permisos solicitados)

DESCRIPTION: Describe the purpose of each Zoning Permit request. Attach additional sheet if necessary.

<input checked="" type="checkbox"/> Conditional Use Permit	continuance of SAME mobilehome, camping, SNACK BAR
<input type="checkbox"/> Community Standard District (CSD) Modification	
<input type="checkbox"/> Oak Tree Permit	
<input type="checkbox"/> Parking Permit	
<input type="checkbox"/> Plan Amendment	
<input type="checkbox"/> Variance	
<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Housing, Senior	
<input type="checkbox"/> Housing, Affordable	
<input type="checkbox"/> Other Permit(s)	

PREVIOUS CASES: List all previous entitlements, plot plans, tract or parcel maps, and zoning permits, if known.

ZEC 2968 - ORD.# 22-56010

PROJECT NO.: CUP 0032

8. Residential Parking (Estacionamiento Residencial)

Number of covered on-site spaces provided: _____ Number of uncovered on-site spaces provided: _____

9. Non-Residential Parking (Estacionamiento Residencial)

Gross building area square footage (include all buildings) Existing: 34087 Proposed: _____

Landscaping area (square footage) Existing: _____ Proposed: _____

Existing or Proposed Use	Square Feet or Occupancy Load	Spaces/Square Footage	Required Parking
Existing Retail			
Proposed Retail		1/250	
Medical Office		1/250	
Professional Office		1/400	
Industrial		1/500	
Warehouse*		1/1,000*	
Restaurant**		1/3 occupants**	
Churches***		1/5 occupants***	
Other		Disabled Spaces Provided:	
		Compact Spaces Provided:	
		Total Parking Spaces Required:	

*A minimum of 80% of the floor area must be dedicated to warehouse use to apply the parking ratio of 1/1,000.
 **Parking for entertainment, assembly and dining are based on the occupancy load determined by Building & Safety Office (a minimum of 10 spaces are required). Occupancy load determination "Form A" from Building & Safety must be attached.
 ***Parking for Churches is based on the occupancy load determined by Building & Safety Office.

10. Environmental Information (Información del Medio Ambiente) Add additional sheets if necessary

1. Environmental Setting—Project Site RURAL

- a. Existing Uses/Structures:
- b. Topography/Slope:
- c. Vegetation:
- d. Animals:
- e. Watercourses:
- f. Cultural/historical resources:
- g. Other:

2. Environmental Setting—Surrounding Area RURAL

- a. Existing uses/structures:
- b. Topography/slopes:
- c. Vegetation:
- d. Animals:
- e. Watercourses:
- f. Cultural/historical resources:
- g. Other:

PROJECT NO.: CUP 00322

3. Are there any major trees on the site, including Oak trees? Yes No
If yes, please indicate the number and type of tree(s):

4. Will any natural watercourses, surface flow patterns, etc., be changed through project development?
 Yes No | If yes, please explain:

5. Are there any identifiable landslides or other major geologic hazards on the property (including un-compacted fill)?
 Yes No | If yes, please explain:

6. Is the property located within a high fire hazard area (i.e. hillsides with moderately dense vegetation)?
 Yes No | Distance to nearest fire station: _____ mi.

7. Noise: Existing noise sources at the site:
Noise to be generated by the project: NONE

8. Fumes: Odors generated by the project:
Could toxic fumes be generated? Yes No | If yes, please explain:

9. What energy-conserving designs or material will be used?

10. Schools district(s) serving the property (Residential projects only):
Are existing school facilities adequate to meet project needs? Yes No
If no, what provisions will be made for additional classrooms?

13. Non-Residential Projects
a. What is the distance to the nearest residential use or "sensitive" use (i.e. schools, hospital, etc.)?
b. Number of employees and shifts: 3 / 1 shift c. Maximum employees per shift: 3
d. Operating hours: 12 hours e. End Product:
f. Waste Product: g. Mean of Disposal:
h. Do project operations use, store or produce hazardous substances such as oil, pesticides, chemicals, paints, or radioactive materials? Yes No | If yes, please explain:
i. Do operations require any pressurized tanks? Yes No | If yes, please explain:
j. Identify any flammable, reactive or explosive materials to be located on-site:
k. Will delivery or shipment trucks travel through residential areas to reach the nearest highway?
 Yes No | If yes, please explain:

11. Owner/Applicant/Agent Certification (Certificación del Solicitante, Agente o Dueño/a)

I hereby certify that:
1. The information provided in this application, including all attachments, are accurate and correct, and
2. I understand that the submittal of inaccurate or incomplete information may result in processing delays and/or denial of my application.

Signature: _____ Date: 10-14-08
(ORIGINAL SIGNATURE IN BLUE INK)

PROJECT NO.: CUP0032

12. Oak Tree Certification (Certificación de Árboles Robles) (Pursuant to Chapter 22.56, Part 16)

Are there any oak trees on the subject property or next to the subject property?

Yes No

If you marked yes, please check one of the following boxes:

I certify that no activity will occur within five feet of any oak tree dripline (canopy) or within 15 feet of any oak tree trunk, whichever distance is greater. This applies to both oak trees located on the subject property AND oak trees next to the subject property. All oak tree dimensions, including trunk diameter and canopy, are accurately depicted on the plans and are drawn to scale for verification.

Activity will occur within five feet of any oak tree dripline (canopy) or within 15 feet of any oak tree trunk and I have concurrently filed for an oak tree permit. All oak tree dimensions, including trunk diameter and canopy, are accurately depicted on the plans and are drawn to scale.

Signature: _____ Date: 10-15-08
(SIGN ORIGINAL SIGNATURE IN BLUE INK)

13. Lobbyist Statement (Información de un Grupo de Presión)

The Los Angeles County Lobbyist Ordinance, effective May 7, 1993, requires certification that each person who applies for a County permit is familiar with the requirements of Ordinance No. 93-0031 (Lobbyist Ordinance), and that all persons acting on behalf of the applicant have complied and will continue to comply with the requirements of said Ordinance through the application process.

I hereby certify that I am familiar with the requirements of Ordinance No. 93-0031. I further understand that the making of such a certification, and compliance with this ordinance, shall be conditions precedent to the granting of the requested permit, license, contract or franchise.

Signature: _____ Date: 10-15-08
(ORIGINAL SIGNATURE IN BLUE INK)

LOBBYIST PERMIT NO.(S) IF APPLICABLE: _____

14. Archaeological Statement (Declaración Arqueológica)

Under the discretion of the Impact Analysis Section, projects may be forwarded to the University of California Los Angeles (UCLA) Archeological Information Center for review regarding potential impacts to historical and cultural resources in order to assure preservation of Los Angeles County's resources. This review requires processing fee which will be billed directly to the applicant by UCLA. By signing this document, the application is aware of this required cost in the Initial Study process.

Signature: _____ Date: 10-15-08
(ORIGINAL SIGNATURE IN BLUE INK)



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director



May 21, 2015

Gretchen Siemers
Zoning Permits North Section
Los Angeles County Department of Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012
gsiemers@planning.lacounty.gov

**Subject: Department Pre-CEQA Consultation Comments for the Stickleback River
Movie Ranch Site at 9777 Soledad Canyon Road, Los Angeles County**

Dear Ms. Siemers:

The County of Los Angeles has requested the Department of Fish and Wildlife submit preliminary comments on the Biological Constraints Analysis prepared by Carl Wishner, the biological consultant for Rancho Agua Dulce, LLC the current owners of 9777 Soledad Canyon Road in Santa Clarita California. The proposed project would include a new Conditional Use Permit for the Oasis Recreational and RV Park which has since expired. The facility would include 10 permanent mobile homes, 2 caretaker quarters, eight visitor quarters, and camping and RV hookups. The site will also be used by the film industry for movie filming. The Department has historical investigations on this property for past unpermitted activities.

The following comments and recommendations have been prepared pursuant to the Department's authority as a Responsible Agency under CEQA Guidelines section 15381 over those aspects of the proposed project that come under the purview of the California Endangered Species Act (Fish and Game Code §2050 *et seq.*) and Fish and Game Code section 1600 *et seq.*, and pursuant to our authority as Trustee Agency with jurisdiction over natural resources affected by the project (California Environmental Quality Act, [CEQA] Guidelines §15386) to assist the Lead Agency in avoiding or minimizing potential project impacts on biological resources.

Sensitive Fish Species

The project site supports is located on the Santa Clara River (River), a perennial water source that is vital to native fish species. The project location is known to support 3 sensitive fish species (Arroyo chub (*Gila orcuttii*), Santa Ana sucker (*Catostomus santaanae*), and unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*). Arroyo chub Santa Ana sucker is an Endangered Species Act (ESA)-listed species and State Species of Special Concern, Santa Ana sucker is an ESA-listed species, and the unarmored threespine stickleback is a State Fully Protected and ESA-listed species. Both chub and sucker are known to occur at the project site. Unarmored threespine stickleback were not observed at the time of the survey; however, this site is known to have supported a population of this species prior to the drought. The project is also within proposed Critical Habitat for the unarmored threespine stickleback. Project-related impacts that could be anticipated with the project include:

1. The project would result in a permanent loss of habitat for fish species and could have a substantial adverse effect on the species or its habitat; substantially interfere with the movement and breeding activity of the species; and reduce its range.
2. Human activities could result in injury or mortality of fish species due to destruction of habitat.
3. The project would use River water for the move set pool. Direct mortality in the form of entrainment could result to fish species as River water is diverted to the pool.
4. Altered hydrology and geomorphology in the River corridor could result reduction of habitat for sensitive fish species.

Riparian Bird Species

Two CESA- and ESA-listed bird species, least Bell's vireo (*Vireo bellii extimus*) and southwestern willow flycatcher (*Empidonax traillii extimus*) associated with this area of Santa Clara River would be subject to potential human- or development-related factors. Project-related impacts that could be anticipated with the project include:

1. The project would result in a permanent loss of nesting and foraging habitat for riparian species and could have a substantial adverse effect on the species or its habitat; substantially interfere with the movement and breeding activity of the species; and reduce its range.
2. Impacts include traffic noise; nighttime illumination; invasion by exotic species such as giant reed, tamarisk, and Argentine ants (which may prey on nestlings); diminished water quality and altered hydrology; increased litter; cowbird nest parasitism; pesticide use resulting in loss of prey and/or secondary poisoning; increased human activity; harassment and predation by pet, stray, and feral cats and dogs; and increased mesopredators as a result of increased habitat fragmentation. These secondary impacts may result in abandonment of nests and lower reproductive success along the urban-open space edge over the long term. However, the noise impact analysis for vireo is primarily related to nesting activity.
3. Fugitive dust and diminished water quality and altered hydrology (e.g., runoff, erosion, and sedimentation) could reduce habitat quality, including insect prey. Lighting could induce physiological stress and increase risk of predation.
4. Human activities could result in injury or mortality of bird species due to destruction of nests and loss of young if activities occurred during the nesting season. If foraging activity/behavior was altered, it could potentially affect the health of young and their survivorship and potentially reducing reproductive success.
5. Altered hydrology and geomorphology in the River corridor could result in impacts to nesting habitat for impacts to water flows, velocities, depth, sedimentation, or floodplain.
6. Human and pet activity in the River corridor would include noise and general increases in human activity that could disrupt behavioral activities such as foraging, territory

Gretchen Siemers
Los Angeles County Department of Regional Planning
May 21, 2015
Page 3 of 3

defense, and nesting, or increase physiological stress. In addition, there is a potential for increased trash in the River corridor.

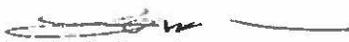
Habitat Fragmentation and Connectivity

The project site is located within a Significant Ecological Area (SEA) designated by the County. As such, it was recognized as an important riparian corridor for biological purposes. This riparian River corridor represents a significant remaining riparian corridor in Los Angeles County. The proposed development would significantly alter the wildlife movement of the corridor and have significant direct and downstream impacts (i.e., due to hydrology and water quality concerns).

We appreciate the opportunity to comment on the referenced project. Questions regarding this letter and further coordination on these issues should be directed to Erinn Wilson, Senior Environmental Scientist (Supervisory) at (562) 342-7172 or erinn.wilson@wildlife.ca.gov.

Sincerely,

for


Betty J. Courtney
Environmental Program Manager 1
South Coast Region

ec: Erinn Wilson, CDFW Los Alamitos



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

April 22, 2015

TO: Pat Modugno, Chair
Stephanie Pincetti, Vice Chair
Esther L. Valadez, Commissioner
David W. Loule, Commissioner
Curt Pedersen, Commissioner

FROM: Gretchen Siemers 
Zoning Permits North Section

PROJECT NO. 00-32-(5), CONDITIONAL USE PERMIT No. 00-32
RPC Meeting: May 6, 2015 - Agenda Item: No. 7

The above-mentioned item is a request to authorize a recreational vehicle park and campground in the A-2-2 (Heavy Agricultural—Two Acre Minimum Lot Area) Zone and within the Agua Dulce Community Standards District.

The project is located in the 5th Supervisorial District and Chair Modugno is scheduled to be absent. Therefore, staff recommends that the public hearing be continued to May 27, 2015.

SUGGESTED MOTION:

I move that the REGIONAL PLANNING COMMISSION continue the public hearing to May 27, 2015.

If you need further information, please contact Gretchen Siemers at (213) 974-6443 or gsiemers@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

RG:GS



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 26, 2015

**FINAL ZONING
ENFORCEMENT ORDER
(VIA CERTIFIED MAIL)**

Rancho Agua Dulce LLC
Agent for Service of Process: Careylee Moisan
18565 Soledad Canyon Rd # 288
Canyon Country, CA 91351

RFS No: 14-0003431/EF991320

Dear Property Owner/Tenant:

As you are aware, we have inspected the vacant property known as 9779 Soledad Canyon Road and Assessor's Parcel Number 3210-009-014 and it disclosed the following violation(s):

1. An accessory freestanding business sign is being displayed and maintained on the premises without first establishing a permitted primary use – 22.24.020, 22.24.025, 22.24.130, 22.52.800, 22.52.890, 22.60.330, and 22.60.350
2. Filming is being conducted on the premises without a permit and without approval from the Department of Regional Planning – 22.24.020, 22.24.025, 22.24.120, 22.24.150, 22.56.1925, 22.60.330 and 22.60.350
3. Unpermitted storage (vehicles, equipment, etc.) is being maintained on the premises - 22.24.020, 22.24.025 and 22.24.120

These are not permitted uses in zone A-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of \$712.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance within 15 days after the compliance date which has been set for April 10, 2015. Failure to correct the violation(s) found at the vacant property known as 9779 Soledad Canyon Road and Assessor's Parcel Number 3210-009-014 by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense.

MAR 26 2015



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 26, 2015

**FINAL ZONING
ENFORCEMENT ORDER
(VIA CERTIFIED MAIL)**

Rancho Agua Dulce LLC
Agent for Service: Nevada Corporate Headquarters INC.
PO Box 27740
Las Vegas, NV 89126

RFS No: 14-0003200/EF982388

Dear Property Owner:

As you are aware, we have inspected the property located at 9777 Soledad Canyon Road and it disclosed the following violation(s):

1. **Filming is being conducted on the premises without a permit and without approval from the Department of Regional Planning - 22.24.020, 22.24.025, 22.24.120, 22.24.150, 22.56.1925, 22.60.330, and 22.60.350**
2. **Unpermitted storage (automobiles, trailers, equipment, metal pipes, tires, bus, film equipment, etc.) is being maintained on the premises – 22.24.020, 22.24.025 and 22.24.120**
3. **A mobile home is being maintained on the premises without approval from the Department of Regional Planning – 22.24.020, 22.24.025, 22.24.150 and 22.60.330**
4. **Items classified as junk and salvage material are maintained on the premises – 22.24.020, 22.24.025 and 22.24.120**
5. **Maintaining accessory structures (restrooms, store, storage, etc.) on site without establishing a primary use – 22.24.020, 22.24.025, 22.24.120, 22.24.130 and 22.60.330**
6. **Motion Picture Sets (Stickleback River Ranch) is being maintained and operated on the premises without a permit and without Regional Planning approval 22.24.020, 22.24.025, 22.24.150, 22.60.330 and 22.60.350**

These are not permitted uses in zone A-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of \$712.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance within 15 days after the compliance date which has been set for April 10, 2015. Failure to correct the violation(s) found at 9777 Soledad Canyon Road by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense.

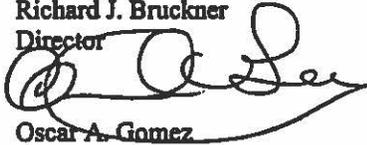
Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, Amir Bashar, please call before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Richard J. Bruckner

Director

A handwritten signature in black ink, appearing to read "Oscar A. Gomez". The signature is written in a cursive style with a large, sweeping flourish at the end.

Oscar A. Gomez

Supervising Regional Planner
Zoning Enforcement North



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 25, 2015

RAMON BAGUIO
DESIGN PROCESS MANAGE
4273 CANOGA AVENUE
WOODLAND HILLS CA 91364

RE: PROJECT NO. 00-32-(5)

Dear Applicant:

This is to inform you that a public hearing on the above request will be held before the Regional Planning Commission, in the Regional Planning Commission hearing room, Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012, on Wednesday, May 6, 2015 at 9:00 a.m.

You should be present or be represented at this hearing. Failure to do so may be construed by the Commission as a waiver of your right to present further evidence.

Upon receipt of this letter, please call Ms. Gretchen Siemers at (213) 974-6443 to discuss the matter that should be covered in your presentation. If there are any issues, which cannot be adequately handled by phone, an office conference will be scheduled.

In addition to the mailing and publication of hearing notices to be completed by the Department of Regional Planning, **POSTING OF THE NOTICE OF PUBLIC HEARING IS REQUIRED NOT LESS THAN THIRTY DAYS PRIOR TO THE PUBLIC HEARING** in conformance with the specifications enclosed with this letter. Please note that verification of such posting shall be provided as set forth in Item 7 of the specifications. **FAILURE TO POST THE NOTICE OF PUBLIC HEARING AS SPECIFIED WILL CAUSE THE PUBLIC HEARING TO BE RESCHEDULED TO A SUBSEQUENT DATE AND A REHEARING FEE WILL BE ASSESSED PURSUANT TO COUNTY CODE SECTION 22.60.100.**

Our office hours are Monday through Thursday, 7:30 a.m. to 6:00 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner, Director

Paul McCarthy, Section Head
Zoning Permits North

PM:ma

Enclosures



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

June 11, 2014

Ramon Baguio
4273 Canoga Avenue
Woodland Hills, CA 91364

**SUBJECT: REQUEST FOR ADDITIONAL MATERIALS
PROJECT NUMBER 00-32-(5)
CONDITIONAL USE PERMIT NUMBER 00-32**

Dear Mr. Baguio:

Since our May 6, 2014 meeting, the outstanding materials have not been received. At that meeting, we stated that in order to continue to process the case, you must submit a revised site plan and a revised project description, as well as proof of compliance with Zoning Enforcement actions. You indicated to us that you would provide those materials by the end of the following week. To date, we have not received these materials and the project file remains incomplete. These items have been outstanding since October, 2013. In addition, further review of the SEA Burden of Proof reveals that this document is insufficient.

Furthermore, the property is not currently in substantial compliance with zoning regulations, as detailed in the latest May 22, 2014 Notice of Violation. As stated before, the zoning violations that exist on the property need to be remediated before the Department would recommend approval of the project.

To continue project review, provide the following items by July 11, 2014. The materials must be accurate and complete. No further extensions will be granted.

1. Revised Project Description detailing all structures and uses: summarizing project scope (campsite, RV Park, outdoor recreation?—refer to zoning code for definitions; uses not listed are not permitted). Describe all operations (including reservation system, emergency/evacuation plan, waste treatment, etc.), filming (where, when, how often, what types), events (public or private, type, size, how often), size of site, project timeline and phasing, activities (seasonal vs. annual), number of daily vs. overnight visitors, circulation (internal and ingress/egress), parking (number of spaces, location, size of area), other paved areas (size and location), number of staff (maximum, average daily, seasonal), size and location of caretaker residence (if any), description of grading and ground disturbance, landscaping (existing and proposed), number and location of each: camp sites, accessible camp sites, camp pads, RV sites, yurt, group, or other sites, playgrounds, chapels, restroom facilities, shower facilities, kitchen facilities, dump sites, trash enclosures, water facilities, wastewater treatment facilities (septic systems and

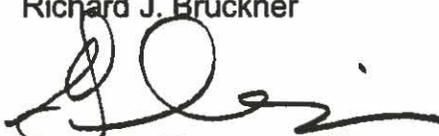
lines, toilet types), fire rings, grills, shade structures, picnic tables, benches, fences, gates, etc.

2. Revised Site Plan, to scale, depicting both parcels and prescriptive easements, as well as all uses, structures, functional areas, and spaces on the property, as discussed in the project description. Also include topography (slopes and contours), landscape (trees, river, etc), circulation, road widths, signage, all utilities (connections and main systems). [*Since, if your project is approved, you will need approval from the California Department of Housing and Community Development, we recommend referring to their site plan requirements and including all required information.*]
3. Revised SEA Burden of Proof. The document provided responds to each burden of proof statement with "no new construction..." The requested information refers to *development*, which, as defined includes *new and existing uses and intensities regardless of new construction*. Furthermore, the responses merely repeat the question in the affirmative without detailing *how* the requested outcome will be obtained. Please revise accordingly.

Again, the final deadline to comply with the above requirements is **July 11, 2014**. If we do not receive these materials, in an accurate and complete manner, your case will be scheduled before a Hearing Officer for denial pursuant to Section 22.56.060 of the County Code.

If you have any questions regarding this matter, please contact Gretchen Siemers at (213) 974-6443, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at gsiemers@planning.lacounty.gov. Our offices are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner



Gretchen Siemers, AICP
Zoning Permits North Section

cc: Careylee Moisan, Applicant
Rancho Agua Dulce, LLC, Owner



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

May 22, 2014

NOTICE OF VIOLATION

Rancho Agua Dulce, LLC
Agent for Service of Process: Careylee Moisan
18565 Soledad Canyon Road # 288
Canyon Country, CA 91351

RFS No: 14-0003200/EF982388

Dear Property Owner/Tenant:

An inspection was conducted at 9777 Soledad Canyon Road, also known as Assessor's Parcel Number 3210-009-013 and it disclosed the following violation(s):

- Filming was conducted on the premises without approval from the Department of Regional Planning - 22.24.020, 22.24.025, 22.56.1925, 22.60.330 and 22.60.350**

This is not a permitted use in zone A-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance immediately upon receipt of this letter. Failure to correct the violation(s) found at 9777 Soledad Canyon Road, also known as Assessor's Parcel Number 3210-009-013, may cause this matter to be referred to the District Attorney with the request that a criminal civil complaint be filed if compliance is not achieved. This matter may also be referred to County Counsel to seek injunctive relief and other civil remedies if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. In addition to criminal prosecution, you may be subject to a noncompliance fee of \$712.00 and the imposition of further administrative and collection fees totaling approximately \$2,492.00.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, Amir Bashir, please call 213-974-6455 or 661-222-2940 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Richard J. Bruckner

Director

Oscar A. Gomez

Supervising Regional Planner
Zoning Enforcement North

MAY 22 2014



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 13, 2014

Ramon Bagulo
4273 Canoga Avenue
Woodland Hills, CA 91364

**SUBJECT: REQUEST FOR ADDITIONAL MATERIALS
PROJECT NUMBER 00-32-(5)
CONDITIONAL USE PERMIT NUMBER 00-32**

Dear Mr. Bagulo:

On March 11, 2014 Regional Planning received one item requested from the January 16, 2014 request for additional materials—the original notarized ownership affidavit. See below for the items that are still outstanding.

Please note, on October 1, 2013, the Hearing Officer granted additional time to address requirements of the regarding the project identified above. To date, the project file remains incomplete. In addition, the property is not currently in substantial compliance with zoning regulations, as detailed in the September 3, 2013 Notice of Violation. As stated before, the zoning violations that exist on the property need to be remediated before the Department would recommend approval of the project.

To continue the project review, please submit the following items:

1. Revised Project Description summarizing project scope, operations, size, etc. Identify what is currently on the site to be demolished/removed, and what is to remain. List requested uses and deviations from standards, including the code sections from which relief is requested, and code sections that authorize relief.
2. Completed SEA CUP Burden of Proof
3. At least 6 photos of the property keyed to a map
4. Revised Site Plan depicting both parcels and prescriptive easements

Failure to disclose all pertinent information for consideration in the review of this case could result in delays, continuation of public hearings, new environmental analysis or additional costs. Additional materials may be required pending the outcome of consultation with other agencies.

The deadline to comply with the above requirements is March 15, 2014. Please contact us within thirty (30) days of this letter to indicate your good faith in continuing this project. If we do not hear from you, your case may be scheduled before a Hearing Officer for denial pursuant to Section 22.56.060 of the County Code.

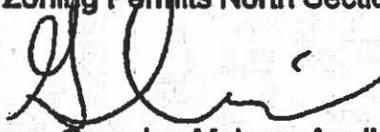
Mr. Ramon Bagulo
Page 2 of 2

PROJECT NUMBER 00-32-(5)
CONDITIONAL USE PERMIT NUMBER 00-32

If you have any questions regarding this matter, please contact Gretchen Siemers at (213) 974-6443, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at gsiemers@planning.lacounty.gov. Our offices are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Gretchen Siemers, AICP
Zoning Permits North Section



cc: Careylee Moisan, Applicant



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

January 16, 2014

Ramon Baguio
4273 Canoga Avenue
Woodland Hills, CA 91364

**SUBJECT: REQUEST FOR ADDITIONAL MATERIALS
PROJECT NUMBER 00-32-(5)
CONDITIONAL USE PERMIT NUMBER 00-32**

Dear Mr. Baguio:

On October 1, 2013 the Hearing Officer granted additional time to address requirements of the Department of Regional Planning regarding the project identified above. To date, the project file remains incomplete. In addition, the property is not currently in substantial compliance with zoning regulations, as detailed in the Notice of Violation (attached). As stated before, the zoning violations that exist on the property need to be remediated before we can proceed to hearing.

To continue the project review, please submit the following items:

1. Revised Project Description summarizing project scope, operations, size, etc. Identify what is currently on the site to be demolished/removed, and what is to remain. List requested uses and deviations from standards, including the code sections from which relief is requested, and code sections that authorize relief.
2. Completed CUP Burden of Proof
3. Completed SEA CUP Burden of Proof
4. Notarized Ownership & Consent Affidavit
5. LLC's Articles of Organization
6. At least 6 photos of the property keyed to a map
7. Revised Site Plan depicting both parcels and prescriptive easements
8. Proof of compliance with Zoning Enforcement requirements. Please note in your Project Description if you intend to address any of the violations (e.g. permit accessory structures) through the CUP.

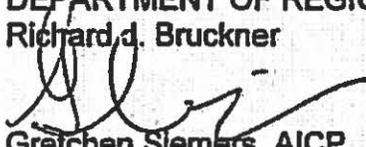
Failure to disclose all pertinent information for consideration in the review of this case could result in delays, continuation of public hearings, new environmental analysis or additional costs. Additional materials may be required pending the outcome of consultation with other agencies.

The deadline to comply with the above requirements is March 15, 2014. Please contact us within thirty (30) days of this letter to indicate your good faith in continuing this project. If we do

not hear from you, your case may be scheduled before a Hearing Officer for denial pursuant to Section 22.56.060 of the County Code.

If you have any questions regarding this matter, please contact Gretchen Siemers at (213) 974-6443, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at gsiemers@planning.lacounty.gov. Our offices are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard d. Bruckner



Gretchen Siemers, AICP
Zoning Permits North Section

cc: Careylee Moisan, Applicant



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

September 17, 2013

TO: Mitch Glaser, Hearing Officer

FROM: Dean Edwards, Senior Regional Planning Assistant
Community Studies North

SUBJECT: REQUEST FOR DENIAL DUE TO INACTIVITY
PROJECT NUMBER 00-32-(5)
CONDITIONAL USE PERMIT NUMBER 00-32
MEETING DATE: October 1, 2013
AGENDA ITEM 7

On February 16, 2000, the previous applicant requested a Significant Ecological Area (SEA) Conditional Use permit (CUP) to authorize the continued operation of a recreational vehicle (RV) park, mobile home park and campground located at 9777 Soledad Canyon Road, within the R-R-1 (Resort and Recreation - One Acre Lot Minimum) zone, Quartz Hill Zoned District and Santa Clara River SEA. The property was sold to the current owner, Rancho Agua Dulce, LLC on August 13, 2004. Since the property was acquired by the current owner, four Requests for Services were logged due to the following violations: outdoor festivals without a CUP, operating an RV and mobile home park without a permit, junk and salvage, and operating an illegal business. On October 14, 2008, Rancho Agua Dulce, LLC submitted a revised application for a conditional use permit to authorize the continued operation of a RV park, campground and mobile home park and snack bar. The applicant subsequently submitted a project narrative dated June 25, 2011 that requested outdoor entertainment as an additional proposed use.

Relevant communication regarding this project follows:

- On August 27, 2012, Staff sent a letter to the applicant requesting additional items by a series of deadlines that ended with a final deadline of May 26, 2013. To date, the following items from that request are outstanding: revised site plan depicting both parcels and a biological constraints analysis that includes a spring survey.
- On September 26, 2012, Staff reminded the applicant by email correspondence that it was important that she comply with aforementioned deadlines.
- On September 26, 2012 the applicant's correspondence requested a one-stop meeting.
- On October 10, 2012, Staff informed the applicant that the following additional materials are required for the One-stop meeting:
 1. Completed CUP Burden of Proof
 2. Completed SEA CUP Burden of Proof
 3. Notarized Ownership & Consent Affidavit.
 4. LLC's Articles of Organization.
 5. At least 6 photos of the property keyed to a map.
 6. Revised LU Map depicting both parcels.
 7. Revised Site Plan depicting both parcels and prescriptive easements.

8. Draft Biological Constraints Analysis.

To date, items 1-5 and 7-8 are outstanding. Since the applicant failed to provide all the requested information and/or materials, there is insufficient information to process the request, pursuant to Section 22.56.060 (Denial For Lack Of Information) of the County Code.

Staff recommends that the above referenced entitlement be denied due to inactivity.

SMT:de

**Attachments:
Draft Findings
Correspondence**

Dean Edwards

From: Dean Edwards
Sent: Tuesday, October 01, 2013 10:05 AM
To: ramon bagulo
Cc: Dean Edwards
Subject: 00-32

Mr. Bagulo,

Thank you for submitting some of the requested items at hearing today. The following items are outstanding:

1. Completed SEA CUP Burden of Proof.
2. Original Notarized Ownership & Consent Affidavit. The submitted affidavit was not original.
3. At least 6 photos of the property keyed to a map. The submitted photos were not keyed to a map.
4. Revised Site Plan depicting both parcels and prescriptive easements.

For further information regarding this case, please contact Susan Tae at (213) 974-6443 as she will be re-assigning this case to another planner.

Dean Edwards
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1354
Los Angeles, CA 90012
(213) 974-6476 ComLine 297



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

September 3, 2013

**NOTICE OF VIOLATION
(REVISED)**

Rancho Agua Dulce Llc
C/O Careylee Moisan
18565 Soledad Canyon Road # 288
Canyon Country, CA 91351

RFS No: 10-0021966/EF982388

Dear Property Owner/Tenant:

An inspection was conducted at 9777 Soledad Canyon Road and it disclosed the following violation(s):

1. Unpermitted storage (automobiles, trailers, equipment, metal pipes, tires, etc.) is being maintained on the premises - 22.24.020, 22.24.025 and 22.24.120
2. A mobile home is being maintained on the premises without approval from the Department of Regional Planning - 22.24.020, 22.24.025, 22.24.150 and 22.60.330
3. Items classified as junk and salvage material are maintained on the premises - 22.24.020, 22.24.025 and 22.24.120
4. Maintaining accessory structures on site without establishing a primary use - 22.24.020, 22.24.025, 22.24.120, 22.24.130 and 22.60.330

These are not permitted uses in zone A-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance within thirty (30) days upon receipt of this letter. Failure to correct the violation(s) found at 9777 Soledad Canyon Road may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. In addition to criminal prosecution, you may be subject to a noncompliance fee of \$704.00 and the imposition of further administrative and collection fees totaling approximately \$2,464.00.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, Amir Bashir, please call 213-974-6455 or 661-222-2940 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Richard J. Bruckner

Director

Oscar A. Gomez

Supervising Regional Planner
Zoning Enforcement Section III

SEP - 3 2013



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 27, 2012

CAREYLEE MOISAN
18565 SOLEDAD CANYON ROAD 288
CANYON COUNTRY CA 91351

**SUBJECT: FINAL REQUEST
PROJECT NUMBER 00-32
CONDITIONAL USE PERMIT NUMBER 00-32**

Dear Applicant:

The enclosed correspondence requested additional information or materials for the above referenced project. To date, the requested items have not been received. We are unable to proceed further without the necessary items and the above referenced case cannot remain open indefinitely. Please be informed that unless all of the requested items identified below are submitted to this Department by the identified due dates, this case will be prepared for DENIAL. No further extensions will be granted.

<u>Item</u>	<u>Due</u>
1. Revised application requesting a Significant Ecological Area Conditional Use Permit.	
2. Check written to the County of Los Angeles for the amount \$2,954 for SEA CUP fees.	
3. One 11X17 and one PDF of the revised LU map identifying land uses within 500 feet of both parcels 3210-009-013 and 3210-009-014. You are encouraged to utilize the services of a professional mapping service.	September 26, 2012
4. Five full-size, two 11X17 and one PDF of the revised site plan that depicts both parcels 3210-009-013 and 3210-009-014.	October 26, 2012
5. Draft Biological Constraints Analysis. For information regarding the BCA, please contact the DRP Biologist at (213) 974-1448.	November 26, 2012
6. Revised Biological Constraints Analysis that includes a spring survey.	May 26, 2013

Alternatively you may submit a withdrawal and refund request and continue using the property as a campground without RVs or a caretaker's residence which must be removed from the property by September 26, 2012 or you will be subject to enforcement action.

If you have any questions regarding this matter, please contact Dean Edwards at (213) 974-6443, from 9:00 a.m. to 5:30 p.m., Monday through Thursday. The offices are closed Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director



Rob Glaser for Susan Tae, AICP, Supervising Regional Planner
Zoning Permits North Section

Enclosure: Request Correspondence

Copy: Zoning Enforcement

February 23, 2007

TO: ASSISTANT CHIEF SCOTT POSTER
FIRE MARSHAL

FROM: INSPECTOR TIM VANDERLIP
PUBLIC SAFETY AND FILM UNIT
FILM INSPECTOR

SUBJECT: 9777 SOLEDAD CANYON ROAD; THE OASIS

This memo is in regards to the property at 9777 Soledad Canyon Road; know as "The Oasis." Thomas Brothers Map page 4463H6. Fire Station 107's jurisdiction.

This property was once used as temporary camp sites with power/water hook ups and does have eight to ten old mobile homes in various sites. One of these mobile homes currently has occupants and appears to be tenable. However, the rest of the mobile homes do not appear to be tenable. The facility has an empty shallow pool and several brick buildings. There are two small water tanks which are fed by well water. No hydrants on or near the property were found. The main access to the property has been washed out by the Santa Clara River and an alternate access has been built on the east end of the property. This is a ten foot wide wood bridge and the alternate access road and wood bridge does not appear to be able to support a suitable access for fire apparatus. Train tracks run along the north end of the property and there is no access across the tracks to Briggs Motorway. There is a large pile of rubble from a bulldozed mobile home and trash accumulation at that camp site. There is no cell phone service on the property. Travel from FS107 is approximately 10 miles and borders FS80's jurisdiction.

A follow up inspection should be recommended to the Regional Fire Prevention Office having jurisdiction for verification of these findings.

This property should not be granted filming permits until proper access can be obtained. Once access and any other findings by the Regional Fire Prevention Office have been resolved, this facility could be granted filming permits. Requirements for Standby Fire Safety personnel and water truck will apply as for any Very High Fire Severity Zone. The approval of the County Board of Supervisors and Regional Planning should be obtained for any other outstanding issues that may exist with those departments, prior to granting a filming permit by the Public Safety and Film Unit.



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerçe, California 90040

DATE: December 2, 2004
TO: Department of Regional Planning
Permits and Variances
SUBJECT: C.U.P. 00-032
LOCATION: 9777 Soledad Canyon Road, Acton

- The Fire Department has no additional requirements for this permit.
- The required fire flow for this development is ___ gallons per minute for ___ hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- Install ___ Public and/or ___ On-site and/or ___ Verify / Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

Comments: THE FIRE DEPARTMENT RECOMMENDS DENIAL OF THIS PROJECT AS PRESENTLY SUBMITTED.

Information regarding the floodway boundaries and the Park's location as it relates to those boundaries was received at a meeting on March 18, 2004. This meeting was conducted with representatives from Departments of: County Counsel, Public Works, Health, and Fire. It was concluded that due to a lack of all weather access and the potential for flooding, use of this site creates a life safety hazard for the park's guests and care taker of the site. Therefore, we cannot support the continued operations of this Conditional Use Permit.

- Location: See: comments above
- Access: See: comments above
- Special Requirements: _____

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: *Janna Maxi*

Co.CUP 04/04

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

Flores, Carl

From: Vanderlip, Tim
Sent: Monday, February 26, 2007 11:34 AM
To: Flores, Carl
Cc: PENN, Anthony
Subject: Re: 9777 Soledad Canyon Rd, The Oasis

Chief,

Access is required by Article 9 and 10. They do not comply with the following:

902.2.1 Required access. Fire apparatus access roads shall be provided in accordance with Sections 901 and 902.2 for every facility, building or portion of a building..

2. When access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades or other similar conditions, the chief is authorized to require additional fire protection as specified in Section 1001.9.

1001.9 Special Hazards. For occupancies of an especially hazardous nature or where special hazards exist in addition to the normal hazard of the occupancy, or where access for fire apparatus is unduly difficult, the chief is authorized to require additional safeguards consisting of additional fire appliance units, more than one type of appliance, or special systems suitable for the protection of the hazard involved.

902.2.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

902.2.2.2 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with surface so as to provide all-weather driving capabilities.

902.2.2.5 Bridges. When a bridge is required to be used as part of a fire apparatus access road, it shall be constructed and maintained in accordance with nationally recognized standards. See Article 90, Standard 5.1.1. The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus.

Let me know if you require any additional information.

Best,

Tim

Inspector Tim Vanderlip
Los Angeles County Fire Department
Fire Prevention Division
Public Safety and Film Unit
213-700-0137 cell
310-358-2397 office
213-391-1062 page
tvanderl@fire.lacounty.gov

Gretchen Siemers

From: Oscar Gomez
Sent: Friday, March 20, 2015 2:51 PM
To: Gretchen Siemers
Cc: Paul Mc Carthy; Amir Bashar
Subject: Fwd: Illegal Filming at 9777 Soledad Cyn. Rd.

Gretchen, there was unpermitted filming Wednesday and Thursday. The unpermitted activity occurred at both 9777 and 9779 soledad canyon.

Any word on when the case may go to hearing?

Sent from my iPhone

Begin forwarded message:

From: Donna Washington <DWashington@filmla.com>
Date: March 20, 2015 at 2:46:47 PM PDT
To: "Short, Scott" <sshort@lasd.org>, "Vizcarra, Edel" <EVizcarra@lacbos.org>, "Hickling, Norm" <Nhickling@lacbos.org>
Cc: Oscar Gomez <ogomez@planning.lacounty.gov>, Les and Diane <lesandiane@earthlink.net>, "Ford, Don P." <dpford@lasd.org>, Tracy Swann <tswann@counsel.lacounty.gov>, East Pauline <pauline@filmantelopevalley.org>, Jennifer Morelos <JMorelos@filmla.com>, Tim Overbeck <TOverbeck@filmla.com>, Amir Bashar <abashar@planning.lacounty.gov>
Subject: RE: Illegal Filming at 9777 Soledad Cyn. Rd.

Thanks for the follow up.

Donna

-----Original Message-----

From: Short, Scott [<mailto:sshort@lasd.org>]
Sent: Friday, March 20, 2015 2:46 PM
To: Donna Washington; Vizcarra, Edel; Hickling, Norm
Cc: Oscar Gomez; Les and Diane; Ford, Don P.; Tracy Swann; East Pauline; Jennifer Morelos; Tim Overbeck; Amir Bashar
Subject: RE: Illegal Filming at 9777 Soledad Cyn. Rd.

I just visited Oasis Park (Tag 190). I saw no sign of filming at the location. No filming at Fulton's location either. I accessed loc from Railroad Tracks to the north.

Scott J. Short
Acton/Agua Dulce Resident Deputy
Palmdale Station
750 E. Ave. Q
Palmdale, Ca 93550
(661) 272-2571

From: Donna Washington [DWashington@filmla.com]
Sent: Friday, March 20, 2015 8:47 AM
To: Vizcarra, Edel; Hickling, Norm
Cc: Oscar Gomez; Les and Diane; Ford, Don P.; Tracy Swann; Short, Scott; East Pauline; Jennifer Morelos; Tim Overbeck; Amir Bashar
Subject: RE: Illegal Filming at 9777 Soledad Cyn. Rd.

No worries, call me when you can. :)

-----Original Message-----

From: Vizcarra, Edel [<mailto:EVizcarra@lacbos.org>]
Sent: Thursday, March 19, 2015 6:32 PM
To: Hickling, Norm
Cc: Oscar Gomez; Les and Diane; Donna Washington; Don P. Ford; Tracy Swann; Short, Scott; East Pauline; Jennifer Morelos; Tim Overbeck; Donna Washington; Amir Bashar
Subject: Re: Illegal Filming at 9777 Soledad Cyn. Rd.

Great job everyone! Donna, I owe you a phone call.

Sent from my iPhone

Edel Vizcarra

Planning and Public Works Deputy
Supervisor Michael D. Antonovich
500 W. Temple Street, Room 869
Los Angeles, CA 90012
Phone: 213.974.5555

On Mar 19, 2015, at 6:14 PM, Hickling, Norm <NHickling@lacbos.org> wrote:

Thank you

Sent from my iPhone

On Mar 19, 2015, at 6:13 PM, "Oscar Gomez"
<ogomez@planning.lacounty.gov> wrote:

Les,

Amir met Fire Inspector Nardone and staff from Film LA met at the site. While they were denied access, they were able to speak with the producer and told the producer to shut down and vacate

the property. The producer agreed to shut down and will move to another site.

Big thanks to those involved; responsive and great teamwork in addressing the unpermitted filming. Inspector Nardone from Fire, Pauline East, Jennifer Morelos, Tim Overbeck, Arturo Pina, and Donna Washington from Film LA, Deputy Short, and Amir from Regional Planning.

Fire Inspector and Sheriff will be back tomorrow to verify no further activity is taking place.

Next, Regional Planning will be sending a notice of violation. Also, we will refer the case to County Counsel requesting they consider the case for further enforcement through the courts, i.e. file injunction, etc. As soon as I know more, I can provide an update.

Oscar A. Gomez
Supervising Regional Planner
Zoning Enforcement North
Los Angeles County Department of Regional Planning
(213) 974-6483
(213) 217-5108(Fax)

-----Original Message-----

From: Oscar Gomez
Sent: Thursday, March 19, 2015 3:22 PM
To: 'Les and Diane'; Norm Hickling; Edel Vizcarra
Cc: LA FILM; Don P. Ford; Tracy Swann
Subject: RE: Illegal Filming at 9777 Soledad Cyn. Rd.

The zoning inspector for the area, Amir, was going to meet Fire Dept. there also. I will get an update.

It is likely that access was denied even to the Fire Department. Regardless, there are no permits for filming.

I will update you as soon as I can.

Oscar A. Gomez
Supervising Regional Planner
Zoning Enforcement North
Los Angeles County Department of Regional Planning
(213) 974-6483
(213) 217-5108(Fax)

-----Original Message-----

From: Les and Diane [<mailto:lesandiane@earthlink.net>]
Sent: Thursday, March 19, 2015 3:16 PM
To: Norm Hickling; Edel Vizcarra
Cc: Oscar Gomez; LA FILM; Don P. Ford; Tracy Swann
Subject: Illegal Filming at 9777 Soledad Cyn. Rd.

Yesterday illegal filming was reported at 9777 Soledad Cyn. Rd. the filming was reported again this morning. Everyone in every department I have talked to in LA County has told me that the filming is unpermitted and illegal. An hour ago there was a large line of cars representing LA Co., Fire, etc. and now there is no one there and the filming is still going on wide open. I have been told many times that there will be no filming permitted on that ground.

WHY ARE THEY THERE ?

Les

Gretchen Siemers

From: Swann, Tracy [tswann@counsel.lacounty.gov]
Sent: Wednesday, May 07, 2014 4:08 PM
To: Oscar Gomez; Gretchen Siemers
Cc: Amir Bashar
Subject: RE: Stickleback Ranch formerly Oasis

I agree. Let them know that we are aware that unpermitted filming has occurred and/or attempted at the site and that such conduct may factor into their ability to obtain a valid film permit.

Tracy D. Swann

Senior Deputy County Counsel
Office of Los Angeles County Counsel
500 West Temple Street, Rm 652
Los Angeles, California 90012
Phone (213) 974-1935
Fax (213) 613-4751
tswann@counsel.lacounty.gov

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From: Oscar Gomez [<mailto:ogomez@planning.lacounty.gov>]
Sent: Wednesday, May 07, 2014 4:04 PM
To: Swann, Tracy; Gretchen Siemers
Cc: Amir Bashar
Subject: FW: Stickleback Ranch formerly Oasis

Tracy, I am inclined to inform Careylee and Manny of the ongoing unpermitted filming. And should this continue, it can affect any ongoing discussions. What do you think.

From: Amir Bashar
Sent: Wednesday, May 07, 2014 3:57 PM
To: Oscar Gomez
Subject: Fwd: Stickleback Ranch formerly Oasis

FYI...

Sent from my iPhone

Begin forwarded message:

From: pauline east <pauline@filmantelopevalley.org>
Date: May 7, 2014, 1:53:07 PM PDT
To: <abashar@planning.lacounty.gov>
Cc: Donna Washington <dWASHINGTON@filmla.com>
Subject: Stickleback Ranch formerly Oasis

Hi Amir,

Hope all is going well.

Just a quick question. I remember during our conversation with Carey Lee on April 21st you mentioned a meeting that was going to take place with County Regional Planning, Carey Lee and her facilitator, Ramon to address the issues with regard to filming on her property. Has the property been cleared to host film projects. If so, are there any restrictions?

Meanwhile, on May 5th another production filmed on Carey Lee's property. This information came to me via the Supervisor's office - I was on a scout and didn't read emails until very late in the day so I did not visit Carey Lee. Of course, this company did not have a permit.

I am very interested to know the status of filming on Carey Lee's property. Thanks so much for your time.

Best,
~Pauline

Pauline East
North Los Angeles County Film Liaison
Antelope Valley Film Office
42035 12th St West, Suite #103
Lancaster, CA 93534
(661) 510-4231
www.avfilm.com
email: pauline@filmantelopevalley.org

Gretchen Siemers

From: Oscar Gomez
Sent: Monday, March 23, 2015 7:57 AM
To: Gretchen Siemers
Cc: Paul Mc Carthy
Subject: FW: Illegal Filming at 9777 Soledad Cyn. Rd.

See below. there was unpermitted filming at Oasis Wednesday and Thursday.

Also, another report of unpermitted filming this Sunday (unconfirmed yet).

Oscar A. Gomez
Supervising Regional Planner
Zoning Enforcement North
Los Angeles County Department of Regional Planning
(213) 974-6483
(213) 217-5108(Fax)

-----Original Message-----

From: Donna Washington [mailto:DWashington@filmla.com]
Sent: Friday, March 20, 2015 5:33 PM
To: Les and Diane; Vizcarra,Edel; Hickling,Norm
Cc: Oscar Gomez; Don P. Ford; Tracy Swann; Short,Scott; East Pauline; Jennifer Morelos; Tim Overbeck; Amir Bashar
Subject: RE: Illegal Filming at 9777 Soledad Cyn. Rd.

Good afternoon Les and Diane,

FilmL.A. is the County's film permit office. Pauline East is our Northeast Film Permit Liaison for the area. We are authorized (by the County) to coordinate and release film permits for on-location filming, as well as handling community notification, responding to questions, concerns and complaints. FilmL.A. does not have the authority to enforce film permits, that is where the Fire, Sheriff's and Planning departments come into play. With the assistance of these 3 agencies, along with the Supervisor's Office, we all have been working collectively to address this long standing issue. Having access to the property is key in terms of enforcement. If Fire, Sheriff's and Planning departments don't have access to the property to see what is occurring and the ability to deal directly with the production company (the direct violator) it becomes nearly impossible to do anything.

That aside, County Planning is working directly with County Counsel to see what next steps can be taken to stop this activity in the future. FilmL.A. is working on getting a broader message out to production community about the restrictions that are in place so that the location community is already aware of the current restrictions. As we all work towards coming up with a solution, please continue to keep us informed about activity you think is production related.

Thank you for your assistance,
Donna

Donna Washington
Vice President of Operations
FilmL.A., Inc.
6255 W. Sunset Blvd., 12th Floor
Hollywood, CA 90028

213.977.8617

Visit Film Works CA. Sign the petition. Protect California film jobs.

-----Original Message-----

From: Les and Diane [mailto:lesandiane@earthlink.net]

Sent: Friday, March 20, 2015 7:26 AM

To: Vizcarra,Edel; Hickling,Norm

Cc: Oscar Gomez; Les and Diane; Donna Washington; Don P. Ford; Tracy Swann; Short,Scott; East Pauline; Jennifer Morelos; Tim Overbeck; Donna Washington; Amir Bashar

Subject: Re: Illegal Filming at 9777 Soledad Cyn. Rd.

I want to thank everyone for all the time and effort put in stopping the illegal activity at 9777 Soledad Cyn. Rd.

I do have one question the illegal activity at 9777 Soledad Cyn. Rd. are a continuous and on going. Is there a process that can actually prevent the continuing illegal activities? I have noticed in the past that when there is illegal filming at 9777 Soledad Cyn. Rd. and LA County is notified of the activity it can take from 1 day to the worst situation a few weeks to stop. Is there any reason why this continuous activity cannot be stopped immediately when LA County and Film LA are notified of the illegal activity? I would appreciate hearing from all departments involved and hope there is a solution.

Thank you, Les

-----Original Message-----

>From: "Vizcarra, Edel" <EVizcarra@lacbos.org>

>Sent: Mar 19, 2015 6:32 PM

>To: "Hickling, Norm" <NHickling@lacbos.org>

>Cc: Oscar Gomez <ogomez@planning.lacounty.gov>, Les and Diane

><lesandiane@earthlink.net>, LA FILM <donna_washington@filmLainc.com>,

>"Don P. Ford" <dpford@lasd.org>, Tracy Swann

><tswann@counsel.lacounty.gov>, "Short, Scott" <sshort@lasd.org>, East

>Pauline <pauline@filmantelopevalley.org>, Jennifer Morelos

><JMorelos@filmla.com>, "toverbeck@filmla.com" <toverbeck@filmla.com>,

>Donna Washington <DWashington@filmIa.com>, Amir Bashar

><abashar@planning.lacounty.gov>

>Subject: Re: Illegal Filming at 9777 Soledad Cyn. Rd.

>

>Great job everyone! Donna, I owe you a phone call.

>

>Sent from my iPhone

>Edel Vizcarra

>Planning and Public Works Deputy

>Supervisor Michael D. Antonovich

>500 W. Temple Street, Room 869

>Los Angeles, CA 90012

>Phone: 213.974.5555

>

>

>

>> On Mar 19, 2015, at 6:14 PM, Hickling, Norm <NHickling@lacbos.org> wrote:

>>

>> Thank you

>>

>> Sent from my iPhone

>>

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>>>

>>> Les,

>>>

>>> Amir met Fire Inspector Nardone and staff from Film LA met at the site. While they were denied access, they were able to speak with the producer and told the producer to shut down and vacate the property. The producer agreed to shut down and will move to another site.

>>>

>>> Big thanks to those involved; responsive and great teamwork in addressing the unpermitted filming. Inspector Nardone from Fire, Pauline East, Jennifer Morelos, Tim Overbeck, Arturo Pina, and Donna Washington from Film LA, Deputy Short, and Amir from Regional Planning.

>>>

>>> Fire Inspector and Sheriff will be back tomorrow to verify no further activity is taking place.

>>>

>>> Next, Regional Planning will be sending a notice of violation. Also, we will refer the case to County Counsel requesting they consider the case for further enforcement through the courts, i.e. file injunction, etc. As soon as I know more, I can provide an update.

>>>

>>> Oscar A. Gomez

>>> Supervising Regional Planner

>>> Zoning Enforcement North

>>> Los Angeles County Department of Regional Planning

>>> (213) 974-6483

>>> (213) 217-5108(Fax)

>>>

>>>

>>> -----Original Message-----

>>> From: Oscar Gomez

>>> Sent: Thursday, March 19, 2015 3:22 PM

>>> To: 'Les and Diane'; Norm Hickling; Edel Vizcarra

>>> Cc: LA FILM; Don P. Ford; Tracy Swann

>>> Subject: RE: Illegal Filming at 9777 Soledad Cyn. Rd.

>>>

>>> The zoning inspector for the area, Amir, was going to meet Fire Dept. there also. I will get an update.

>>>

>>> It is likely that access was denied even to the Fire Department. Regardless, there are no permits for filming.

>>>

>>> I will update you as soon as a I can.

>>>

>>> Oscar A. Gomez

>>> Supervising Regional Planner

>>> Zoning Enforcement North

>>> Los Angeles County Department of Regional Planning

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>>>

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>>> To: Norm Hickling; Edel Vizcarra

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>>> Subject: Illegal Filming at 9777 Soledad Cyn. Rd.

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>>> Yesterday illegal filming was reported at 9777 Soledad Cyn. Rd. the filming was reported again this morning. Everyone in every department I have talked to in LA County has told me that the filming is unpermitted and illegal. An hour ago there was a large line of cars representing LA Co., Fire, etc. and now there is no one their and the filming is still going on wide open. I have been told many times that there will be no filming permitted on that ground.

>>> WHY ARE THEY THERE ?

>>>

>>> Les

Gretchen Siemers

From: Oscar Gomez
Sent: Wednesday, May 07, 2014 4:29 PM
To: 'R B'; 'redraggles2@earthlink.net'
Cc: Gretchen Siemers; Amir Bashar
Subject: Unpermitted filming

Careylee,

We have received reports of unpermitted filming that occurred on 5/5/2014 at the properties known as 9777 and 9779 Soledad Canyon Road. This is the second time during the past 30 days that unpermitted filming was allowed to be conducted at your properties.

I must emphasized that any continued unpermitted filming that has and/or will occur at either the parcels known as 9777 and 9779 Soledad Canyon Road will affect your ability to obtain a valid film permit.

As I stressed during our meeting of 5/6/2014, you should not schedule, reserve, or contract the parcels to any production company as you do not have the required county permits. Filming activities without the required permit is a violation of the County Code.

While we try to work with you to find a suitable solution to the ongoing violations, it is our expectation that you do not incur or cause to occur code violations, including, but not limited to, unpermitted filming. Again, ongoing, recurring, or new code violations will affect your ability to obtain a valid film permit or other county permits.

Thank you in advance. Please, discontinue allowing the property to be used for unpermitted filming.

From: Oscar Gomez
Sent: Thursday, April 17, 2014 11:51 AM
To: 'R B'
Cc: 'redraggles2@earthlink.net'
Subject:

Third and Final Request.

From: Oscar Gomez
Sent: Tuesday, April 15, 2014 9:57 AM
To: 'rbplandesign@gmail.com'; Gretchen Siemers; Amir Bashar
Cc: 'redraggles2@earthlink.net'
Subject: RE: 9777 Soledad Canyon Meeting

Ramon/Careylee, what is your availability?

From: Oscar Gomez
Sent: Tuesday, April 08, 2014 9:53 AM
To: 'rbplandesign@gmail.com'; Gretchen Siemers; Amir Bashar
Cc: 'redraggles2@earthlink.net'
Subject: 9777 Soledad Canyon Meeting

Ramon,

I would like to set up a meeting between yourself (and/or the owner) and Regional Planning to discuss the ongoing case, ensure we are all in the same page, determine the next step/action. It will also include County Counsel to assist us in dealing with the permitting/film permit question.

What is your (the owner's) availability during the next two weeks.

Biological Constraints Analysis
County of Los Angeles

Oasis Recreation and RV Park
9777 Soledad Canyon Road, Santa Clarita, CA 91390



Prepared For:

Rancho Agua Dulce LLC
18565 Soledad Canyon Road, Suite 288
Canyon Country, CA 91351
Contact: Careylee Moison
and Manuel Fernandez, Managing Members

Prepared By:

Carl Wishner, Biologist
PO Box 665
Chicago Park, CA 95712
Contact: Carl Wishner, 818 961-7558
cbwishner@gmail.com

July 11, 2013

Page intentionally blank

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OASIS RECREATION AND RV PARK BIOLOGICAL CONSTRAINTS ANALYSIS

INTRODUCTION

An approved application for a Conditional Use Permit (CUP) for the project referred to as *Oasis Recreation and RV Park* has expired. The minutes of the initial meeting on this project, and resulting *SEATAC Report and Comments on Project 00-032-Conditional Use Permit SEATAC Meeting Date October 2, 2000 Item 2* (LA Co DRP 2000) are public record. The present report, requested by the county, is intended to update, as well as supplement the earlier Biological Constraints Analysis prepared by Frank Hovore and Associates [FH&A] (July 2000). The report by FH&A is herein incorporated by reference. This report prepared by Carl Wishner, Biologist, retained by the applicant, attempts to comply with the current requirements for Biological Constraints Analysis specified in *Significant Ecological Areas Technical Advisory Committee (SEATAC) Procedures and Guidelines, Los Angeles County Department of Regional Planning* (LA DRP, March 2004), available online. Because the previous report is outdated, not easily or readily available for review by the public, or possibly even by SEATAC, much pertinent information incorporated therein is repeated or summarized in this report.

The Applicants have indicated that the activities will be much the same as previous Recreation and RV Park use, but with less of an impact, with only 10 permanent mobile homes: two used as caretaker quarters and eight will be for over-nighters, and not year round residents, as occurred in the past. There will still be camping and RV hookups available, The Park will also have special events that would be open to the public.

Mr. Carl Wishner, Biologist, prepared this report and conducted the field investigation on April 10, 2013, arriving at the site at 09:30. Conditions were clear skies, calm winds, 65° F, and high temperature 76° at 15:00, with light winds, and clear skies, and departure was 17:00. All developed areas of the site were examined, on foot, throughout the day, as well as adjacent riparian forest areas where access was afforded. Upland slopes to the north of the railroad track, and south of Soledad Canyon Road were also examined. On this day, a contingent of representatives from the US Fish and Wildlife Service, including Mr. Chris Dellith, Ms. Mary Root, and Mr. Michael Glenn, arrived to meet with the Applicant. Mr. Wishner accompanied these representatives to discuss potential biological constraints including listed fishes, amphibians, and birds.

Prior to the field investigation, the earlier Biological Constraints Analysis (FH&A July 2000) was reviewed, as well as the current commercial Rarefind 3 edition of the California Natural Diversity Database (CNDDDB) (CDFG January 2013), for the nine quadrangle area surrounding the project site, centered on the Agua Dulce quadrangle. That review revealed several Federally and or State listed Threatened or Endangered species, and one State listed Rare species, as follows:

- Santa Ana sucker (*Catostomus santaanae*)(Status¹: FT)
- Unarmored Threespine stickleback (*Gasterosteus aculeatus williamsoni*) (FE, SE)
- Arroyo toad (*Anaxyrus californicus*) (FE, SSC)

¹ See included Appendix 2 for a full explanation of state and federal status codes.

- California red-legged frog (*Rana draytonii*) (FT)
- Sierra Madre yellow-legged frog (*Rana muscosa*) (FE)
- Southwestern willow flycatcher (*Empidonax traillii extimus*) (FE, SE)
- Coastal California gnatcatcher (*Polioptila californica californica*) (FT)
- Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*) (CE)
- Least Bell's vireo (*Vireo bellii pusillus*) (FE, SE)
- Mountain plover (*Charadrius montanus*) (FPT)
- Mojave ground squirrel (*Xerospermophilus mohavensis*) (ST)
- Slender-horned spineflower (*Dodecahema leptoceras*) (FE, SE, 1B1)
- Spreading navarretia (*Navarretia fossalis*) (FT)
- Nevin's barberry (*Berberis nevinii*) (FE)
- Gleason's paintbrush (*Castilleja gleasoni*) (SR, 1B.2)
- San Fernando Valley spineflower (*Chorizanthe parryi* var. *fernandina*) (SE, 1B.1)
- California Orcutt grass (*Orcuttia californica*) (FE, SE, 1B.1)

The CNDDDB report also revealed numerous unlisted, but Special Status species:

- Arroyo chub (*Gila orcuttii*) (G2 S2, SSC)
- Santa Ana speckled dace (*Rhinichthys osculus* subsp. 3) (G5T1 S1, SSC)
- Western spadefoot (*Spea hammondi*) (G3 S3, SSC)
- Coast Range newt (*Taricha torosa*) (G5T4 S4, SSC)
- Western pond turtle (*Emys marmorata*) (G3G4 S3, SSC)
- Silvery legless lizard (*Anniella pulchra pulchra*) (G3G4T3T4Q S3, SSC)
- Coastal whiptail (*Aspidoscelis tigris stejnegeri*) (G5T3T4 S2S3)
- Coast horned lizard (*Phrynosoma blainvillii*) (G4G5 S3S4, SSC)
- Two-striped garter snake (*Thamnophis hammondi*) (G3 S2, SSC)
- Cooper's hawk (*Accipiter cooperii*) (G5 S3)
- Prairie falcon (*Falco mexicanus*) (G5 S3)
- Ferruginous hawk (*Buteo regalis*) (G4 S3S4)
- Burrowing owl (*Athene cunicularia*) (G4 S2, SSC)
- Tricolored blackbird (*Agelaius tricolor*) (G2G3 S2)
- Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*) (G5T2T4 S2, SSC)
- Bell's sage sparrow (*Amphispiza belli belli*) (G5T2T4 S2?)
- Loggerhead shrike (*Lanius ludovicianus*) (G4 S4, SSC)
- Le Conte's thrasher (*Toxostoma lecontei*) (G3 S3, SSC)
- Pallid bat (*Antrozous pallidus*) (G5 S3, SSC)
- Hoary bat (*Lasiurus cinereus*) (G5 S4?)
- San Diego black-tailed jackrabbit (*Lepus californicus bennettii*) (G5T3? S3?, SSC)
- Southern grasshopper mouse (*Onychomys torridus ramona*) (G5T3? S3?, SSC)
- San Joaquin pocket mouse (*Perognathus inornatus inornatus*) (G5T2T3 S2S3)
- San Gabriel Manzanita (*Arctostaphylos glandulosa* subsp. *gabrielensis*) (1B.2)
- Slender mariposa lily (*Calochortus clavatus* var. *gracilis*) (G4T2 S2, 1B.2)
- Plummer's mariposa lily (*Calochortus plummerae*) (G3 S3, 1B.2)
- Peirson's morning-glory (*Calystegia peirsonii*) (G3 S3.2, 4.2)
- Southern tarplant (*Centromadia parryi* subsp. *australis*) (G4T2 S2, 1B.1)

- Palmer's grapplinghook (*Harpagonella palmeri*) (G4 S3.2, 4.2)
- California satintail (*Imperata brevifolia*) (G2 S2.1, 2.1)
- Ross's pitcher sage (*Lepechinia rossii*) (G1 S1.2, 1B.2)
- Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*) (G5T3 S3, 1B.2)
- Sagebrush Loefflingia (*Loeflingia squarrosa* var. *artemisiarum*) (G5T2T3 S2.2, 2.2)
- Davidson's bush mallow (*Malacothamnus davidsonii*) (G1 S1.1, 1B.2)
- Piute Mountains Navarretia (*Navarretia setiloba*) (G1 S1.1, 1B.1)
- Short-joint beavertail (*Opuntia basilaris* var. *brachyclada*) (G5T3 S3, 1B.2)
- Mason's neststraw (*Stylocline masonii*) (G1 S1.1, 1B.1)
- Greata's Aster (*Symphotrichum greatae*) (G2 S2.3, 1B.3)

Some of these elements of natural diversity are known to occur, or have low to high potential to occur at the project site, if in some cases only on a seasonal, sporadic, transitory, or temporary basis. Others listed above would not reasonably be expected to occur, solely on the basis of habitat and or distribution considerations. The occurrence of some others cannot be easily predicted, or ruled-out without having performed a comprehensive, and sometimes a focused survey, and no such surveys have been performed. In the case of plants, Special Status species are presumed to be absent if they have not been previously or presently observed at the project site.

CHARACTERISTIC OF THE SITE

The approximate limits of the project site, depicted on the USGS 7.5 minute Agua Dulce topographic quadrangle is shown on **Figure 1**. The BCA guidelines specify that an "original, color USGS quad sheet" is required. However, this is not provided here, because to do so would substantially add to the cost and effort to produce and distribute the report, increase the cost to the county of physical storage, would make it extremely difficult to incorporate such a map in a portable electronic version, as is also required. Furthermore, the small size of the site would occupy a very small polygon on such a map! For this reason, a suitable copy of only a portion of the map showing the project area is included. A corresponding color vertical aerial photograph, also required, is included as **Figure 2**. In addition, three panoramic ground level views, and one single frame site view are included as **Figures 5a** through **5d**.

A field reconnaissance of the project site was performed by Mr. Carl Wishner, Biologist on April 10, 2013. As is required for a Biological Constraints Analysis according to the guidelines, such reports should "clearly identify sensitive [Special Status] plant and animal species and their current listings." The previous report (FH&A 2000) provided an extensive account of such species, and much has been repeated here. The present report addresses only those elements of natural diversity that appear on the CNDDDB nine-quadrangle search area. The addition here of a number of additional Special Status species that were discussed in the previous report would substantially add to the volume of this report, without changing the important conclusions and recommendations that are provided herein. The Applicant and SEATAC are urged to review the previous report, if any important omissions are suspected. In summary, and as required to be disclosed, Special Status species are known to occur on the project site, or could be expected. Others are not. Again, the following discusses the potential for occurrence of those reported by the CNDDDB nine-quadrangle search area:

Arroyo chub and Santa Ana sucker: A cursory dip-netting on April 10, 2013, performed by Mr. Chris Dellith, Biologist, on April 10 revealed the presence of these two species. Both are considered to be introduced to the Santa Clara River Drainage (Bell 1978; Baskin 1974, 1975). A photograph of these fishes captured on this date is provided in **Figure 5e**.

No **unarmored threespine sticklebacks** were captured, however, the project site is within the Proposed Critical Habitat for this species (USFWS 1980) extending for about 5 miles along the Santa Clara River in Soledad Canyon from Lang, upstream to the confluence with Arrastre Canyon, and thence upstream about 0.8 miles. Mr. Dellith personally communicated that sticklebacks have not been detected in this area for several years, but cautioned that comprehensive protocols surveys have not recently been performed. Hovore (FH&A 2000) observed unarmored threespine sticklebacks to be “common” in 2000, and also small rainbow trout (*Salmo gairdneri*) from nearby stocked ponds, the latter species not observed by Bell (1978) above Lang. African clawed frog (*Xenopus laevis*) a known predator of the stickleback, was introduced into Agua Dulce Canyon sometime in the early 1970s. In 1984, it was discovered in the Soledad Canyon reach (USFWS 1985). Baskin (1974, 1975) and Bell (1978) observed five other fishes in the upper basin, along with the sticklebacks, and these included arroyo chub (*Gila orcutti*), Santa Ana sucker (*Catostomus santaanae*), mosquitofish (*Gambusia affinis*), green sunfish (*Lepomis cyanellus*), and black bullhead (*Ictalurus melas*). Baskin concluded that all species except stickleback are probably introduced there. Additional evidence of the introduced status of arroyo chub and Santa Ana sucker is provided by Bell (1978 p. 14).

No **Santa Ana speckled dace** were captured, although habitat potentially suitable for these species is present. All nearby records of the latter are from the south slope of these mountains. Bell (1978) cites Miller (1968) that Santa Ana Speckled dace have been introduced into the Santa Clara River system, and comments that he, himself, did not collect the species there.

No protocol surveys were performed. However, the project site is within Designated Critical Habitat, (Unit 6: Upper Santa Clara River Basin, Los Angeles County, California.) (USFWS 2011) for **arroyo toad**, and potentially suitable habitat is present, although limited to small sandbars along the edge of the stream. The species is known from the Santa Clara River at the Bear Canyon confluence.

Potentially suitable aquatic habitat and suitable upland habitat is present for **California red-legged frog**, and this species is reported (upstream) at the headwaters of the Santa Clara River in Aliso Canyon. Schoenherr (1976) cites a record in Soledad Canyon 15 mi NNE or NE of San Fernando (MVZ). Hovore (FH&A 2000) considered this species “would not be expected.”

Sierra Madre yellow-legged frog is probably absent, although potentially suitable habitat is present. All records in the nine quadrangle search area are from the south slope of the mountains, and rather old: Upper Pacoima (1937, 1939), Tujunga Wash (1930), Mill Creek (1968), Arroyo Seco (1967), Woodwardia Canyon (1941), and Big Tujunga Canyon (1959). Jennings and Hayes (1994) include no records from the north slope of the range. However, Schoenherr (1976) cites records from Big Rock Creek and Little Rock Creek, which is

considerably east of the project site, on the north slope, not within the Santa Clara River drainage. Schoenherr further states: "it is found in almost every stream on both slopes."

Western pond turtle is possibly present, and there are scattered records in the nine-quadrangle search area on both sides of the mountain range, but interestingly, none in the Santa Clara River. Suitable habitat is limited to the stream that traverses the site. Hovore (FH&A 2000) indicated "low channel flows and frequency of human disturbance render the site riparian areas unsuitable [as] resident or breeding habitat for this turtle," and adds "There are no natural or artificial ponds or pools on the site." However, the situation has changed, in that the downstream neighbor has created a rather substantial impoundment of the river, creating just such a pond (or lake) that could potentially be suitable for this species.

Coast Range newt is possibly present, since there is aquatic habitat and suitable upland habitat, although the only record in the nine-quadrangle search area is Clear Creek, north of Pasadena, on the south slope of the mountains. Similarly, neither Schoenherr (1976) nor Jennings and Hayes (1994) include records from the north slope of the range.

Two-striped garter snake is probably present, and is known from Soledad Canyon. Hovore concluded "It probably occurs along the main river channel, in tributary canyons with intact riparian habitat, and around most natural seasonal ponds or pools."

Western spadefoot is probably absent. Although there are records in the area, vernal pool habitats required are not present. Hovore (FH&A 2000) considered "habitats are not present on the site" for this species.

Silvery legless lizard is possibly present. Although there is generally a lack of habitat consisting of loose sandy soils with high moisture content under sparse vegetation, which is described as its preferred habitat, there are moist soils at this site occur along the stream, and these are densely vegetated. Hovore concluded that "this species occurs locally in virtually all drainages supporting oak habitats and on most north-facing slopes, and is also frequently encountered in alluvial terraces with fine, silty topsoils and shading overstory vegetation." "It might be expected almost anywhere within the alluvial terrace deposits beneath the cottonwood formations, but otherwise would not occur on the site. It is sufficiently common locally to be presumed present in suitable areas."

Coast horned lizard is probably present, as there is an abundance of suitable upland habitat at the site, especially north of the railroad track, but might also occur in wooded or riparian areas. Hovore commented "the dirt parking area appears to be too frequently run-over to support this species [horned lizard], even at the margins, but children from the mobile homes were observed carrying a specimen in a bucket, and stated that it was captured north of the railroad tracks. Non were detected on the site, but it may occasionally wander onto the property from adjacent less-disturbed scrub and chaparral habitat areas."

Coastal whiptail is probably absent. Hovore commented: "western whiptail is widely distributed in coastal southern California and the Santa Clarita Valley, occurring on suitable substrates throughout the Santa Clara River basin and its tributary canyons east to about the

mouth of Soledad Canyon.” “From this point eastward there is a zone of character intermediacy between the coastal subspecies the Great Basin subtaxon (*C. tigris tigris*), and material form Vasquez Rocks has been clearly determined to be of the latter subspecies. Thus, the sensitive coastal whiptail would not be expected on the site, although the Great Basin subspecies probably does occur locally on lower slopes and in the alluvial scrub habitats.” Mr. Wishner observed a whiptail on the site on April 10, 2013.

Cooper’s hawk is probably summer resident throughout the general area, and possibly nesting in trees on the site itself. Hovore (FH&A 2000) observed this species, and concluded: “it undoubtedly nests locally.”

Burrowing owl and ferruginous hawk are probably absent, as suitable open grassland or desert scrub is not present.

Prairie falcon is probably resident throughout the area, possibly nesting on steep rocky cliffs on the north side of the mountains, but not on the project site.

Coastal California gnatcatcher is probably absent from the project site. Hovore states that “The Oasis site is several miles east of the nearest area of designated Critical Habitat, and there are no habitat types on the site that would be even marginally suitable for this species.” However, at present, potential marginally suitable habitat exists immediately offsite, consisting of sparse scrub upland areas, especially north of the railroad track. There are recent records in the area, such as at Bee Canyon.

Tricolored blackbird is probably absent, as large suitable areas of open water are not present.

Southern California rufous-crowned sparrow, and Bell’s sage sparrow are possibly resident in upland areas, especially the steep rocky chaparral on the south side of Soledad Canyon Road.

Loggerhead shrike is probably a resident, utilizing open habitats throughout the area.

Least Bell’s vireo is a potential transient in the dense riparian forest along the stream. The nearby breeding records are in the San Fernando and Hansen Lake area. Hovore stated “it has been observed at Placerita Canyon and within the Santa Clara River basin on numerous occasions, but it is not known to breed along the river east of Castaic Creek.” “It would be expected as a transient during seasonal migration, but not as a breeding bird locally.”

Southwestern willow flycatcher is a potential summer resident in the dense riparian forest along the stream. The nearby records are in the San Fernando and Hansen Lake area. Hovore stated “willow flycatchers pass through the Santa Clarita Valley each year during seasonal migration, but nesting records are sparse.” “Levels of human activity around the site periphery likely precludes their use of the site except transitorily.” However, Hovore’s observation was in 2000, and the situation has changed. The RV and year round resident use of the site has ceased to exist. Therefore, the possibility of summer residency by willow flycatcher can no longer be ruled out.

Le Conte's thrasher is probably absent, as desert habitat is not present. There is one record from Palmdale (1920).

Pallid bat, and **hoary bat** are potentially occurring while foraging (aerially) and possibly roosting in the dense trees, although they are very sensitive to disturbance. There is a nearby record (1942) of pallid bat, however, caves or mines for nesting or hibernacula are absent at the site. The nearby record for hoary bat at San Fernando was in 1904.

San Diego black-tailed jackrabbit is questionably present, as a resident throughout the area, if indeed, that is the subspecies of jackrabbit that occurs on the north side of the San Gabriel Mountains. McLaughlin (1959) indicates that the San Diego subspecies (*bennettii*) occupies the pacific slope to about 6,000 feet, whereas the desert subspecies (*deserticola*) is found in the desert regions. Hovore (FH&A 2000), without specifying which subspecies, observed "black-tailed jackrabbit in ruderal and upland scrub habitats north of the site (across the railroad tracks)."

Mojave ground squirrel is probably absent, as suitable desert habitat is not present.

Southern grasshopper mouse is a possible resident in open uplands, especially south of the railroad track. There is one nearby record from Mint Canyon (1930). McLaughlin (1959) indicates that the subspecies *ramona* occupies the pacific slope in sandy localities to about 3,000 feet, whereas the desert subspecies *pulcher* is found in the desert regions. Hovore included the sensitive subspecies *ramona* in his report, and concluded "the fragmented chaparral formations on the site would not be sufficient to support this mouse populationally, but it likely occurs throughout alluvial scrub and upland habitats surrounding the park.

San Joaquin pocket mouse is probably absent, preferring grassland and blue oak savannahs. There is one record (1931) of a "questionable specimen" from Palmdale.

The following items (in italics) are specifically required in this section of a Biological Constraints Analysis:

1. Identify county designated resource areas, and discuss primary biological resources, and identify SEA boundaries

The county designated resource area is the Santa Clara River (SEA 23). This is the only major river draining the San Gabriel Mountains that has not been channelized (extensively). The SEA includes freshwater marsh, coastal scrub, oak woodland and riparian woodland. The river is habitat for the federally listed Endangered unarmored threespine stickleback.

2. Provide legal descriptions, acreage, communities, street address, bordering roads, and water bodies

The project site is 1.5 miles east of the junction of Agua Dulce Canyon Road, at 9777 Soledad Canyon Road, Santa Clarita, CA 91390. The project site encompasses an 11.57-acre developed

parcel (Lot 13 APN: 3210-009-013) along approximately 900 linear feet of the Santa Clara River in Soledad Canyon. It also includes a 29.52-acre parcel (Lot 14 APN: 3210-009-014), which is undeveloped, except for an unimproved roadway to access the other lot from Soledad Canyon Road. The only water body on the project site is the Santa Clara River, whose flow is unimpeded as it flows from east to west across the project site. An adjoining property owner immediately downstream has impounded the flow to create a private lake, and this is believed to be a violation of Fish and Game Code and federal Clean Water Act provisions. Mr. Dellith of the US Fish and Wildlife Service Field Office in Ventura has been notified by Mr. Wishner of this condition. Plant communities on the project site include willow cottonwood riparian forest, great Basin sagebrush scrub, and introduced exotic landscape, especially trees. The site was formerly used as the Oasis Recreation and RV Park, with 63 mobile home pads, picnic sites, restrooms, office building, workshop, amphitheater, pool, and lawn and play areas. Currently, only the caretakers reside in mobile homes on the site. The applicants have evicted all other residents, and they intend to use the site exclusively as Stickleback River Ranch, serving as a site for filming of movies. The Southern Pacific Railroad tracks, elevated above the site borders on the North, and Soledad Canyon Road borders on the south.

3. Identify watershed boundaries and drainage patterns within the parcel

The site is entirely within the Santa Clara River watershed. The river flows east to west across the site, and occasionally floods it. Drainage from the developed portion of the site is mainly sheet flow from north to south, directly into the river.

4. Identify any unusual significant landforms and geologic features

There are no particularly unusual significant landforms or geologic features on the site.

5. Describe site habitats and associations in relation to soil types or geomorphology, discuss significance. Identify location of major plant communities and habitats

Plant communities on the project site include willow cottonwood riparian forest, great Basin sagebrush scrub, and introduced exotic landscape, especially trees. The generalized boundaries of the plant communities, depicted on the color aerial photograph are indicated on **Figure 3**. Most of the site is in the floodplain of the river, but above the Ordinary High Water Mark. Soils are derived from Recent Alluvium.

6. Provide rough estimate of population sizes of flora and fauna on the project site

A list of the *observed* Vascular Plants and *observed* and *expected* Vertebrate Fauna, with rough population estimates on the project site (and in the surrounding area) is provided in **Appendix 1**. Scientific nomenclature and common names (when available) for vascular plants is taken from the second edition of The Jepson Manual, or "TJM2" (Baldwin et al. [eds.] 2012), with additional synonymy that was included in the first edition (Hickman [ed.] 1993). Compilation of the faunal list based distribution and habitat preferences utilized several sources as follows:

Fishes — Swift et al. (1993), Moyle et al. (1989), Bell (1978), Baskin (1974, 1975).

Amphibians and Reptiles — Stebbins (2003), , Jennings and Hayes (1994), Zeiner et al. (1988), Schoenherr (1976)
Birds — Shuford and Gardali (2008), Zeiner et al. (1990b), Garrett and Dunn (1981), Grinnell & Miller (1944)
Mammals — Reid (2006), Bolster et al. (1998), Constantine (1998), Zeiner et al. (1990a), Williams (1986), McLaughlin (1959), Hall & Kelson (1959)
All Classes — Stephenson & Calcarone (1999)

7. Provide a list of species anticipated by field observations, CNDDDB, and other appropriate databases

Observed Vascular Plant species are included only in **Appendix 1**. Plant species that have not been observed are not included, as anticipation of vascular plants is considered too highly speculative. A list of *observed* and *expected* vertebrate fauna is also included in that appendix. The actual or potential for occurrence of Special Status vertebrate species enumerated in the nine-quadrangle CNDDDB search area has already been discussed in the Introduction, above.

CHARACTERISTIC OF THE SURROUNDING AREA

The following items (in italics) are specifically required in this section of a Biological Constraints Analysis:

1. Describe existing land uses in the neighborhood, proposed and approved development and lands in the public domain

Existing Land uses in the neighborhood include mainly open space, large rural residential, and recreational uses, such as campgrounds and RV parks. The Angeles National Forest administrative boundary is directly adjacent to the south property boundary.

2. Identify open space reserves, and movement corridors linking to subject property

The primary open space reserve is the Angeles National Forest. The movement corridor linking the site is the Santa Clara River; both the stream itself, and the attendant riparian forest habitat, constituting an aquatic as well as terrestrial corridor. This corridor is identified in the South Coast Missing Linkages. Movement from the uplands to the south and north are largely unimpeded, except by the railroad tracks and Soledad Canyon Road. There are no substantial fencing impediments. Movement along the aquatic corridor is impeded on the immediately adjacent downstream property, by an unauthorized impoundment of the stream to create a private recreational lake. The earthen dam creating the impoundment, and outflow are raised several feet above the original flow channel, and would not allow for upstream movement of fishes.

3. Identify major/dominant habitats, associations, vegetative communities, their locations and connectivity

The dominant habitats are willow cottonwood riparian forest, Great Basin sagebrush scrub, and upland mixed chaparral communities on the north facing slopes, and scrub communities on the south facing slopes. These habitats are relatively discrete from one another, but clearly connected without major boundary impediments.

4. Relate site to biotic mosaic of area (edge, remnant, etc). Identify actual or potential wildlife movement and gene flow from surrounding area to and through property

The project site is within the mosaic of the surrounding area, including the wildlife movement corridor of the Santa Clara River. It does not represent an impediment to movement of either aquatic or terrestrial wildlife, however. The actual or potential for gene flow of plants and animals between surrounding open space and through the site is considered high.

5. Provide rough estimates of the overall population sizes of species of flora and fauna in the range of which the property is a part

A list of the *observed* Vascular Plants and *observed* and *expected* Vertebrate Fauna, with rough population estimates in the surrounding area (and on the project site) is provided in **Appendix 1**.

6. Describe overall biological value (diversity, special interest populations etc.)

The overall biological diversity is relatively high, owing to the presence of perennial water, and a mixture of riparian forest, upland scrub and chaparral habitats. The river and its forest habitat are known to support, or potentially can support a range of Special Status species, especially fishes, amphibians, and birds.

CONCLUSION

The Biological Constraints guidelines emphasize that “the conclusion is perhaps the most important section from the applicant’s point of view, as it is the section in which the consulting biologist informs the applicant of those areas on the site which should be avoided by future development.” “The section shall provide a clear statement of constraints, and a map of constraints, and consulting biologist’s opinion of the value of the biological resources on the site.”

The following items (in italics) are specifically required in this section of a Biological Constraints Analysis:

Incorporate findings of Site and Surrounding Area Characteristics Sections. Discuss ecological services provided (erosion control, fire resistance, maintenance of water quality, connectivity and movement of plants and animals)

The project site provides ecological services including intrinsic diversity (wide range of plant and animal species), erosion control (forest vegetation protects against major scouring on the river, fire resistance (hydrophytic forest vegetation provides a natural fuel break to lessen chances of fire crossing the river), maintains water quality (forest vegetation shades and

ameliorates water temperatures, and takes up nutrients such as nitrates and phosphates from the river), provides connectivity and opportunity for wildlife movement and gene flow (along the river corridor, and across the river between uplands on either side), and provides habitat for listed, or in-fact Threatened or Endangered, and Special Status species, especially fishes, amphibians, and birds.

Provide a clear statement of constraints (valuable resources, to preserve or avoid) and a map to show polygons

The Santa Clara River and attendant riparian forest canopy is the highest constraint on the project site, due to its high resource value and ecological services that it provides, as briefly mentioned above. In addition, it is subject to regulatory policies that preclude even minor modifications, unless compliant with appropriate permits and agreements with several local, state and federal agencies. Developed areas of the former Recreation and RV Park are also the least constrained, but activities there could directly or indirectly affect the riparian corridor constraint, such as becoming a source of contaminated runoff, being a starting point for wildland fire that could spread to large areas of upland terrain, affecting the watershed and water quality, increasing erosion, affects to Threatened or Endangered species, or creating impediments such as additional roads, fencing, noise or visual disturbance that could affect wildlife movement.

A map of Biological constraints, in ranked categories from least constrained (rank 1), to most constrained (rank 3) is provided in **Figure 4**. In the opinion of this biologist, the currently developed areas of the former RV Park and access roadways are *least constrained*. Upland areas of sagebrush are *moderately constrained*. However, activities there such as land clearing, road building, more structures, fencing, and noise and visual disturbances there could impair the potential for wildlife movement between habitats across the river, or along the river itself. The river channel and intact riparian forest resources are *highly constrained*. In the opinion of the biologist that has prepared this report, the biological resources of the project site are of high value. They are not necessarily unique, but they are an important adjunct to the already limited resource, i.e., the Santa Clara River.

Provide an Explicit Statement of prior reductions by development of the SEA, what is left, and how its function remains, relative to that when it was initially designated by county (e.g., what corridors are intact, blocked or eliminated)

The Santa Clara River SEA, while not dammed, or extensively channelized, has changed since its designation, for the worse. Extensive development within the watershed, especially in the greater Santa Clarita Valley and Newhall Ranch area has transformed the area into a large urban area, with increased light, glare, noise, traffic, runoff, pollution, and need for flood protection improvements for the growing human population. In the Cities of Santa Clarita and Fillmore, large residential and urban conversion *within the floodplain* have taken place, and the course of the river has had to be constrained by exposed concrete or back-buried levees to prevent flooding, sometimes without effective results. Mining of sand and gravel within the alluvial plain, as well as quarrying from upland open pits continues unabated, with ever increasing pressure for more mining. Estate style residential, and residential subdivisions have

increased dramatically, especially in the Acton and Crown Valley areas, and elsewhere throughout the watershed. Large areas of the riparian floodplain formerly dominated by willow scrub have now been replaced by invasive and noxious plant species such as giant reed and saltcedar. The potential for a catastrophic railroad accident involving a spill of oil or toxic chemicals into the river remains today. In summary, the important habitat resources and quality of the SEA have diminished significantly since designation, and can be expected to continue to degrade incrementally, or possibly even in one drastic event, under the increasing pressure of human population growth within the watershed.

Include or make explicit any assumptions and data, and steps taken to come to the conclusion

The explicit assumptions leading to this conclusion include the primary one: human population growth and infrastructure has taken place dramatically in the Santa Clara River basin, and it will probably continue to expand, exponentially, and unabated. This will create ever-increasing demand for conversion of open space to alternative uses, and this will be irreversible.

The requirement that the BCA include “recommendations to avoid impacts to sensitive biological resources” is included only in the BCA checklist, but not specifically included in the body of the guidelines. Nonetheless, it is a requirement, and it is addressed here.

At the meeting on October 2, 2000, SEATAC made several comments and recommendations as follows (verbatim):

1. Consult with Fish and Game prior to any improvement to the parking area adjacent to the riparian area or any repairs within the floodplain after flood events.
 2. Trash removal in the creek area to be included a part of on-going maintenance.
 3. Incorporate the suggested conditions on pages 24-25, 27 and 37 as mitigation measures for potential impacts to biological resources.
 4. Vegetation along the stream shall be protected.
 5. Applicant shall provide measures to prevent turbidity within the stream by preventing sediment from entering stream channel.
- (item 6 was a comment, not a recommendation)

The Item 3 (above) refers to conditions on pages of the original report, and these are repeated below, for the convenient referral by the Applicant and by SEATAC:

- “Park visitors shall be notified by signage (see sensitive fish, above) that all wildlife on the site is protected by state and federal regulations, and may not be harmed, captured, or removed without specific permitting from resource agencies.”
- Reptiles: “There is no practical measure available to protect these snakes other than to protect the riparian resources and post signage concerning wildlife species regulations.”
- Least Bell’s vireo, Willow flycatcher, (and other sensitive bird species): “USFWS and CDFG must be notified prior to initiating construction or improvements within riparian habitat areas.”

- **Wildlife Corridors and Habitat Linkages:** “No action should ever be taken within the Santa Clara River basin which would permanently obstruct terrestrial or freshwater corridors or habitat linkages.”
- **Water Quality:** “The use of pesticides, rodenticides, herbicides, fungicides and other topically applied chemicals shall be minimized throughout all landscaping portions of the site. These chemicals shall be used by licensed applicators only, and shall never be applied directly to open water systems, or within 100 feet of existing riparian areas.”
- “Septic systems shall not discharge to the river or its tributaries, nor shall they be discharged into the groundwater table adjacent to the river.”
- “Swimming pool water shall not be drained directly to the river unless it is completely devoid of chemical such as pool acids and chlorine.”

The report by FH&A (2000, page 21) also included several recommendations not evidently referenced in Item 3 of the SEATAC recommendations. With some redundancy to those above, these are repeated verbatim:

- Any alterations within the bed and bank of the river channel would require a Streambed Alteration Agreement from the CDFG prior to the commencement of work;
- All work shall be performed in a manner which is sensitive to the habitat values of the river channel, and to the presence of endangered species living therein (UTS), and limits to the extent possible removal or alteration of existing riparian habitat, retains unobstructed water flows through the site, generates no adverse changes in water quality, and limits human activity within the riparian zone; Construction activities;
- Any construction activities within 300 feet of the riparian habitat shall be implemented to minimize general disturbances to wildlife by confining the timing to periods outside the general breeding season (April-July) for raptors and riparian obligate migratory songbirds;
- The property owner shall post several informative signs along the margin of the riparian area, in English and Spanish, with the following wording:

<p>Sensitive Habitat Zone The areas behind this sign is high-value wildlife habitat, and the home to endangered species. Trash, loud music, paintball guns, slingshots or other weapons, and other similar activities are strictly prohibited.</p>
--

- No new facilities shall be situated adjacent to the riparian zone (no nearer than existing facilities), nor shall any activities which generate additional noise, lights, or other disturbances, be situated adjacent to the habitat areas. No activities shall be planned or permitted within the riparian zone, and existing trash and debris shall be gathered and removed to proper disposal areas;
- Activities which have the potential to adversely affect water quality within the riparian zone shall be carefully controlled or prohibited; these would include septic tank maintenance, draining chlorinated water from pools into the creek; storage or use of potentially toxic chemicals (herbicides, pesticides, oils, gasoline, solvents, etc.) within 300 feet of the

channel margin; mechanical clearance of channel vegetation (clearance, if necessary and permitted by CDFG, shall be done by hand).

A few additional measures recommended by Hovore are scattered throughout the previous report:

Bat Species: "As general constraints, outdoor lighting should be directed away from riparian woodland areas; pesticide use should be controlled as required by law, and never applied aerially to native habitat areas or around wetlands."

Fishes:

(verbatim) The following sign shall be printed in English and Spanish and posted in a conspicuous place at the entrance to the park and in front of the riparian habitat area:

**All plants and animals are protected by
state and federal law, and may not be
killed, harmed, captured or removed.**

Toxic spill or introductions to the surface water habitats of sensitive fish would be of considerably more concern, and to this end the following conditions are given:

- The grader presently parked at the margin of the channel leaks toxic fluids onto the soils above the channel. Theism machine should be relocated to the rear of the property, at least 100 feet away from the channel, and all leaks should be repaired. Contaminated soil around the grader (in its present location) shall be hand excavated and properly disposed of or removed from the site.
- Potentially toxic chemical may not be stored or applied topically within 300 feet of the river channel.
- No chlorinated pool water or other potentially polluted surface water discharge shall be permitted to enter the channel. If pool waters are drained to the river, they must be devoid of polluting chemicals before such discharge, and any such discharge must be properly permitted by water quality control agencies.
- Creation of open water ponds within this portion of the reach can provide habitat for non-native predators presently in the drainage (African clawed frogs, bullfrogs). The existing river channel shall be retained in a natural state, and not dammed or otherwise obstructed to create ponds. Non-native fish shall not be introduced into the system.

Finally, in response to identification of potential issues in the previous and present Biological Constraints Report regarding two federally listed species, the following recommendations, adapted from the appropriate Recovery Plan documents are presented below, for additional consideration:

Arroyo Toad² Specific Measures and Recommendations (USFWS 1999):

² Hovore noted that "habitat values for arroyo toad are not present on the site, and it is not known from anywhere within this reach of the river." Nevertheless, the site is within designated Critical Habitat for this species, and potentially suitable sandy terraces are present (see Figure 5d).

Paved and unpaved roads can have a negative effect on arroyo toads, especially roads on stream terraces close to breeding habitats. Toads crossing or foraging on paved roads are subject to high mortality, especially on rainy nights. Mortality is especially high on unpaved roads where increased food availability causes toads to congregate at night. Roads are especially a problem in campgrounds near breeding sites, where night traffic can kill many adults, especially on holiday weekends or hunting season when traffic levels are high.

Recreational activities in breeding and uplands including off-highway vehicle use, camping, fishing, hunting, hiking, mountain biking, water play, and horseback riding. Just a moderate number of people can cause serious impacts. Use of areas in early summer to fall is most damaging. People building small dams or digging out pools to create deeper pools for water play affects stream morphology and breeding sites. Nighttime vehicular or foot traffic can crush adults or subadults in open campground areas and on access roads. Recreationists, especially children may collect or sometimes kill toads. Light and noise pollution from campgrounds may reduce the calling rate of male arroyo toads. Fishermen and hunters often trample streamside gravel bars. Hikers, mountain bikers, and equestrians can increase erosion on streamside trails, leading to siltation of breeding pools, Hobbling or tethering horses in riparian areas, or allowing horses to play in streams, affects stream hydrology and can cause direct mortality of toads.

Standard Measures for Arroyo Toad:

- Access to sites shall be via pre-existing access routes to the greatest extent possible. Project related vehicle traffic should be limited to daylight hours.
- The footprint of disturbance shall be minimized to the greatest extent possible.
- A water pollution control plan shall be developed that describes sediment and hazardous materials control, dewatering or diversion structures, fueling and equipment management practices, and other factors deemed.
- Upstream and downstream limits of project disturbance plus lateral disturbance on either side of the stream shall be clearly defined and marked in the field.
- Projects should be designed to avoid placement of equipment and personnel within the stream channel or on sand and gravel bars and banks.
- Projects that cannot be conducted without placing equipment or personnel within the stream channel should be timed to avoid the breeding season (March-August).
- Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or sensitive habitats. All precautions should be taken to prevent release of cement or toxic substances into surface waters. All spills shall be cleaned up immediately, and contaminated soils removed to approved disposal areas.
- Erodible fill shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.

- Removal of native vegetation should be minimized.
- Bullfrogs and other exotic species which prey upon or displace listed species should be permanently removed from the wild
- To avoid attracting predators (raccoon, opossum, crow, raven) the area shall be kept as clean of debris as possible. All food related items shall be enclosed in sealed containers and regularly removed from the site.

Unarmored Threespine Stickleback Specific Recommendations (USFWS 1985):

The Recovery Plan for unarmored threespine stickleback (USFWS 1985) identifies numerous threats, but not all of these are pertinent to a discussion of potential impacts of the current project. Furthermore, no “standard mitigation measures” are identified in the Recovery Plan, as there are for arroyo toad. The threats identified in the Recovery Plan that *could* foreseeably result from this project fall into categories below, and for each, the current biologist presents a recommendation to ameliorate that threat in the context of this project:

- Stream channelization

Channelization increases stream velocity in pools, eliminates shallow backwaters, and reduces vegetation. Sticklebacks nest in calm water of pools with well developed vegetation and a slow, gentle current, and are far more abundant in pools and backwaters than in stream channels. Channelization increases peak flows during floods. Major floods have been observed to completely scour the upper Santa Clara River, resulting in severe declines in stickleback numbers. Any action that increases the potential for a scouring flood could cause complete extirpation of a stickleback population. **Recommendation:** Discontinue the practice of “armoring” the north bank of the stream channel with concrete and rock debris. Allow natural flood events to spread out over the floodplain. Protect structures and improvements at a closer distance, not at the margin of the low flow channels.

- Introduction of Predators and Competitors

Although this threat factor is largely outside of the control of this particular project, there are some actions that could be considered. According to the Recovery Plan (USFWS 1985): “Management of UTS presents some unusual problems not typically encountered in endangered species management.” “As a subspecies, the unarmored form is subject to introgression with the armored subspecies (*G. a. microcephalus*). Introduction of predators has been shown to select against the unarmored types, in favor of the armored types, thereby tending to eliminate the unique features of UTS. In particular, the African clawed frog, introduced into Agua Dulce Canyon in the 1970s, and first seen in the Soledad Canyon reaches of the Santa Clara River in 1984 is a severe threat to the stickleback.” Also, any improper disposal of refuse, especially food-related garbage encourages increases in other predators, including crows, ravens, opossums, and raccoons. **Recommendation:** Post informational signage at the project site to “be on the lookout” for this detrimental species, including a clearly identifiable photograph, and appropriate actions that staff and movie ranch users can undertake if they are observed. Encourage staff and ranch users of the need proper disposal of

food-related refuse, including food wrappings, in sealed containers. Promptly remove refuse to an approved off-site disposal area.

- Groundwater removal

As water is pumped from wells along the Santa Clara River, it presumably is replaced by water moving from the surface into the ground. Stickleback habitat expands and contracts in response to daily and annual cycles. If too much ground water is removed by pumping, stream segments may have reduced flows, increased water temperatures, or even become dry, reducing the habitat available for this species. **Recommendation:** Post signage that discloses the importance of water conservation for the preservation of stickleback. Encourage wise use of well water.

- Off-road vehicles

Ecological effects of off-road vehicle use are drastic, including vegetation reduction, increased erosion and runoff. OHVs indirectly affect sticklebacks by destroying riparian vegetation and removing obstacles to stream flow that in turn cause pools to form. ORVs bikes have been observed operating in stream beds and in pools used by stickleback. **Recommendation:** Strictly prohibit use of ORVs (as well as mountain bikes and equestrian use) other than on established roadways and parking areas, and especially within the riparian and streamside habitats.

- Impoundment of Waters

Although the Recovery Plan identifies this as threat, it does not specifically address the nature of that threat. It has been observed that the adjacent downstream occupants have impounded the stream to create a substantial lake area for their personal recreational pursuits. It is clearly a violation of Fish and Game Code, and Clean Water Act provisions. The raised dam and outflow to this impoundment creates an impediment to fish passage, including stickleback. The lake is not suitable habitat for stickleback, with increased water temperature, lack of vegetated backwaters, increased potential for predators including rainbow trout, green sunfish, fathead minnow, black bullhead, African clawed frog, bullfrog, crows, ravens, opossums, and raccoons. **Recommendation:** Prohibit any modifications to the stream channel or flows thereof, including minor excavations of pools or creation of small dams for waterplay. Post signage to alert any ranch users of this requirement.

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APPENDIX 1
List of Observed Vascular Plants

GROUP			Pop.	Pop.
Family	<i>Scientific Name</i>	Common Name	Size	Size
			Site	Area
FERNS and ALLIES				
Azollaceae				
	<i>Azolla filiculoides</i>	mosquito fern	a	a
Equisetaceae				
	<i>Equisetum hyemale</i> subsp. <i>affine</i>	common scouring rush	r	r
CONIFERS				
Cupressaceae				
	<i>Cupressus</i> cf. <i>arizonica</i>	(smooth) Arizona cypress	r	r
	<i>Cupressus sempervirens</i>	Italian cypress	r	r
Ephedraceae				
	<i>Ephedra nevadensis</i>	Nevada ephedra	r	r
Pinaceae				
	<i>Pinus</i> spp.	pinus, introduced	r	r
	<i>Pinus coulteri</i>	Coulter pine	r	r
FLOWERING PLANTS - MAGNOLIIDS				
Saururaceae				
	<i>Anemopsis californica</i>	yerba mansa	r	r
FLOWERING PLANTS - EUDICOTS				
Adoxaceae				
	<i>Sambucus nigra</i> subsp. <i>coerulea</i> [<= <i>S. mexicana</i> misappl.]		r	r
Aizoaceae				
	<i>Mesembryanthemum crystallinum?</i>	crystalline iceplant	r	r
Anacardiaceae				
	<i>Rhus aromatica</i> [<= <i>R. trilobata</i>]	skunk bush	r	r
Apocynaceae				
	<i>Nerium oleander</i>	common oleander	r	r
	<i>Vinca major</i>	greater periwinkle	r	r
Araliaceae				
	<i>Hedera</i> sp.	ivy	r	r
Asteraceae				
	<i>Ambrosia psilostachya</i>	western ragweed	c	c
	<i>Artemisia douglasiana</i>	mugwort	u	u
	<i>Artemisia dracunculus</i>	tarragon	u	u
	<i>Artemisia tridentata</i> subsp. <i>parishii</i>	(Parish's) big sagebrush	a	a
	<i>Baccharis salicifolia</i> subsp. <i>salicifolia</i>	mule fat	c	c
	<i>Cirsium vulgare</i>	bull thistle	u	u

<i>Corethrogyne filaginifolia</i>	California-Aster	u	u
<i>Cotula australis</i>	Australian Cotula	u	u
<i>Ericameria nauseosa</i> var. <i>hololeuca</i>	rubber rabbitbrush	c	c
<i>Erigeron canadensis</i> [<i>Conyza c.</i>]	horseweed	c	c
<i>Eriophyllum confertiflorum</i> var. <i>confertiflorum</i>	golden-yarrow	u	u
<i>Euthamia occidentalis</i>	western goldenrod	c	c
<i>Heterotheca grandiflora</i>	telegraph weed	u	u
<i>Lactuca serriola</i>	prickly lettuce	c	c
<i>Logfia filaginoides</i> [<i>L. californica</i>]	California cottonrose	u	u
<i>Malacothrix saxatilis</i> var. <i>tenuifolia</i>	Cliff Malacothrix	r	r
<i>Matricaria discoidea</i> [<= <i>M. matricarioides</i> misappl; <i>Chamomilla suaveolens</i>]	pineapple weed	u	u
<i>Pseudognaphalium californicum</i> [<i>Gnaphalium c.</i>]	California cudweed	r	r
<i>Senecio flaccidus</i> var. <i>douglasii</i>	Douglas' threadleaf ragwort	u	u
<i>Sonchus asper</i> subsp. <i>asper</i>	prickly sow thistle	u	u
<i>Sonchus oleraceus</i>	common sow thistle	r	r
<i>Taraxacum vulgare</i>	common dandelion	c	c
Betulaceae			
<i>Alnus rhombifolia</i>	white alder	r	r
Boraginaceae			
<i>Amsinckia tessellata</i> var. ?	desert fiddleneck	r	r
<i>Cryptantha muricata</i> var. ?	prickly-nut <i>Cryptantha</i>	r	r
<i>Eriodictyon crassifolium</i> var. ?	thick-leaved yerba santa	r	r
<i>Pectocarya linearis</i> subsp. <i>ferocula</i>	narrow-toothed <i>Pectocarya</i>	r	r
<i>Pectocarya setosa</i>	round-nut <i>pectocarya</i>	r	r
<i>Phacelia cicutaria</i> var. <i>hispida</i>	caterpillar <i>Phacelia</i>	r	r
<i>Phacelia distans</i>	distant <i>Phacelia</i>	r	r
<i>Phacelia ramosissima</i>	branching <i>Phacelia</i>	r	r
Brassicaceae			
<i>Brassica tournefortii</i>	tumble mustard	r	r
<i>Capsella bursa-pastoris</i>	shepherd's purse	u	u
<i>Hirschfeldia incana</i>	perennial shortpod	u	u
<i>Nasturtium officinale</i> [<= <i>Rorippa nasturtium-</i> <i>aquaticum</i>]	water cress	u	u
<i>Sisymbrium irio</i>	London rocket	c	c
<i>Sisymbrium orientale</i>	Oriental mustard	u	u
Cactaceae			
<i>Opuntia ficus-indica</i>	Mission prickly-pear	r	r
Chenopodiaceae			
<i>Atriplex canescens</i> var. <i>canescens</i>	four-wing saltbush	r	r

<i>Chenopodium album</i>	lamb's quarters	u	u
<i>Chenopodium murale</i>	nettle-leaf goosefoot	r	r
<i>Dysphania ambrosioides</i>	Mexican tea	r	r
[<i>Chenopodium a.</i>]			
<i>Salsola tragus</i>	Russian thistle	r	r
Convolvulaceae			
<i>Cuscuta</i> sp.	dodder	r	r
Cucurbitaceae			
<i>Cucurbita foetidissima</i>	buffalo gourd, calabazilla	r	r
<i>Marah macrocarpa</i>	chilicothe	r	r
Datisceae			
<i>Datisca glomerata</i>	Durango root	u	u
Fabaceae			
<i>Acemison glaber</i> var. <i>glaber</i>	deerweed, California	r	r
[<i>Lotus scoparius</i> var. <i>scoparius</i>]	broom		
<i>Lupinus concinnus</i>	bajada lupine	r	r
<i>Lupinus succulentus</i>	arroyo lupine	r	r
<i>Medicago polymorpha</i>	California burclover	u	u
<i>Melilotus indicus</i>	sourclover	c	c
Fagaceae			
<i>Quercus agrifolia</i> var. <i>agrifolia</i>	coast live oak	r	r
<i>Quercus berberidifolia</i>	scrub oak	r	r
Grossulariaceae			
<i>Ribes aureum</i> var. <i>gracillimum</i>	golden currant	u	u
Lamiaceae			
<i>Marrubium vulgare</i>	horehound	u	u
Loasaceae			
<i>Mentzelia</i> sp.	--	r	r
Malvaceae			
<i>Malacothamnus fasciculatus</i>	chaparral mallow	r	r
var. <i>fasciculatus</i>			
<i>Malva parviflora</i>	cheese weed, little mallow	c	c
Moraceae			
<i>Morus</i> sp.	mulberry	r	r
Onagraceae			
<i>Clarkia unguiculata</i>	elegant clarkia	r	r
<i>Epilobium ciliatum</i>	willowherb	u	u
<i>Oenothera elata</i>	(Hooker's) evening-	u	u
subsp. <i>hirsutissima</i>	primrose		
Papaveraceae			
<i>Eschscholzia caespitosa</i>	tufted poppy	r	r
Phrymaceae			
<i>Mimulus cardinalis</i>	cardinal monkeyflower	r	r
<i>Mimulus guttatus</i>	common monkeyflower	r	r

Plantaginaceae				
	<i>Keckiella cordifolia</i>	heart-leaf bush	r	r
		penstemon		
	<i>Veronica anagallis-aquatica</i>	water speedwell	c	c
Platanaceae				
	<i>Platanus racemosa</i>	western sycamore	r	r
Polygonaceae				
	<i>Eriogonum elongatum</i> var.	long-stem wild	r	r
	<i>elongatum</i>	buckwheat		
	<i>Eriogonum fasciculatum</i>	leafy California	u	u
	var. <i>foliolosum</i>	buckwheat		
	<i>Eriogonum fasciculatum</i>	Mojave California	r	r
	var. <i>polifolium</i>	buckwheat		
	<i>Rumex crispus</i>	curly dock	u	u
Ranunculaceae				
	<i>Clematis ligusticifolia</i>	western virgin's bower	u	u
Rosaceae				
	<i>Adenostoma fasciculatum</i> var.	chamise, greasewood	r	r
	<i>fasciculatum</i>			
	<i>Prunus ilicifolia</i> subsp. <i>ilicifolia</i>	islay, holly-leafed cherry	r	r
	<i>Pyracantha</i> sp.	firethorn	r	r
Salicaceae				
	<i>Populus fremontii</i> subsp. <i>fremontii</i>	alamo, Fremont poplar	u	u
	<i>Populus nigra</i>	black poplar, Lombardy poplar	r	r
		poplar		
	<i>Salix exigua</i> var. <i>hindsiana</i>	Hind's willow	c	c
	<i>Salix laevigata</i>	red willow	c	c
	<i>Salix lasiolepis</i>	arroyo willow	c	c
Solanaceae				
	<i>Datura wrightii</i>	Jimson weed	r	r
	<i>Nicotiana glauca</i>	tree tobacco	r	r
	<i>Solanum xanti</i>	purple nightshade	r	r
Tamaricaceae				
	<i>Tamarix ramosissima</i>	saltcedar	r	r
Ulmaceae				
	<i>Ulmus</i> sp.	elm	r	r
Urticaceae				
	<i>Urtica dioica</i> subsp. <i>holosericea</i>	hoary nettle	u	u
Viscaceae				
	<i>Phoradendron leucocarpum</i>	American mistletoe (on	r	r
	subsp. <i>macrophyllum</i>	<i>Populus</i>)		
	[<= <i>P. serotinum</i>			
	subsp. <i>m.</i> ; <= <i>P. macrophyllum</i>			
	subsp. <i>m.</i>] ³			

³ The name *P. macrophyllum* used in TJM1, changed to *P. serotinum* in TJM2 has subsequently been changed to *P. leucocarpum* ssp. See http://ucjeps.berkeley.edu/cgi-bin/get_cpn.pl?98416&expand=1

Vitaceae				
	<i>Vitis vinifera</i>	wine grape	r	r
FLOWERING PLANTS - MONOCOTS				
Agavaceae				
	<i>Agave americana</i>	century plant	r	r
	<i>Hesperoyucca whipplei</i> [<i>Yucca w.</i>]	Quixote plant, chaparral yucca	r	r
Arecaceae				
	<i>Washingtonia robusta</i>	Mexican fan palm	r	r
Cyperaceae				
	<i>Schoenoplectus californicus</i> [<i>Scirpus</i> c.]	southern bulrush	r	r
	<i>Carex</i> sp.	sedge	r	r
	<i>Cyperus eragrostis</i>	tall cyperus	r	r
	<i>Eleocharis</i> cf. <i>parishii</i>	spikerush	r	r
	<i>Scirpus microcarpus</i>	small-fruited bulrush	r	r
Juncaceae				
	<i>Juncus</i> sp.	rush	r	r
	<i>Juncus bufonius</i> var. <i>bufonius</i>	toad rush	r	r
	<i>Juncus rugulosus</i>	wrinkled rush	u	u
	<i>Juncus</i> cf. <i>xiphioides</i>	Iris-leaved rush	r	r
Poaceae				
	<i>Arundo donax</i>	giant reed	r	r
	<i>Avena barbata</i>	slender wild oat	c	c
	<i>Bromus diandrus</i>	ripgut grass	u	u
	<i>Bromus madritensis</i> subsp. <i>rubens</i>	red brome	a	a
	<i>Bromus tectorum</i>	cheat grass, downy chess	a	a
	<i>Bromus catharticus</i> var. <i>catharticus</i> [\leq <i>B. willdenovii</i>]	rescue grass	c	c
	<i>Hordeum murinum</i> subsp. <i>leporinum</i>	hare barley	c	c
	<i>Festuca microstachys</i> [\leq <i>Vulpia m.</i> var. <i>pauciflora</i>]	sixweeks fescue	r	r
	<i>Festuca myuros</i> [\leq <i>Vulpia m.</i> var. <i>m.</i>]	rattail sixweeks grass	a	a
	<i>Melica imperfecta</i>	little California melic	r	r
	<i>Poa annua</i>	annual bluegrass	a	a
	<i>Poa secunda</i> subsp. <i>secunda</i>	one-sided blue grass	u	u
	<i>Polypogon monspeliensis</i>	annual beard grass, rabbitfoot grass	a	a
	<i>Polypogon viridis</i> [<i>Agrostis v. A. semiverticillata</i>]	water beard grass	u	u

<i>Schismus barbatus</i>	Mediterranean grass	a	a
Themidaceae			
<i>Dichelostemma capitatum</i> subsp. <i>capitatum</i>	blue dicks	r	r
Typhaceae			
<i>Typha latifolia</i>	broad-leaf cattail	r	r

APPENDIX 1
Observed⁴ and Expected Vertebrate Fauna
 Amphibian and Reptile names per CNAH

CLASS		Pop.	Pop.
ORDER		Size	Size
FAMILY		Site	Area
<i>Scientific Name</i>	Common Name [status]		
FISHES			
OSTEICHTHYES			
SALMONIDAE - Trout and Salmon			
<i>Oncorhynchus mykiss</i> ⁵	rainbow trout	r	r
CYPRINIDAE - Minnows and Carp			
<i>Gila orcutti</i> ⁶	arroyo chub [SSC]	u	u
<i>Pimephales promelas</i> ⁷	fathead minnow	r	r
CATASTOMIDAE - Suckers			
<i>Catostomus santaanae</i> ⁸	Santa Ana sucker [FT, SSC]	u	u
ICTALURIDAE - Catfishes			
<i>Ameiurus melas</i> ⁹	black bullhead	r	r
POECILIDAE - Livebearers			
<i>Gambusia affinis</i> ¹⁰	western mosquitofish	u	u
GASTEROSTEIDAE - Sticklebacks			
<i>Gasterosteus aculeatus williamsoni</i> ¹¹	unarmored threespine stickleback [FE, SE, CFP]	r	r
CENTRARCHIDAE - Sunfishes			
<i>Lepomis cyanellus</i>	green sunfish	r	r
<i>Lepomis macrochirus</i>	bluegill	r	r
EMBIOTICIDAE- Surfperches			
AMPHIBIANS			
CAUDATA			
SALAMANDRIDAE - Newts			
<i>Taricha torosa</i>	California newt	r	r

⁴ Observed species on April 10, 2013 indicated in bold type.

⁵ "Southern California population of native, resident, non-migratory, rainbow trout are known only from coastal drainages, and are not recognized as taxonomically distinctive." Careful examination of some isolated headwater populations may disclose [such distinctive] forms, namely upper tributaries of: San Gabriel River, etc.

⁶ "Present but scarce in . . . ; upper San Gabriel River drainage."

⁷ "This bait fish is common and established in most if not all low gradient streams in [southern California], as well as in some lakes and reservoirs."

⁸ "Native populations still exist in the East, North and West Forks of the San Gabriel River."

⁹ "The most common bullhead in the streams and rocky areas of reservoirs."

¹⁰ "Found in almost all fresh and low salinity waters, and are continually being reintroduced by many mosquito abatement districts."

¹¹ "Absent from the Los Angeles Basin since the early 1950s." "Unsuccessful transplants of fish from upper Soledad Canyon: in September 1973 to the West Fork of the San Gabriel River just below Cogswell Reservoir."

PLETHODONTIDAE - Lungless

Salamanders

<i>Batrachoseps nigriventris</i>	blackbelly slender salamander	r	r
<i>Ensatina eschscholtzi</i> <i>eschscholtzi</i>	Monterey ensatina	r	r

ANURA

BUFONIDAE - True Toads

<i>Anaxyrus</i> ¹² [<i>Bufo</i>] <i>boreas</i> <i>halophilus</i>	California toad	c	a
<i>Anaxyrus</i> [<i>Bufo</i>] <i>californicus</i>	arroyo toad [FE, SSC]	r	r

HYLIDAE - Treefrogs

<i>Pseudacris</i> ¹³ [<i>Hyla</i>] <i>regilla</i>	Pacific chorus frog	c	a
<i>Pseudacris</i> [<i>Hyla</i>] <i>cadaverina</i>	California chorus frog	r	r

RANIDAE - True Frogs

<i>Lithobates</i> ¹⁴ [<i>Rana</i>] <i>catesbeianus</i>	bullfrog	c	a
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PIPIDAE - Tongueless Frogs

<i>Xenopus laevis</i>	African clawed frog	r	u
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REPTILES

TESUDINES

EMYDIDAE - Box and Water

Turtles

<i>Trachemys scripta elegans</i>	red-eared slider	r	u
<i>Actinemys marmorata</i>	pond turtle [SSC]	r	u

SQUAMATA

GECKONIDAE - Geckos

<i>Coleonyx variegatus</i> <i>variegatus</i>	desert banded gecko	r	r
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IGUANIDAE - Iguanid Lizards

<i>Sceloporus occidentalis</i> <i>longipes</i>	Great Basin fence lizard	c	a
<i>Uta stansburiana elegans</i>	California side-blotched lizard	c	a
<i>Phrynosoma blainvillii</i> ¹⁵	coast horned lizard [SSC]	r	u

¹² Frost, Grant, Faivovich, Bain, Haas, Haddad, De Sá, Channing, Wilkinson, Donnellan, Raxworthy, Campbell, Blotto, Moler, Drewes, Nussbaum, Lynch, Green & Wheeler (2006. The Amphibian Tree of Life. Bulletin of the American Museum of Natural History 297: 1-370) restricted the genus *Bufo* to the eastern hemisphere and replaced it in North America (north of México) with three genera, as follows: Nearctic Toads (*Anaxyrus* Tschudi, 1845), Neotropical Toads (*Chaunus* Wagler, 1828), and Middle American Toads (*Cranopsis* Cope, 1875).

¹³ da Silva (1997 Journal of Herpetology 31(4): 609-613) presented evidence (Figs. 3, 4) that *Hyla cadaverina* and *H. regilla* are more closely related to frogs of the genus *Pseudacris* (as currently recognized) than to the genus *Hyla* (as currently recognized).

¹⁴ Frost, Grant, Faivovich, Bain, Haas, Haddad, De Sá, Channing, Wilkinson, Donnellan, Raxworthy, Campbell, Blotto, Moler, Drewes, Nussbaum, Lynch, Green & Wheeler (2006. The Amphibian Tree of Life. Bulletin of the American Museum of Natural History 297: 1-370) divided the North American (north of México) members of the Family Ranidae into two genera, the North American True Frogs (*Lithobates* Fitzinger, 1843) and Pacific True Frogs (*Rana* Linnaeus, 1758). Che et al. (2007 Molecular Phylogenetics and Evolution 43: 1-13) provided additional evidence to support the recommendation of Frost et al. (2006; see above) that North American ranid frogs be placed in two genera, *Rana* and *Lithobates*.

¹⁵ Montanucci [2004 Geographic variation in *Phrynosoma coronatum* (Lacertilia, Phrynosomatidae): Further evidence for a Peninsular Archipelago. Herpetologica 60(1): 117-139] restricted the name *coronatum* to populations in southern Baja California. He applied name *Phrynosoma blainvillii* to all populations in the United States. Standard common name remains Coast Horned Lizard.

XANTUSIIDAE - Night Lizards			
<i>Xantusia vigilis vigilis</i>	desert night lizard	r	r
SCINCIDAE - Skinks			
<i>Plestiodon</i> ¹⁶ <i>skiltonianus</i>	western skink	u	u
<i>skiltonianus</i>			
<i>Plestiodon gilberti</i>	western redtail skink	r	r
<i>rubricaudatus</i>			
TEIIDAE - Whiptail Lizards			
<i>Aspidoscelis</i> ¹⁷ <i>tigris</i>	coastal whiptail [SA]	u	c
<i>stejnegeri</i> ¹⁸			
<i>Aspidoscelis tigris tigris</i>	Great Basin whiptail	u	c
ANGUIDAE - Alligator Lizards			
<i>Elgaria multicarinata webbia</i>	San Diego alligator lizard	u	c
ANNIELLIDAE - California			
Legless Lizards			
<i>Anniella pulchra pulchra</i>	silvery legless lizard [SSC]	r	r
LEPTOTYPHLOPIDAE - Slender			
Blind Snakes			
<i>Leptotyphlops humilis</i>	southwestern blind snake	r	r
<i>humilis</i>			
BOIDAE - Boas			
<i>Charina trivirgata</i> ^{19,20}	rosy boa [SSC]	r	r
COLUBRIDAE - Colubrid Snakes			
<i>Diadophis punctatus</i>	San Bernardino ringneck snake	r	u
<i>modestus</i>	[SA]		
<i>Coluber mormon</i>	California racer	r	u
<i>Masticophis lateralis lateralis</i>	chaparral whipsnake (California striped racer)	u	c

¹⁶ Hugh Griffith, Andre Ngo, and Robert W. Murphy (2000. A cladistic evaluation of the cosmopolitan genus *Eumeces* Wiegmann (Reptilia, Squamata, Scincidae). Russian Journal of Herpetology 7(1): 1-16) partitioned the genus *Eumeces*. Below is their abstract: A phylogenetic analysis of morphological characters shows that the scincid lizard genus *Eumeces* Wiegmann, 1834 is paraphyletic. East Asian and New World *Eumeces* form a clade referred to as the Pariocela section. A petition filed with the ICZN designates *Lacerta fasciata* Linnaeus 1758 as the type species of *Eumeces*, and, therefore, the Pariocela section retains the name *Eumeces*. Members of the *schneiderii* and *taeniolatus* species groups are more closely related to the genera *Scincopus* Peters and *Scincus* Laurenti than to other *Eumeces*. The *taeniolatus* species group is the sister group to the *schneiderii* species group plus *Scincopus* and *Scincus*, and requires generic status. *Eurylepis* Blyth, 1854 is the oldest available name for the *taeniolatus* group, and the *schneiderii* group is placed in a new genus. The three species of the Middle American *schwartzii* species group form a clade that cannot be associated with any other group of *Eumeces* and, therefore, they are also placed in a new genus. Key words: *Eumeces*, *Eurylepis*, *Mesoscincus*, *Novoeumeces*, *Scincidae*, *Scincus*, *Scincopus*; Systematics.

¹⁷ Reeder, Cole, & Dessauer (2002 American Museum of Natural History Novitates 3365: 1-61) placed all North American (north of Mexico) species of *Cnemidophorus* in the genus *Aspidoscelis* Fitzinger, 1843. This changes the emendations for many of the taxa recognized in Collins & Taggart (2002 Standard Common and Current Scientific Names for North American Amphibians, Turtles, Reptiles, and Crocodylians. Fifth Edition). CNAH Note: This important paper was received too late to be considered for inclusion in Collins & Taggart (2002 op. cit.). Obviously, it will be considered for the upcoming sixth edition.

¹⁸ Occurrence of the coastal subspecies, which is sensitive is questionable. Hovore thought it was the Great Basin subspecies in this section of Soledad Canyon.

¹⁹ Dustin A. Wood, Robert N. Fisher & Tod W. Reeder (2008. Molecular Phylogenetics & Evolution 46: 484-502), using mtDNA and the evolutionary species concept, partitioned this taxon into two species, *Lichanura trivirgata* Cope, 1861 and *Lichanura orcutti* Stejneger, 1889. *L. trivirgata* retains the standard common name, Mexican Rosy Boa; *L. orcutti* takes the standard common name, Desert Rosy Boa. The authors found no evidence to support the continued recognition of the races *L. t. gracia* or *L. t. roseofusca*.

²⁰ California specimens are referred to *Lichanura trivirgata myriolepis* by Spiteri (1993).

<i>Masticophis flagellum piceus</i>	red coachwip	u	c
<i>Salvadora hexalepis virgultea</i>	coast patchnose snake [SSC]	r	r
<i>Arizona occidentalis</i>	California glossy snake	r	r
<i>occidentalis</i>			
<i>Pituophis catenifer annectens</i>	San Diego gopher snake	u	c
<i>Lampropeltis getula californiae</i>	California kingsnake	u	c
<i>Lampropeltis zonata</i> ²¹	coast (California) mountain	r	r
<i>multifasciata</i>	kingsnake		
<i>Lampropeltis zonata parvirubra</i>	San Bernardino (California) mountain kingsnake [SSC]	r	r
<i>Rhinocheilus lecontei</i>	longnose snake	r	r
<i>Thamnophis hammondi</i>	two-striped garter snake [SSC]	r	r
<i>Thamnophis sirtalis</i> ssp.	South Coast garter snake [SSC]	r	r
<i>Tantilla planiceps</i> ²²	western blackhead snake	r	r
<i>Trimorphodon lyrophanes</i>	Baja California lyre snake	r	r
<i>Hypsiglena torquata nuchalata</i> ²³	California night snake	r	r
VIPERIDAE - Vipers			
<i>Crotalus helleri</i>	southern Pacific rattlesnake	u	c

BIRDS

CICONIIFORMES

ARDEIDAE - Bitterns and

Hérons

<i>Botaurus lentiginosus</i>	American bittern [SA]	r	r
<i>Ardea herodias</i>	great blue heron [SA]	u	c
<i>Ardea alba</i>	great egret [SA]	r	u
<i>Egretta thula</i>	snowy egret [SSC]	r	u
<i>Egretta tricolor</i>	tricolored heron	r	r
<i>Bubulcus ibis</i>	cattle egret	r	r
<i>Butorides striatus</i>	green heron	r	r
<i>Nycticorax nycticorax</i>	black-crowned night heron [SA]	r	r

CATHARTIDAE - New World

²¹ Rodriguez-Robles, Denardo and Staub (1999 Molecular Ecology 8: 1923-1934) demonstrated that characters originally used to define all subspecies of this snake are unreliable, and questioned whether any of them deserve recognition.

²² CNAH recognizes no subspecies.

²³ Mulcahy (2008). Phylogeography and species boundaries of the western North American Night Snake (*Hypsiglena torquata*): Revisiting the Subspecies Concept. Molecular Phylogenetics and Evolution 46: 1095-1115), using mtDNA, assigned the name *Hypsiglena torquata* to populations found only in Mexico, and divided this genus in the United States into four species (one undescribed). They are: *Hypsiglena chlorophaea* Cope, 1860 (Desert Night Snake), *Hypsiglena jani* (Chihuahuan Night Snake), *Hypsiglena ochrorhyncha* (Coast Night Snake), and *Hypsiglena* sp. (Hooded Night Snake). In addition, he stated (page 1110) that "it is advantageous to recognize the basal monophyletic groups as species, but to also maintain the subspecific designations to represent putative incipient species in this diverse group. Future studies can then focus within each of these major clades to investigate these lineages. Subspecific nomenclature not only provides names for these putative species, but also provides important taxonomic resolution for wildlife management agencies." CNAH agrees that the basal monophyletic lineages should be recognized as species, but we think "putative incipient species" currently named as subspecies are better stored in the synonymy of their relevant species rather than clutter the literature with names that may or may not have any evolutionary significance. Nor do we think that wildlife management priorities have any place in a science dedicated to revealing the diversity of life on earth. Thus, CNAH does not list any races for the three currently recognized species of the genus *Hypsiglena* occurring in the United States.

Vultures			
<i>Cathartes aura</i>	turkey vulture	r	c
ANSERIFORMES			
ANATIDAE - Swans, Geese and			
Ducks			
<i>Branta canadensis</i>	Canada goose	r	c
<i>Branta bernicla</i>	brant [SSC]	r	r
<i>Aix sponsa</i>	wood duck	r	r
<i>Anas strepera</i>	gadwall	r	r
<i>Anas penelope</i>	Eurasian wigeon	r	r
<i>Anas americana</i>	American wigeon	r	r
<i>Anas platyrhynchos</i>	mallard	u	c
<i>Anas discors</i>	blue-winged teal	r	r
<i>Anas cyanoptera</i>	cinnamon teal	r	r
<i>Anas clypeata</i>	northern shoveler	r	r
<i>Anas acuta</i>	northern pintail	r	r
<i>Anas crecca</i>	green-winged teal	r	r
<i>Aythya valisneria</i>	canvasback [SA]	r	r
<i>Aythya americana</i>	redhead [SSC]	r	r
<i>Aythya collaris</i>	ring-necked duck	r	r
<i>Aythya affinis</i>	lesser scaup	r	r
<i>Bucephala albeola</i>	bufflehead	r	r
<i>Bucephala clangula</i>	common goldeneye	r	r
<i>Lophodytes cucullatus</i>	hooded merganser	r	r
<i>Mergus merganser</i>	common merganser	r	r
<i>Oxyura jamaicensis</i>	ruddy duck	r	c
FALCONIFORMES			
ACCIPITRIDAE - Hawks, Old			
World Vultures, Eagles, and			
Harriers			
<i>Elanus leucurus</i>	white-tailed kite [SA, CFP]	r	r
<i>Haliaeetus leucocephalus</i>	bald eagle [F delisted, SE, CFP]	r	r
<i>Circus cyaneus</i>	northern harrier [SSC]	r	r
<i>Accipiter striatus</i>	sharp-shinned hawk [SA]	r	u
<i>Accipiter cooperii</i>	Cooper's hawk [SA]	r	u
<i>Buteo lineatus</i>	red-shouldered hawk	r	u
<i>Buteo jamaicensis</i>	red-tailed hawk	r	u
<i>Buteo regalis</i>	ferruginous hawk [SA]	r	r
<i>Aquila chrysaetos</i>	golden eagle [SA, CFP]	r	u
FALCONIDAE - Falcons			
<i>Falco sparverius</i>	American kestrel	r	u
<i>Falco columbarius</i>	merlin [SA]	r	r
<i>Falco peregrinus anatum</i>	American peregrine falcon	r	r
	[F delisted, S delisted, CFP]		
<i>Falco mexicanus</i>	prairie falcon [SA]	r	r
GALLIFORMES			

ODONTOPHORIDAE - New			
World Quail			
<i>Oreoryx pictus</i>	mountain quail	r	r
<i>Callipepla californica</i>	California quail	c	c
GRUIFORMES			
RALLIDAE - Rails, Gallinules and			
Coots			
<i>Rallus limicola</i>	Virginia rail	r	r
<i>Porzana carolina</i>	sora	r	r
<i>Gallinula chloropus</i>	common moorhen	r	r
<i>Fulica americana</i>	American coot	u	u
CHARADRIIFORMES			
CHARADRIIDAE - Plovers and			
relatives			
<i>Charadrius vociferus</i>	killdeer	u	c
SCOLOPACIDAE - Sandpipers			
and relatives			
<i>Arctitis macularia</i>	spotted sandpiper	r	u
<i>Calidris minutilla</i>	least sandpiper	r	r
<i>Gallinago gallinago</i>	common snipe	r	r
LARIDAE - Gulls and Terns			
<i>Larus delawarensis</i>	ring-billed gull	r	r
<i>Larus californicus</i>	California gull [SA]	c	a
COLUMBIFORMES			
COLUMBIDAE - Doves and			
Pigeons			
<i>Columba livia</i>	rock dove	u	a
<i>Columba fasciata</i>	band-tailed pigeon	r	u
<i>Streptopelia chinensis</i>	spotted dove	r	r
<i>Zenaida macroura</i>	mourning dove	c	a
CUCULIFORMES			
CUCULIDAE - Cuckoos			
<i>Coccyzus americanus</i>	western yellow-billed cuckoo	r	r
<i>occidentalis</i>	[SE, FC]		
<i>Geococcyx americanus</i>	greater roadrunner	u	u
STRIGIFORMES			
TYTONIDAE - Barn Owls			
<i>Tyto alba</i>	barn owl	u	u
STRIGIDAE - Typical Owls			
<i>Otus kennicottii</i>	western screech-owl	u	u
<i>Bubo virginianus</i>	great-horned owl	u	u
<i>Glaucidium gnoma</i>	northern pygmy owl	r	r
<i>Athene cunicularia hypugea</i>	burrowing owl [SSC]	r	r
<i>Strix occidentalis occidentalis</i>	California spotted owl [SA]	r	r
<i>Asio otus</i>	long-eared owl [SSC]	r	r
CAPRIMULGIFORMES			

CAPRIMULGIDAE - Goatsuckers			
(Nightjars)			
<i>Chordeiles acutipennis</i>	lesser nighthawk	r	u
<i>Phalaenoptilus nuttallii</i>	common poorwill	r	u
APODIFORMES			
APODIDAE - Swifts			
<i>Aeronautes saxatalis</i>	white-throated swift	c	a
<i>Chaetura vauxi</i>	Vaux's swift [SSC]	u	u
TROCHILIDAE - Hummingbirds			
<i>Archilochus alexandri</i>	black-chinned hummingbird	u	c
<i>Calypte anna</i>	Anna's hummingbird	c	c
<i>Calypte costae</i>	Costa's hummingbird [SA]	c	c
<i>Selasphorus rufus</i>	rufous hummingbird [SA]	r	r
<i>Selasphorus sasin</i>	Allen's hummingbird [SA]	r	r
CORACIIFORMES			
ALCEDINIDAE - Kingfishers			
<i>Ceryle alcyon</i>	belted kingfisher	r	u
PICIFORMES			
PICIDAE - Woodpeckers			
<i>Melanerpes formicivorus</i>	acorn woodpecker	u	c
<i>Sphyrapicus ruber</i>	red-breasted sapsucker [SA]	r	u
<i>Picoides nuttallii</i>	Nuttall's woodpecker [SA]	c	c
<i>Picoides pubescens</i>	downy woodpecker	u	u
<i>Picoides villosus</i>	hairy woodpecker	r	r
<i>Colaptes auratus</i>	northern flicker (red-shafted)	c	c
PASSERIFORMES			
TYRANNIDAE - Tyrant			
Flycatchers			
<i>Contopus cooperi</i>	olive-sided flycatcher [SA]	r	r
<i>Contopus sordidulus</i>	western wood-pewee	r	r
<i>Empidonax trailii extimus</i>	southwestern willow flycatcher [FE, SE]		
<i>Empidonax hammondii</i>	Hammond's flycatcher	r	r
<i>Empidonax oberholseri</i>	dusky flycatcher	r	r
<i>Empidonax difficilis</i>	Pacific-slope flycatcher	u	u
<i>Sayornis nigricans</i>	black phoebe	c	c
<i>Sayornis saya</i>	Say's phoebe	r	u
<i>Pyrocephalus rubinus</i>	vermillion flycatcher [SSC]	r	r
<i>Myiarchus cinerascens</i>	ash-throated flycatcher	u	c
<i>Tyrannus vociferans</i>	Cassin's kingbird	c	c
<i>Tyrannus verticalis</i>	western kingbird	c	c
LANIIDAE - Shrikes			
<i>Lanius ludovicianus</i>	loggerhead shrike [SSC]	r	u
VIREONIDAE - Vireos			
<i>Vireo bellii pusillus</i>	least Bell's vireo [SE, FE]	r	r
<i>Vireo cassinii</i>	Cassin's (solitary) vireo	r	r

<i>Vireo huttoni</i>	Hutton's vireo	r	r
<i>Vireo gilvus</i>	warbling vireo	r	r
CORVIDAE - Crows, Jays, and Magpies			
<i>Cyanocitta stelleri</i>	Steller's jay	r	u
<i>Aphelocoma californica</i>	western scrub-jay	c	a
<i>Corvus brachyrhynchos</i>	American crow	c	c
<i>Corvus corax</i>	common raven	c	c
ALAUDIDAE - Larks			
<i>Eremophila alpestris actia</i>	California horned lark [SSC]	r	r
HIRUNDINIDAE - Swallows			
<i>Progne subis</i>	purple martin [SSC]	r	r
<i>Tachycineta bicolor</i>	tree swallow	r	r
<i>Tachycineta thalassina</i>	violet-green swallow	u	u
<i>Stelgidopteryx serripennis</i>	northern rough-winged swallow	c	a
<i>Petrochelidon pyrrhonota</i>	cliff swallow	c	a
<i>Hirundo rustica</i>	barn swallow	u	c
PARIDAE - Chickadees and Titmice			
<i>Poecile gambeli</i>	mountain chickadee	r	r
<i>Baeolophus inornatus</i>	oak titmouse [SA]	u	c
AEGITHALIDAE - Bushtits			
<i>Psaltriparus minimus</i>	bushit	c	a
SITTIDAE - Nuthatches			
<i>Sitta canadensis</i>	red-breasted nuthatch	u	u
<i>Sitta carolinensis</i>	white-breasted nuthatch	u	c
CERTHIIDAE - Creepers			
<i>Certhia americana</i>	brown creeper	r	r
TROGLODYTIDAE - Wrens			
<i>Campylorhynchus brunneicapillus anthonyi</i>	cactus wren	r	r
<i>Salpinctes obsoletus</i>	rock wren	r	u
<i>Catherptes mexicanus</i>	canyon wren	u	u
<i>Thryomanes bewickii</i>	Bewick's wren	c	c
<i>Troglodytes aedon</i>	house wren	c	c
<i>Troglodytes troglodytes</i>	winter wren	r	r
<i>Cistothorus palustris</i>	marsh wren	r	r
REGULIDAE - Kinglets			
<i>Regulus satrapa</i>	golden-crowned kinglet	u	u
<i>Regulus calendula</i>	ruby-crowned kinglet	c	c
SYLVIIDAE - Gnatcatchers			
<i>Polioptila caerulea</i>	blue-gray gnatcatcher	u	u
TURDIDAE - Thrushes			
<i>Sialia mexicana</i>	western bluebird	c	c
<i>Sialia currucoides</i>	mountain bluebird	r	r
<i>Myadestes townsendi</i>	Townsend's solitaire	u	u

<i>Catharus ustulatus</i>	Swainson's thrush	r	r
<i>Catharus guttatus</i>	hermit thrush	u	u
<i>Turdus migratorius</i>	American robin	c	a
<i>Ixoreus naevius</i>	varied thrush	r	r
TIMALIIDAE - Wrentit			
<i>Chamaea fasciata</i>	wrentit	c	a
MIMIDAE - Mimic Thrushes			
<i>Mimus polyglottos</i>	northern mockingbird	c	a
<i>Toxostoma redivivum</i>	California thrasher [SA]	u	u
<i>Toxostoma lecontei</i>	Le Conte's thrasher [SSC]	r	r
STURNIDAE - Starlings and Mynas			
<i>Sturnus vulgaris</i>	European starling	c	a
MOTACILLIDAE - Wagtails and Pipits			
<i>Anthus rubescens</i>	American pipit	u	u
BOMBYCILLIDAE- Waxwings			
<i>Bombycilla cedrorum</i>	cedar waxwing	u	c
PTILOGONATIDAE- Silky Flycatchers			
<i>Phainopepla nitens</i>	phainopepla	u	u
PARULIDAE - Warblers			
<i>Vermivora peregrina</i>	Tennessee warbler	r	r
<i>Vermivora celata</i>	orange-crowned warbler	r	r
<i>Vermivora ruficapilla</i>	Nashville warbler	r	r
<i>Vermivora virginiae</i>	Virginia's warbler [SSC]	r	r
<i>Dendroica petechia brewsteri</i>	yellow warbler [SSC]	r	r
<i>Dendroica coronata</i>	(Audubon's) yellow-rumped warbler	c	a
<i>Dendroica coronata</i>	(myrtle) yellow-rumped warbler	r	r
<i>Dendroica nigrescens</i>	black-throated gray warbler	u	u
<i>Dendroica townsendi</i>	Townsend's warbler	u	u
<i>Dendroica occidentalis</i>	hermit warbler [SA]	r	r
<i>Mniotilta varia</i>	black and white warbler	r	r
<i>Oporornis tolmiei</i>	McGillivray's warbler	r	r
<i>Geothlypis trichas</i>	common yellowthroat	u	u
<i>Wilsonia pusilla</i>	Wilson's warbler	u	u
<i>Icteria virens</i>	yellow-breasted chat [SSC]	r	r
THRAUPIDAE - Tanagers			
<i>Piranga ludoviciana</i>	western tanager	r	u
EMBERIZIDAE - Sparrows			
<i>Pipilo maculatus</i>	spotted towhee	c	c
<i>Pipilo crissalis</i>	California towhee	c	a
<i>Aimophila ruficeps canescens</i>	southern California rufous-crowned sparrow [SSC]	r	u
<i>Spizella passerina</i>	chipping sparrow [SA]	u	u

<i>Spizella atrogularis</i>	black-chinned sparrow [SA]	r	r
<i>Chondestes grammacus</i>	lark sparrow [SA]	c	c
<i>Amphispiza belli belli</i>	Bell's sage sparrow [SA]	r	r
<i>Ammodramus sandwichensis nevadensis</i>	savannah sparrow	u	u
<i>Ammodramus savannarum</i>	grasshopper sparrow	r	r
<i>Passerella iliaca</i>	fox sparrow	u	u
<i>Melospiza melodia</i>	song sparrow	u	c
<i>Melospiza lincolni</i>	Lincoln's sparrow	r	r
<i>Zonotrichia leucophrys</i>	white-crowned sparrow	c	a
<i>Zonotrichia atricapilla</i>	golden-crowned sparrow	c	c
<i>Junco hyemalis oregonus</i>	dark-eyed junco (Oregon)	c	a
CARDINALIDAE - Cardinals, Grosbeaks, Orioles and Blackbirds			
<i>Pheucticus ludovicianus</i>	rose-breasted grosbeak	r	r
<i>Pheucticus melanocephalus</i>	black-headed grosbeak	c	c
<i>Guiraca caerulea</i>	blue grosbeak	r	r
<i>Passerina amoena</i>	Lazuli bunting	r	r
<i>Passerina cyanea</i>	indigo bunting	r	r
<i>Agelaius phoeniceus</i>	red-winged blackbird	c	c
<i>Sturnella neglecta</i>	western meadowlark	u	c
<i>Euphagus cyanocephalus</i>	Brewer's blackbird	c	a
<i>Quiscalis mexicanus</i>	great-tailed grackle	u	u
<i>Molothrus ater</i>	brown-headed cowbird	u	u
<i>Icterus cucullatus</i>	hooded oriole	u	u
<i>Icterus galbula</i>	Baltimore oriole	r	r
<i>Icterus bullockii</i>	Bullock's oriole	u	u
FRINGILIDAE - Finches			
<i>Carpodacus purpureus</i>	purple finch	r	r
<i>Carpodacus mexicanus</i>	house finch	c	a
<i>Carduelis pinus</i>	pine siskin	u	u
<i>Coccothraustes vespertinus</i>	evening grosbeak	r	r
<i>Carduelis psaltria</i>	lesser goldfinch	c	a
<i>Carduelis lawrencei</i>	Lawrence's goldfinch [SA]	r	r
<i>Carduelis tristis</i>	American goldfinch	u	u
PASSERIDAE - Weaver Finches			
<i>Passer domesticus</i>	house sparrow	c	a
MAMMALS			
MARSUPIALIA			
DIDELPHIIDAE - Opossums			
<i>Didelphis marsupialis virginiana</i>	Virginia opossum	u	u
INSECTIVORA			

SORICIDAE - Shrews

<i>Notiosorex crawfordi</i> <i>crawfordi</i>	desert shrew	r	r
<i>Sorex ornatus ornatus</i>	ornate shrew	r	r
<i>Sorex vagrans parvidens</i>	vagrant shrew	r	r

TALPIDAE - Moles

<i>Scapanus latimanus occultus</i>	broad-handed mole [s CA]	u	u
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CHIROPTERA

VESPERTILIONIDAE - Mouse-eared Bats

<i>Myotis thysanodes</i> <i>thysanodes</i>	fringed myotis [SA]	r	r
<i>Myotis evotis evotis</i>	long-eared myotis [SA]	r	r
<i>Myotis californicus</i> <i>californicus</i>	California myotis	r	r
<i>Myotis ciliolabrum</i> (<i>subulatus</i> , <i>leibii</i>)	small-footed myotis [SA]	r	r
<i>Myotis occultus</i> (<i>lucifugus</i> o.)	occult little brown bat (Arizona myotis) [SSC]	r	r
<i>Myotis yumanensis</i>	Yuma myotis [SA]	r	r
<i>Myotis velifer velifer</i>	cave myotis [SA]	r	r
<i>Myotis volans interior</i>	hairy-winged (long-legged) myotis [SA]	r	r
<i>Lasionycteris noctivagans</i>	silver-haired bat	r	r
<i>Leptonycteris curasoae</i> <i>yerbabuenae</i>	southern long-nosed bat	r	r
<i>Lasiurus cinereus cinereus</i>	hoary bat [SA]	r	r
<i>Lasiurus blossevillii frantzii</i> ²⁴	western red bat [SA]	r	r
<i>Pipistrellus hesperus</i> <i>merriami</i> ²⁵	western pipistrelle	r	r
<i>Eptesicus fuscus bernardinus</i>	big brown bat	u	u
<i>Euderma maculata</i>	spotted bat [SSC]	r	r
<i>Corynorhinus townsendii</i> <i>pallescens</i>	pale big-eared bat [SSC]	r	r
<i>Antrozous pallidus pacificus</i>	pallid bat [SSC]	u	u

MOLOSSIDAE - Free-tailed Bats

<i>Eumops perotis californicus</i>	California (western) mastiff bat [SSC]	r	r
<i>Tadarida brasiliensis</i> <i>mexicana</i>	Brazilian (Mexican) free-tailed bat	r	r
<i>Nyctinomops macrotis</i>	big free-tailed bat [SSC]	r	r

LAGOMORPHA

LEPORIDAE - Hares and Rabbits

²⁴ Recently segregated taxonomically from eastern red bat, *Lasiurus borealis* (see discussion in Constantine, 1998).

²⁵ Subspecies that may occur here is uncertain on the desert slope of the San Gabriel Mountains. According to McLaughlin (1959), subspecies *hesperus* is in the desert regions and subspecies *merriami* is in interior mountain ranges.

<i>Lepus californicus bennettii</i> ²⁶	San Diego black-tailed jackrabbit [SSC]	r	r
<i>Lepus californicus deserticola</i>	black-tailed hare (jackrabbit)	r	r
<i>Sylvilagus audubonii sanctidiegi</i>	desert cottontail	c	a
<i>Sylvilagus bachmani cinerascens</i>	brush rabbit	u	c
RODENTIA			
SCIURIDAE - Squirrels			
<i>Tamias merriami merriami</i>	Merriam's chipmunk	r	u
<i>Spermophilus beechyi fisheri</i> ²⁷	California ground squirrel	c	a
<i>Sciurus griseus anthonyi</i>	western gray squirrel	c	c
GEOMYIDAE - Pocket Gophers			
<i>Thomomys bottae mohavensis</i>	Botta's pocket gopher	c	a
HETEROMYIDAE - Pocket and Kangaroo Mice and Rats			
<i>Perognathus longimembris brevinasus</i> ²⁸	Los Angeles pocket mouse [SSC]	r	r
<i>Perognathus longimembris longimembris</i>	Pacific pocket mouse	r	r
<i>Chaetodipus californicus dispar</i>	California pocket mouse	r	r
<i>Dipodomys agilis agilis</i> ²⁹	Pacific kangaroo rat	u	u
<i>Dipodomys agilis perplexus</i>	Pacific kangaroo rat	u	u
CRICETIDAE - New World Mice, Rats, Lemmings, Voles			
<i>Reithrodontomys megalotis megalotis</i>	western harvest mouse	u	c
<i>Peromyscus boylii rowleyi</i>	brush mouse	c	a
<i>Peromyscus californicus insignis</i>	parasitic (California) mouse	u	u
<i>Peromyscus eremicus eremicus</i>	cactus mouse	u	u
<i>Peromyscus maniculatus sonoriensis</i>	deer mouse	u	u
<i>Peromyscus truei montipinoris</i>	piñon mouse	r	r
<i>Onychomys torridus pulcher</i>	southern grasshopper mouse	r	r

²⁶ Occurrence of this subspecies is questionable on the desert slope of the San Gabriel Mountains (see McLaughlin 1959).

²⁷ Found on the desert slope of the San Gabriel Mountains up to about 5,000 feet (McLaughlin 1958).

²⁸ Subspecies that may occur here is uncertain on the desert slope of the San Gabriel Mountains. According to McLaughlin (1959), subspecies *longimembris* is in the northern part of the county in Antelope Valley west to Gorman, and subspecies *brevinasus* is in interior valleys to the coastal slope, northwest as far as San Fernando.

²⁹ Subspecies is questionable on the desert slope of the San Gabriel Mountains. According to McLaughlin (1958) subspecies *agilis* occurs on the Pacific slope from sea level to 7,500 feet, and *perplexus* occurs on the northern slope of San Gabriels between 4,500 and 7,500 feet.

<i>Onychomys torridus ramona</i> ³⁰	southern grasshopper mouse [SSC]	r	r
<i>Neotoma macrotis</i>	big-eared woodrat	r	u
<i>Neotoma lepida intermedia</i> ³¹	San Diego desert woodrat [SSC]	r	u
<i>Neotoma lepida lepida</i>	desert woodrat	r	u
ARVICOLIDAE - voles and lemmings			
<i>Microtus californicus sanctidiegi</i>	(California) vole	r	r
MURIDAE - Old World Rats and Mice			
<i>Rattus rattus</i>	black rat	u	c
<i>Mus musculus</i>	house mouse	u	c
ERETHIZONTIDAE - New World Porcupines			
<i>Erethizon dorsatum epixanthum</i>	porcupine	r	r
CARNIVORA			
CANIDAE - Dogs, Wolves, Foxes			
<i>Canis latrans ochropus</i>	coyote	c	c
<i>Canis familiaris</i>	domestic dog	c	a
<i>Urocyon cinereoargenteus californicus</i>	gray fox	u	c
URSIDAE - Bears			
<i>Ursus americanus californiensis</i>	black bear	r	r
PROCYONIDAE - Racoons, Coatis, Ringtail			
<i>Procyon lotor psora</i>	raccoon	c	a
<i>Bassariscus astutus octavus</i>	ringtail [CFP]	r	r
MUSTELIDAE - Weasels, Skunks, etc.			
<i>Mustela frenata latirostra</i>	long-tailed weasel	u	u
<i>Spilogale gracilis microrhina</i>	western spotted skunk	r	r
<i>Mephitis mephitis holzneri</i>	striped skunk	r	r
<i>Taxidea taxus neglecta</i>	American badger	r	r
FELIDAE - Cats			
<i>Felis concolor californica</i>	mountain lion	r	r
<i>Felis rufus</i> ³²	bobcat	u	c
<i>Felis catus</i>	house cat	u	u
PERISSODACTYLA			
EQUIIDAE - Horses			

³⁰ Occurrence of this subspecies is questionable on the desert slope of the San Gabriel Mountains (see McLaughlin 1958).

³¹ Occurrence of this subspecies is questionable on the desert slope of the San Gabriel Mountains (see McLaughlin 1958).

³² Subspecies is questionable on the desert slope of the San Gabriel Mountains. According to McLaughlin (1958) subspecies californicus occurs in the mountains and foothills, and bailey inhabits the desert regions.

<i>Equus caballus</i>	horse	u	c
ARTIODACTYLA			
CERVIDAE - Deer			
<i>Odocoileus hemionus</i>	mule deer	c	a
BOVIDAE			
<i>Bos taurus</i>	cattle	r	u

Status Codes Definitions:

SE	California Endangered
ST	California Threatened
CFP	California Fully Protected
FE	Federally Endangered
FT	Federally Threatened
FC	Federal Candidate
FPE	Federally Proposed Endangered
FPT	Federally Proposed Threatened
SSC	California Special Concern (CDFG)
SA	Special Animal (CDFG, 2004)

LEGEND

Population Size Estimates

r = rare - observed or expected rarely; may be observed if site is visited frequently at appropriate season and in suitable habitat; usually individual observations, rarely more than one present at a given time

u = uncommon - observed or expected in low numbers in a portion or all of the site; may be seen on a few site visits

c = common - observed or expected in moderate numbers over most of the area; should be located during active searches in appropriate habitat and season

a = abundant - observed or expected throughout the area in high numbers; should be easily seen on most site visits in appropriate habitat and season

***** = non-native

APPENDIX 2

Explanation of Status Codes

CALIFORNIA ENDANGERED SPECIES ACT (CESA) LISTING CODES: The listing status of each species is current as of the date of this list. The most current changes in listing status will be found in the list of “Endangered and Threatened Animals of California”, which the CNDDDB updates and issues quarterly (January, April, July, & October).

SE State-listed as Endangered

ST State-listed as Threatened

SCE State candidate for listing as Endangered

SCT State candidate for listing as Threatened

SCD State candidate for delisting

FEDERAL ENDANGERED SPECIES ACT (ESA) LISTING CODES: The listing status is current as of the date of this list. The most current changes in listing status will be found in the list of “Endangered and Threatened Animals of California”, which the CNDDDB updates and issues quarterly (January, April, July, & October). Federal listing actions contained in the Federal Register are also available at:

<http://www.regulations.gov/search/Regs/home.html#home>.

FE Federally listed as Endangered

FT Federally listed as Threatened

FPE Federally proposed for listing as Endangered

FPT Federally proposed for listing as Threatened

FPD Federally proposed for delisting

FC Federal candidate species (former Category 1 candidates)

DFG: SSC: California Species of Special Concern. It is the goal and responsibility of the Department of Fish and Game to maintain viable populations of all native species. To this end, the Department has designated certain vertebrate species as “Species of Special Concern” because declining population levels, limited ranges, and/or continuing threats have made them vulnerable to extinction. The goal of designating species as “Species of Special Concern” is to halt or reverse their decline by calling attention to their plight and addressing the issues of concern early enough to secure their long term viability. Not all “Species of Special Concern” have declined equally; some species may be just starting to decline, while others may have already reached the point where they meet the criteria for listing as a “Threatened” or “Endangered” species under the State and/or Federal Endangered Species Acts. More information is available at:

<http://www.nrm.dfg.ca.gov/fileHandler.ashx?DocumentID=3778>

DFG: Fully Protected: The classification of Fully Protected was the State's initial effort to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, amphibians and reptiles, birds and mammals. Most of the species on these lists have subsequently been listed under the state

and/or federal endangered species acts; white-tailed kite, golden eagle, trumpeter swan, northern elephant seal and ring-tailed cat are the exceptions. The white-tailed kite and the golden eagle are tracked in the CNDDDB; the trumpeter swan, northern elephant seal and ring-tailed cat are not.

The California Native Plant Society List (now California Rare Plant Ranks)³³

1A. Presumed extinct in California

1B. Rare or Endangered in California and elsewhere

2. Rare or Endangered in California, more common elsewhere

3. Plants for which we need more information - Review list

4. Plants of limited distribution - Watch list

1A: Plants Presumed Extinct in California Includes Rare Plant Rank 1A The plants of List 1A are presumed extinct because they have not been seen or collected in the wild in California for many years. Although most of them are restricted to California, a few are found in other states as well. In many cases, repeated attempts have been made to rediscover these plants by visiting known historical locations. Even after such diligent searching, we are constrained against saying that they are extinct, since for most of them rediscovery remains a distinct possibility. Note that care should be taken to distinguish between “extinct” and “extirpated.” A plant is extirpated if it has been locally eliminated, but it may be doing well elsewhere in its range.

1B: Plants Rare, Threatened, or Endangered in California and Elsewhere Includes Rare Plant Ranks 1B.1, 1B.2, 1B.3 The plants of List 1B are rare throughout their range. All but a few are endemic to California. All of them are judged to be vulnerable under present circumstances or to have a high potential for becoming so because of their limited or vulnerable habitat, their low numbers of individuals per population (even though they may be wide ranging), or their limited number of populations. Most of the plants of List 1B have declined significantly over the last century.

2: Plants Rare, Threatened, or Endangered in California, but More Common Elsewhere Includes Rare Plant Ranks 2.1, 2.2, 2.3 Except for being common beyond the boundaries of California, the plants of List 2 would have appeared on List 1B. From the federal perspective, plants common in other states or countries are not eligible for consideration under the provisions of the Endangered Species Act. Until 1979, a similar policy was followed in California. However, after the passage of the Native Plant Protection Act, plants were considered for protection without regard to their distribution outside the state.

3: Plants About Which We Need More Information - A Review list Includes Rare Plant Rank 3, 3.1, 3.2, 3.3 The plants that comprise List 3 are united by one common

³³ In March, 2010, CDFW changed the name of “CNPS List” or “CNPS Ranks” to “California Rare Plant Rank” (or CRPR). This was done to reduce confusion over the fact that CNPS and DFG jointly manage the Rare Plant Status Review groups (300+ botanical experts from government, academia, NGOs and the private sector) and that the rank assignments are the product of a collaborative effort and not solely a CNPS assignment. The old name gave the false impression that CNPS solely assigned the ranks and had excessive influence on the regulatory process. We did this in consultation and agreement with the CNPS Executive Director and the CNPS Board of Directors. Nothing about the actual process of rare plant review or rank assignment has changed and the same committee of experts from many organizations in addition to DFG and CNPS still review each change and ultimately assign the ranks.

theme--we lack the necessary information to assign them to one of the other lists or to reject them. Nearly all of the plants remaining on List 3 are taxonomically problematic.

4: Plants of Limited Distribution - A Watch list Includes Rare Plant Rank 4.1, 4.2, 4.3 The plants in this category are of limited distribution or infrequent throughout a broader area in California, and their vulnerability or susceptibility to threat appears low at this time. While we cannot call these plants "rare" from a statewide perspective, they are uncommon enough that their status should be monitored regularly. Should the degree of endangerment or rarity of a List 4 plant change, we will transfer it to a more appropriate list or deleted from consideration.

Threat ranks:

The CRPR's use a decimal-style threat rank. This extension replaces the E (Endangerment) value from the R-E-D Code. Rare Plant Ranks therefore read like this: 1B.1, 1B.2, etc.

New Threat Code extensions and their meanings:

.1 - Seriously endangered in California

.2 - Fairly endangered in California

.3 - Not very endangered in California

Note that all List 1A (presumed extinct in California) and some List 3 (need more information- a review list) plants lacking any threat information receive no threat code extension.

ELEMENT RANKING

GLOBAL RANKING

The *global rank* (G-rank) is a reflection of the overall status of an element throughout its global range. **Both Global and State ranks represent a letter+number score that reflects a combination of Rarity, Threat and Trend factors, with weighting being heavier on Rarity than the other two.**

SPECIES OR NATURAL COMMUNITY LEVEL

G1 = Critically Imperiled—At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.

G2 = Imperiled—At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.

G3 = Vulnerable—At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.

G4 = Apparently Secure—Uncommon but not rare; some cause for long-term concern due to declines or other factors.

G5 = Secure—Common; widespread and abundant.

SUBSPECIES LEVEL

Subspecies receive a **T-rank** attached to the G-rank. With the subspecies, the G-rank reflects the condition of the entire species, whereas the T-rank reflects the global situation of just the subspecies or variety. For example: *Chorizanthe robusta* var. *hartwegii*. This

plant is ranked G2T1. The G-rank refers to the whole species range i.e., *Chorizanthe robusta*. The T-rank refers only to the global condition of var. *hartwegii*.

STATE RANKING

The *state rank* (S-rank) is assigned much the same way as the global rank, but state ranks refer to the imperilment status only within California's state boundaries.

S1 = Critically Imperiled—Critically imperiled in the state because of extreme rarity (often 5 or fewer occurrences) or because of some factor(s) such as very steep declines making it especially vulnerable to extirpation from the state/province.

S2 = Imperiled—Imperiled in the state because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the nation or state/province.

S3 = Vulnerable—Vulnerable in the state due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation.

S4 = Apparently Secure—Uncommon but not rare; some cause for long-term concern due to declines or other factors.

S5 = Secure—Common, widespread, and abundant in the state.

Notes:

1. Other considerations used when ranking a species or natural community include the pattern of distribution of the element on the landscape, fragmentation of the population/stands, and historical extent as compared to its modern range. It is important to take a **bird's eye or aerial view** when ranking sensitive elements rather than simply counting element occurrences.

2. Uncertainty about the rank of an element is expressed in two major ways: By expressing the ranks as a **range** of values: e.g., S2S3 means the rank is somewhere between S2 and S3. By adding a ? to the rank: e.g., S2? This represents more certainty than S2S3, but less certainty than S2.

3. Other symbols: GH All sites are **historical**; the element has not been seen for at least 20 years, but suitable habitat still exists (SH = All California sites are historical). GX All sites are **extirpated**; this element is extinct in the wild (SX = All California sites are extirpated). GXC Extinct in the wild; exists in cultivation. G1Q The element is very rare, but there are **taxonomic questions** associated with it.

T Rank applies to a subspecies or variety.

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Figure 2 Vertical aerial photograph of Oasis Recreation and RV Park (boundary approximate)



Figure 3 Map of Vegetation

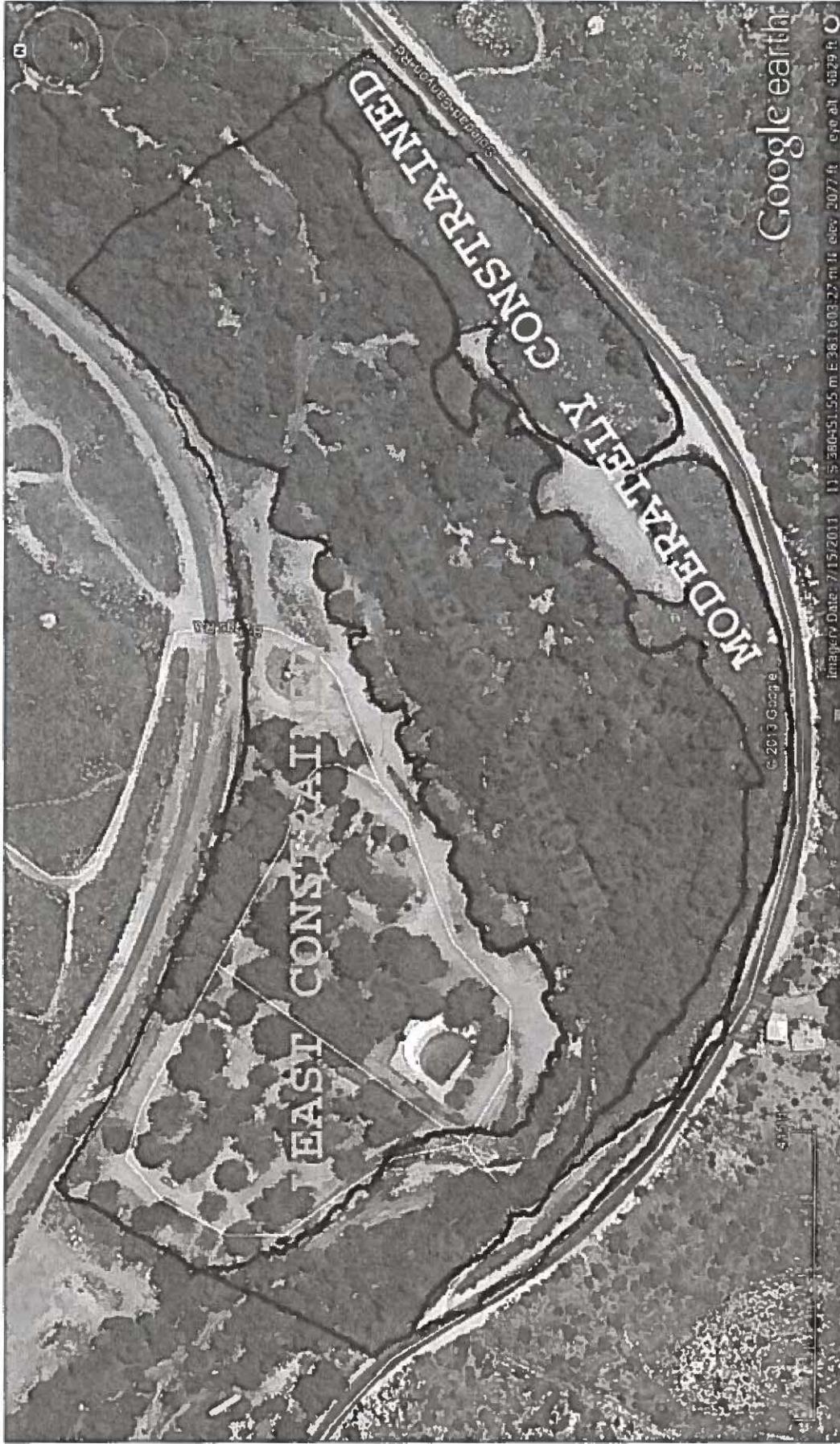


Figure 4 Map of Biological Constraints

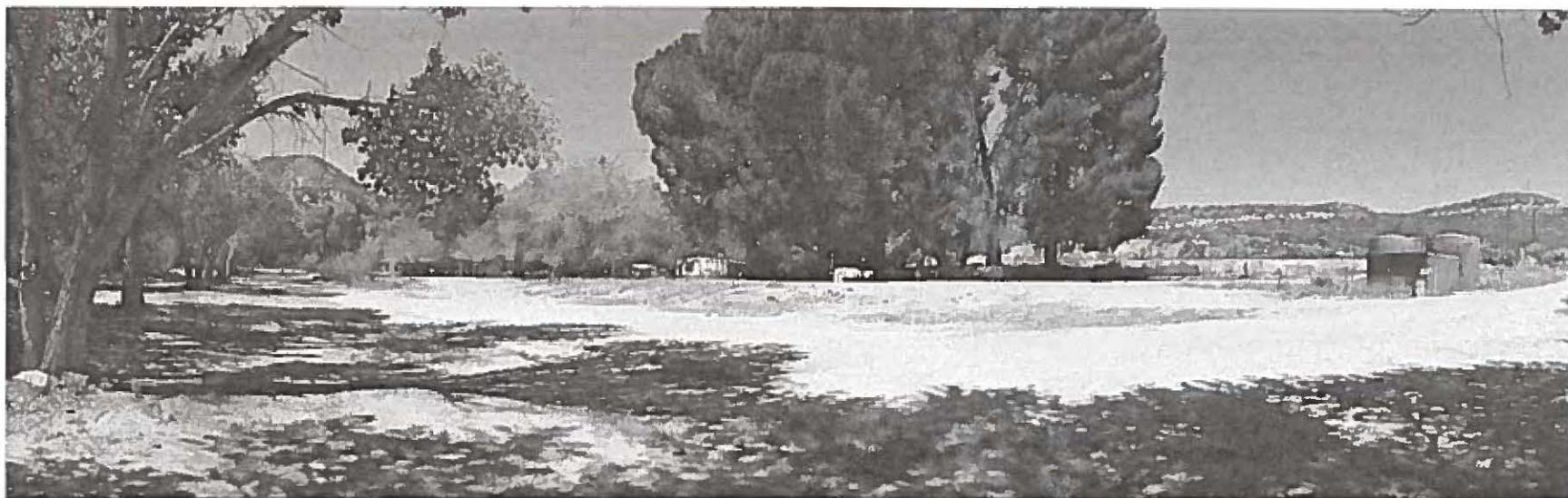


Figure 5a Panoramic view northwest (top, left) to northeast (bottom, right), from inside site.



Figure 5b Panoramic view southeast (top, left) to south (bottom, left) to southwest (bottom, right), from offsite, north of railroad tracks.

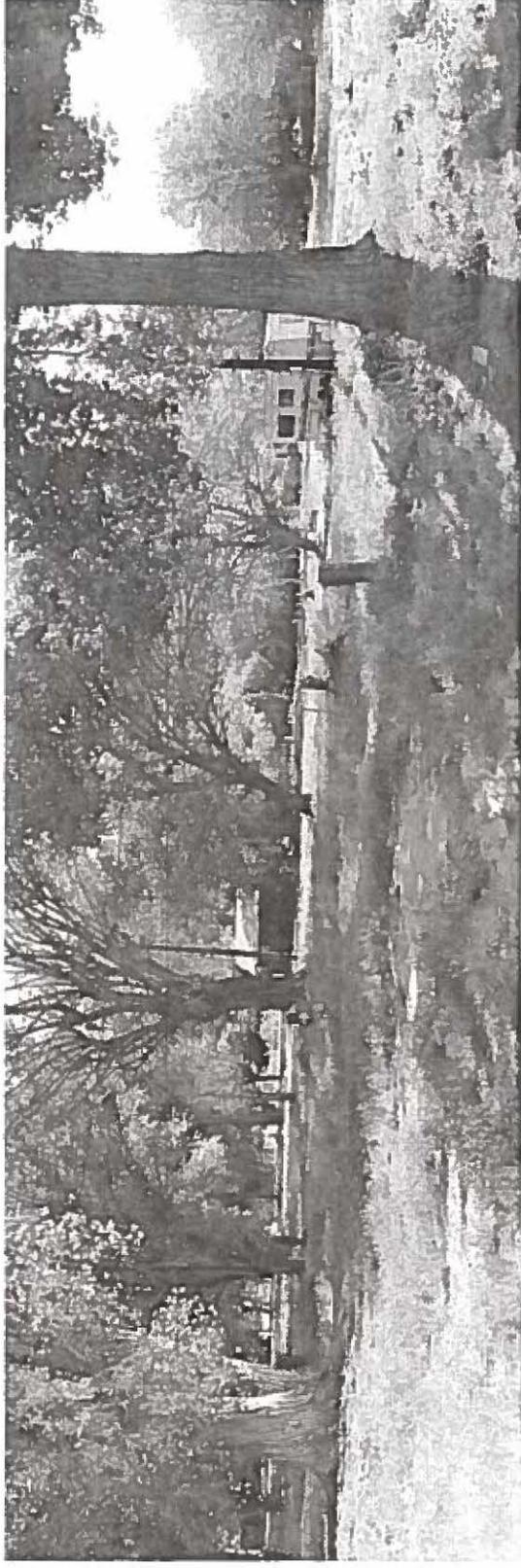
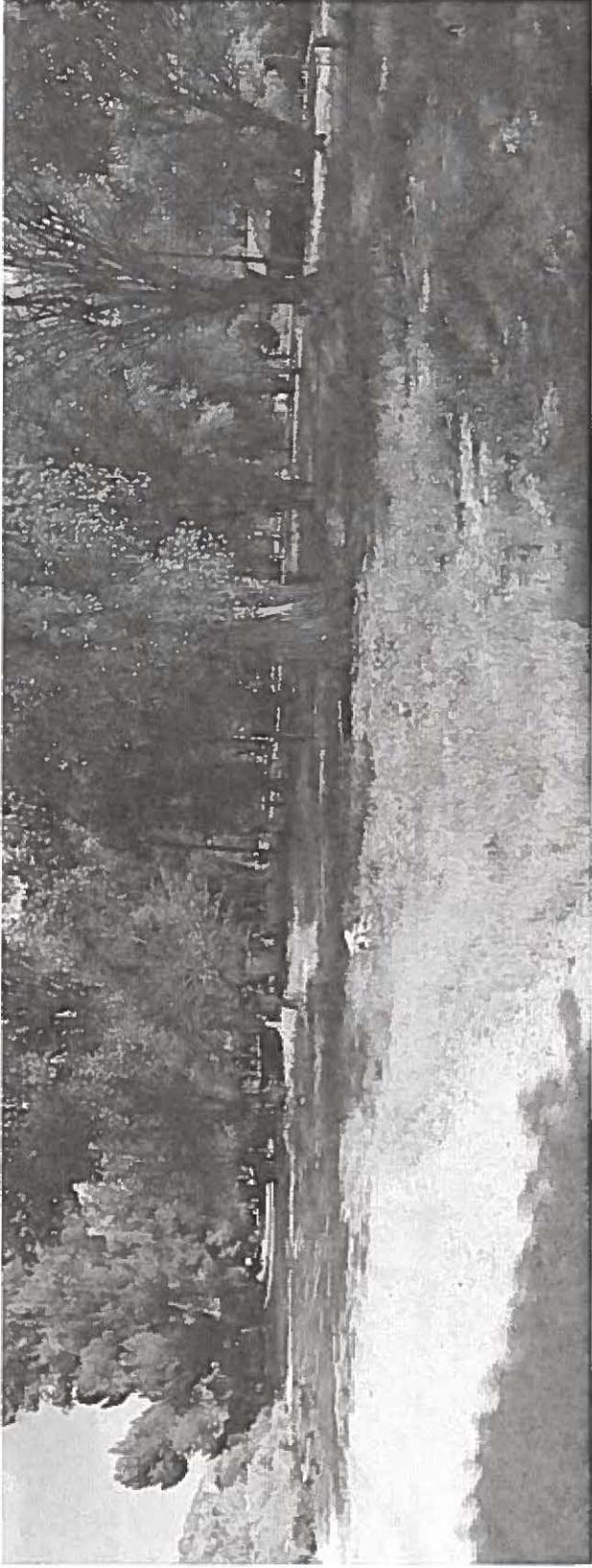


Figure 5c Panoramic view east (top, left) to south (bottom, right), from inside site.



Figure 5d View of low flow channel of stream, and limited sandy terraces.

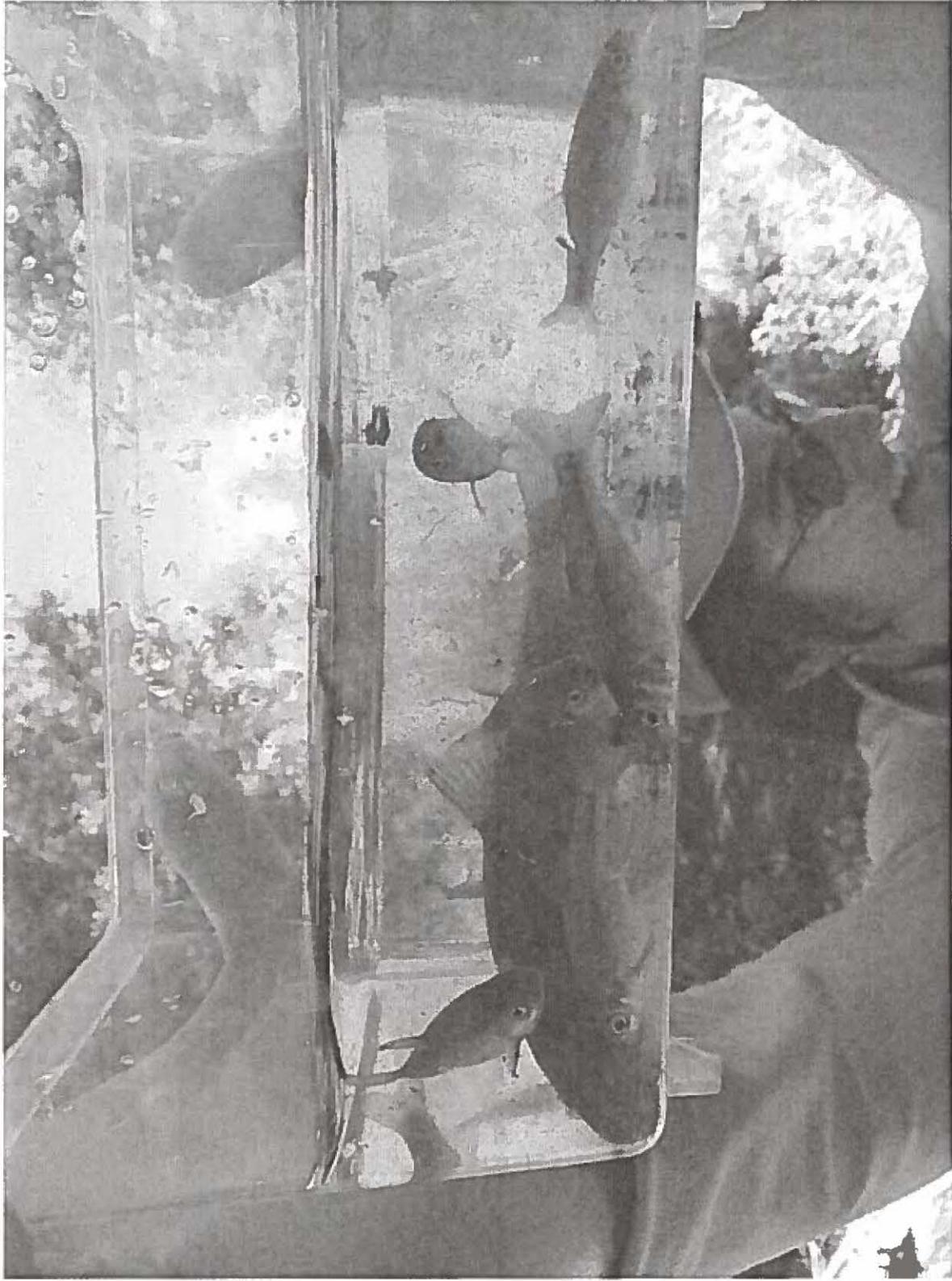


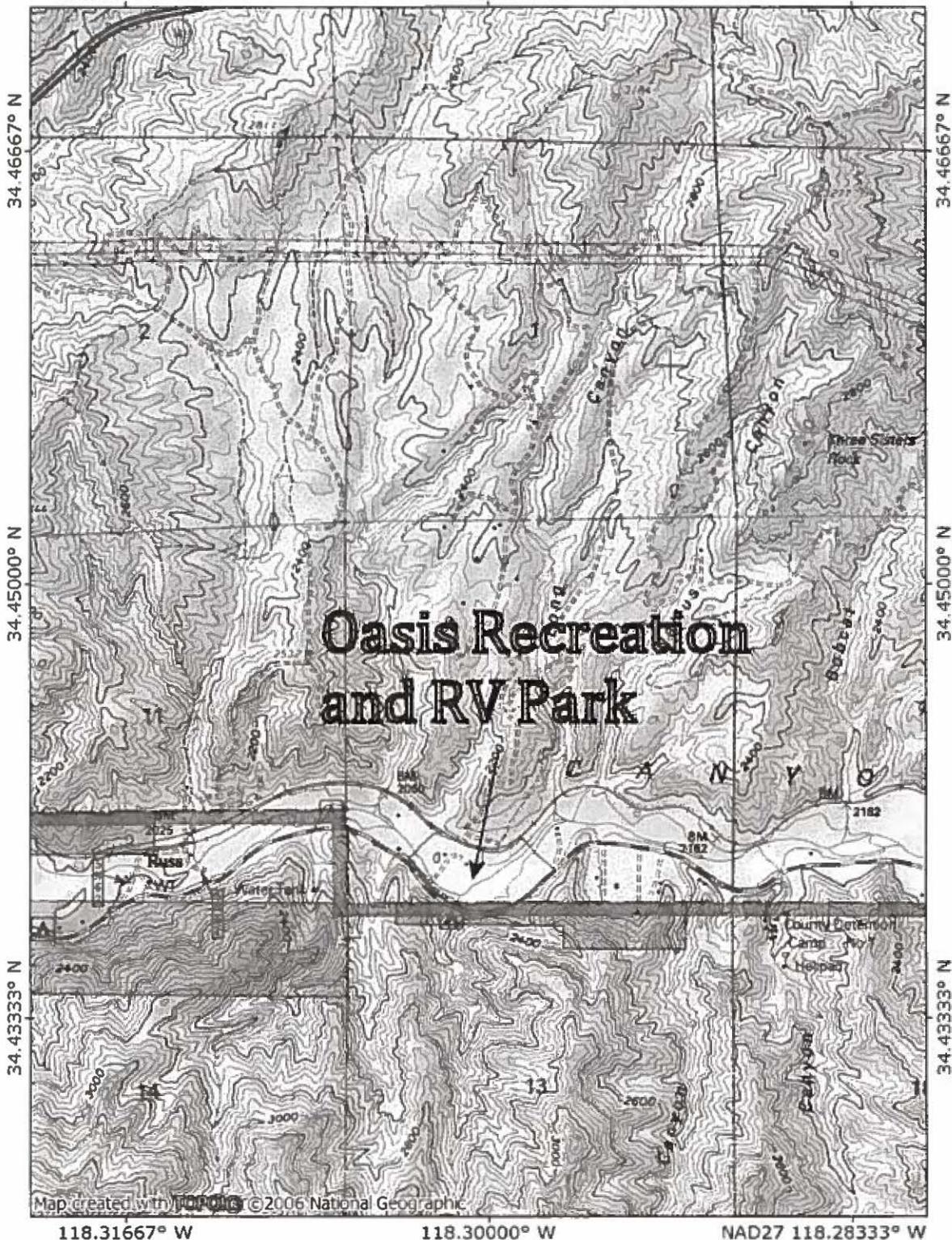
Figure 5e Captured arroyo chubs, and a Santa Ana sucker on April 10, 2013.

TOPO! map printed on 07/03/13 from "OasisTopo.tpo"

118.31667° W

118.30000° W

NAD27 118.28333° W



34.46667° N

34.46667° N

34.45000° N

34.45000° N

34.43333° N

34.43333° N

118.31667° W

118.30000° W

NAD27 118.28333° W

 NATIONAL GEOGRAPHIC

0.0 0.5 1.0 miles
0.0 0.5 1.0 1.5 km

TN* / MN
13 1/2°
07/03/13

Figure 1 Oasis Recreation and RV Park on USGS quadrangle

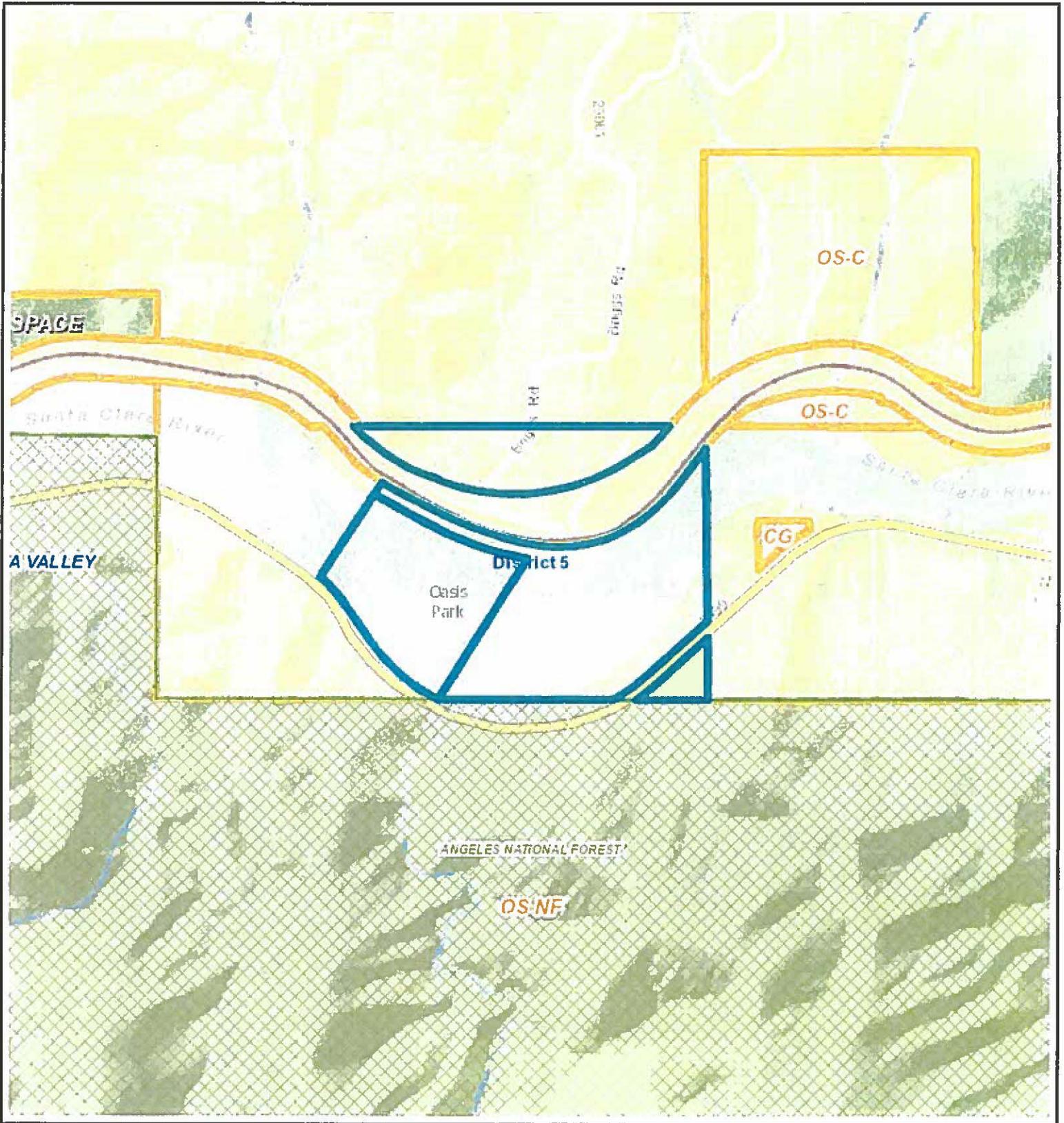


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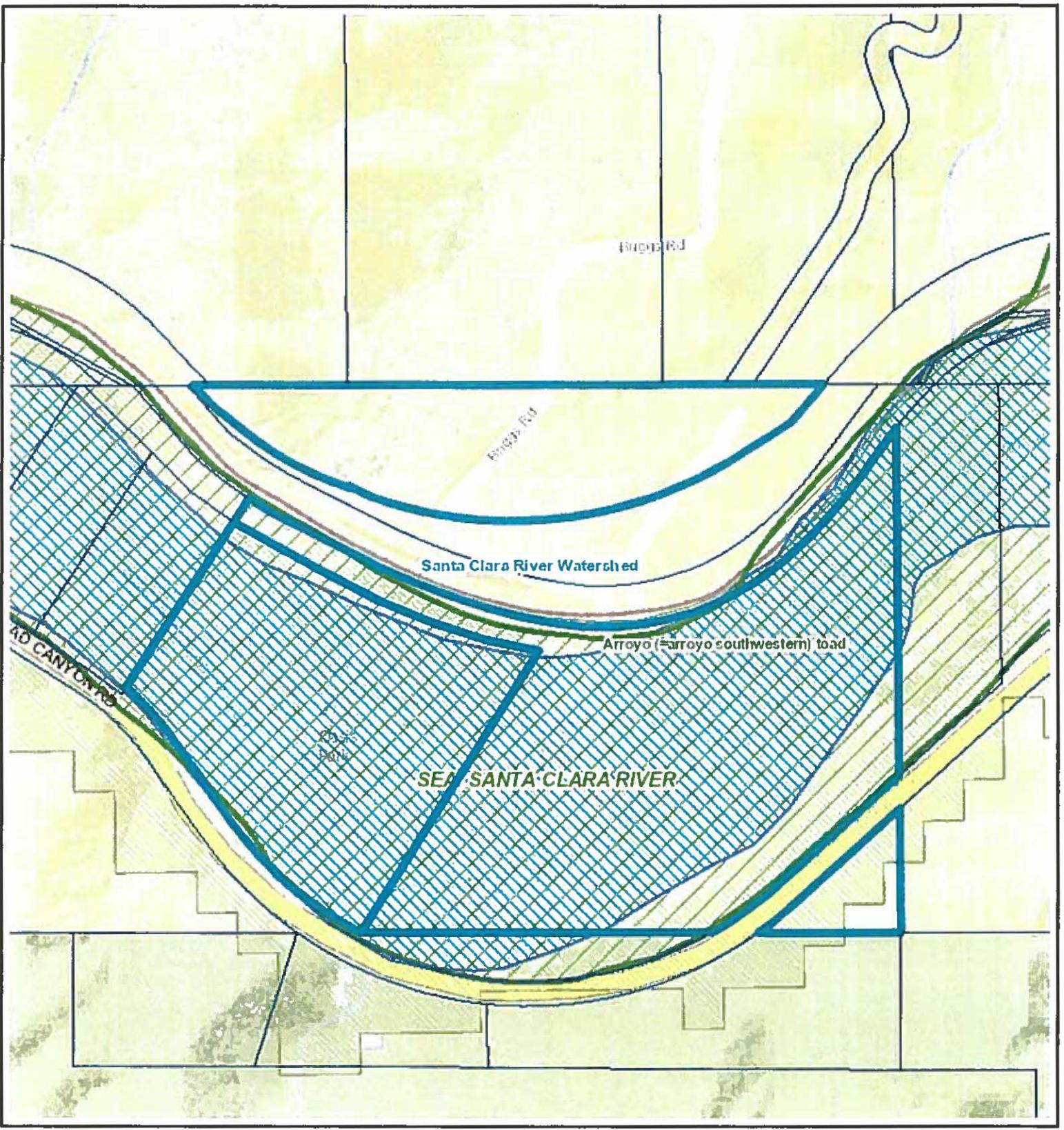


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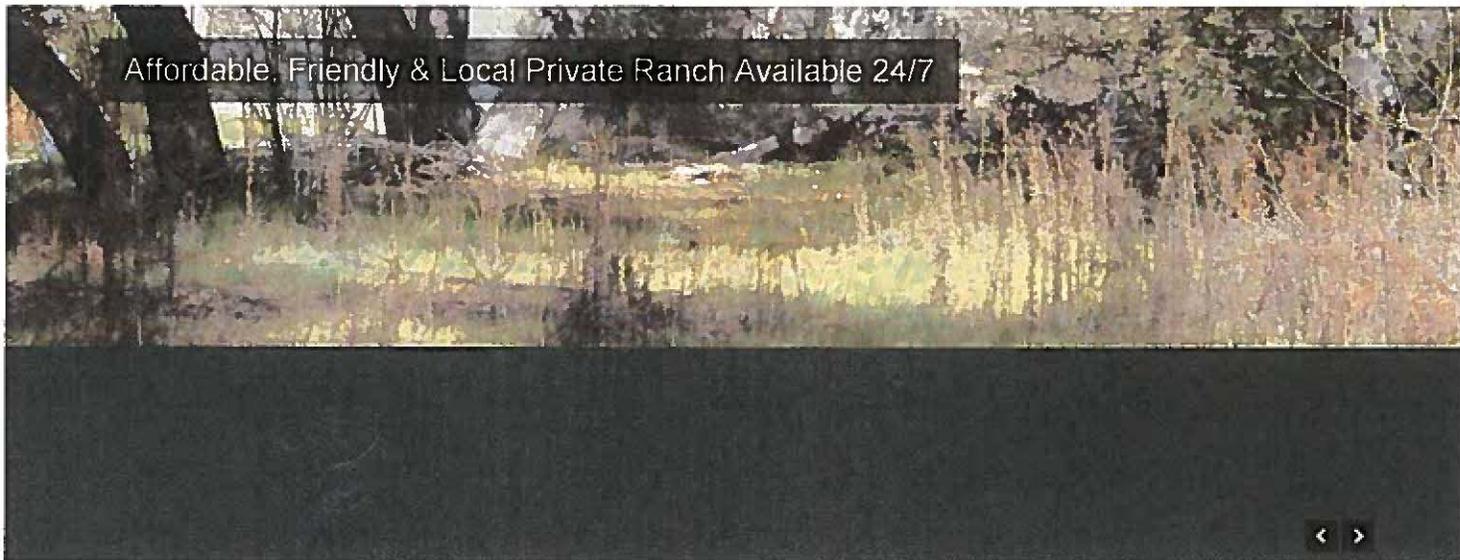
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Stickleback River Movie Ranch

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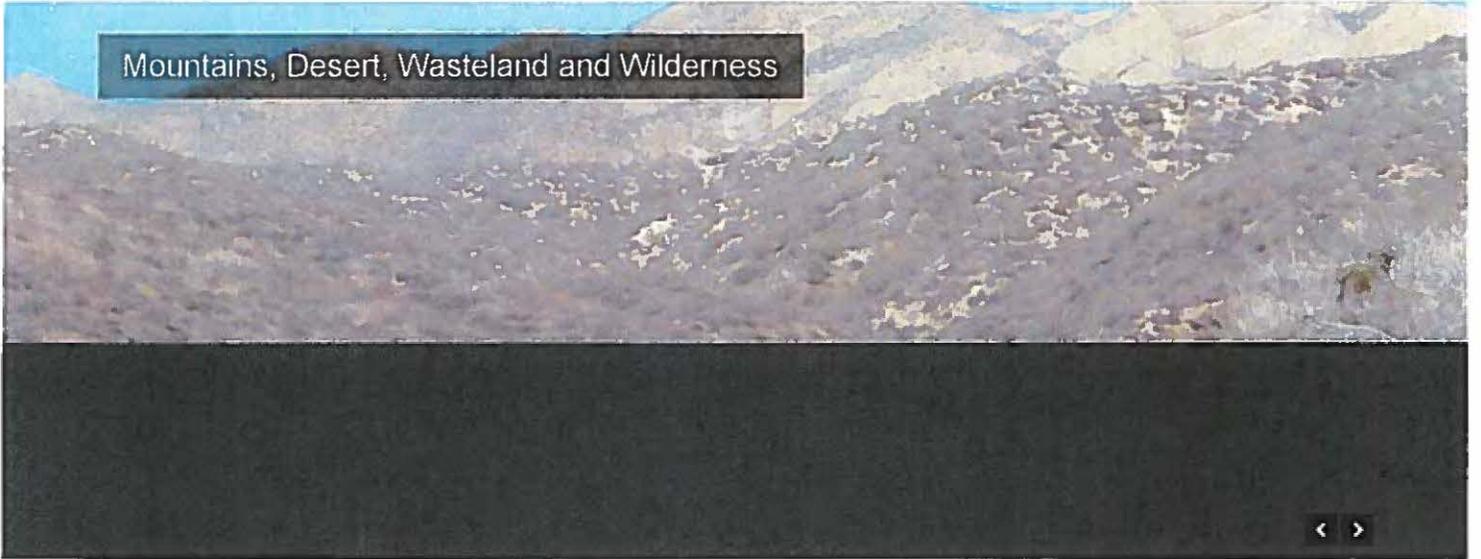
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<u>Forest, Fields and Country Roads</u>	<u>Mountains, Desert and Wasteland</u>	<u>Indie Friendly Water Tank</u>
		
<u>Year Round Running River</u>	<u>Buildings</u>	<u>Meadows, Fields and Wilderne</u>

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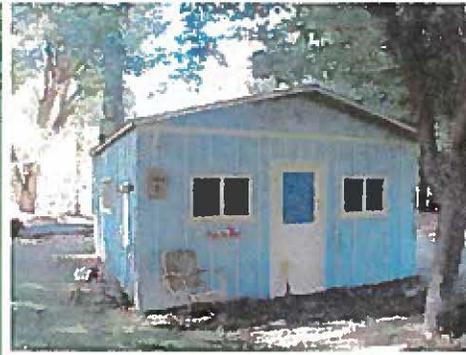
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- Easy Trailers Access
- Full Kitchen
- Dining Facilities
- Office w/ Land Line
- Dressing Room

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Stickleback River Movie Ranch

Water Tank

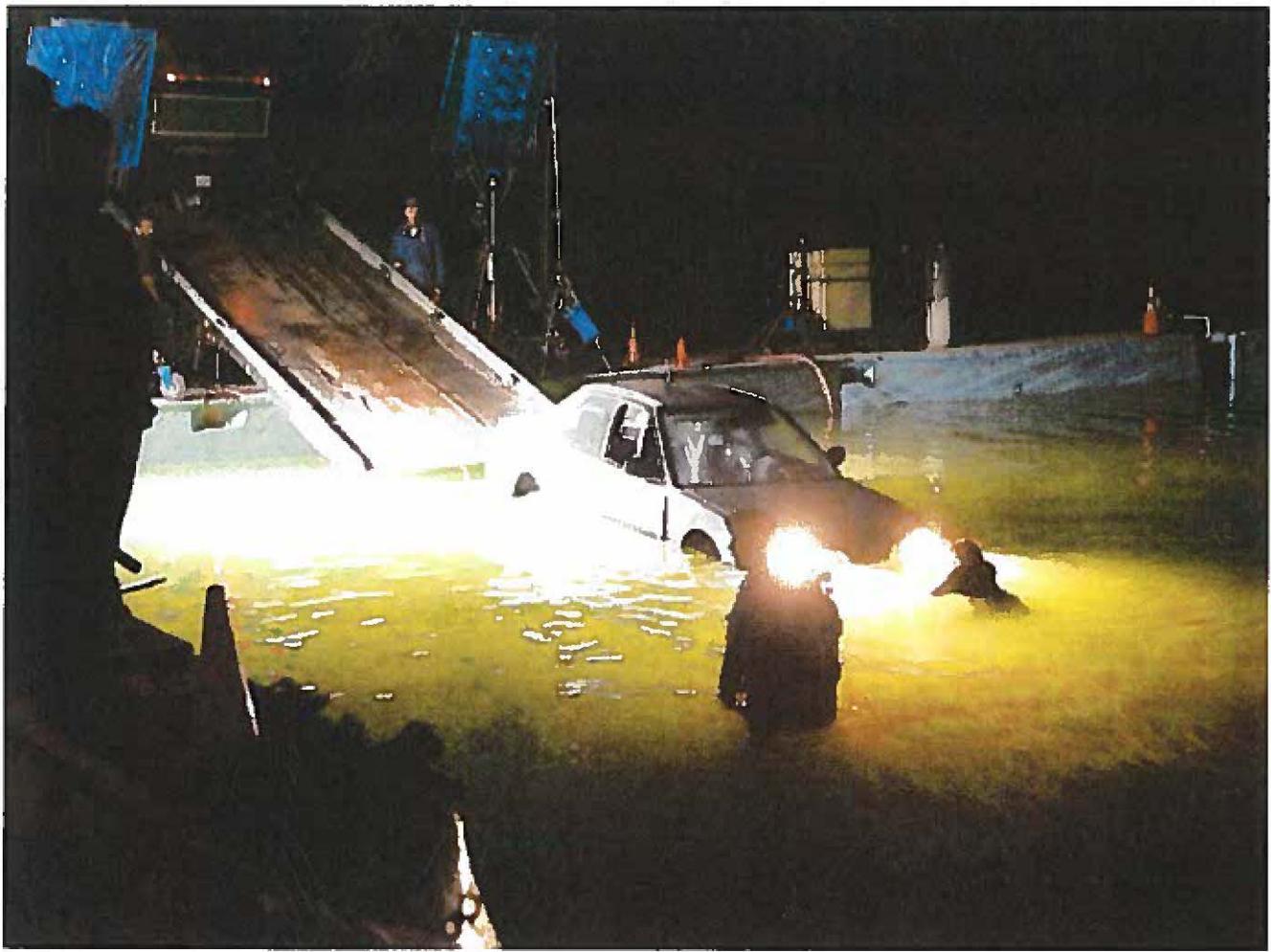
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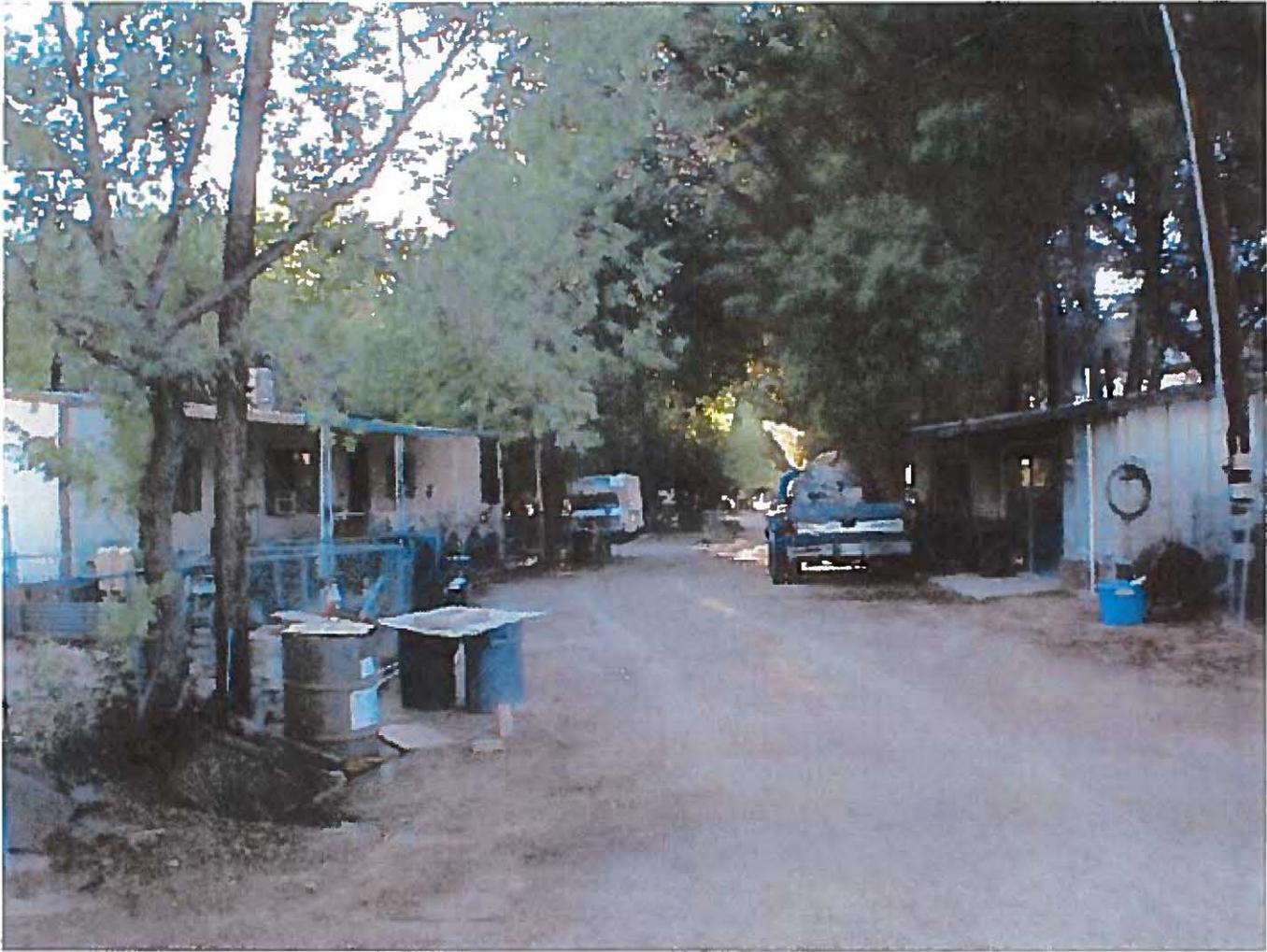


















































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