

**BIOLOGICAL RESOURCES ASSESSMENT**

for

**25066 Mulholland Highway  
Calabasas, CA**

**(APNS 4455-018-028)**

Prepared by

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## Table of Contents

INTRODUCTION	1
CHARACTERISTICS OF THE SITE	1
Physical Characteristics	1
Location	1
Watershed Boundaries and Drainage Patterns	1
Soils, Landforms and Geologic Features	1
Biological Resources	2
Vegetation	2
Wildlife	2
Sensitive Species and Habitats	3
Status of SEAs and SERAs On Site	5
CHARACTERISTICS OF THE SURROUNDING AREA	5
Surrounding Land Uses	5
Open Space Reserves in the Area	5
Regional Biological Value	6
ANALYSIS OF CONSTRAINTS	6
Potential Impacts to Vegetation and Wildlife	6
Potential Impacts to Sensitive Resources	6
CONSERVATION GUIDELINES	7
Siting of Residences	7
Design of Residences	7
Landscaping	8
REFERENCES	8
Attachment A – Vegetation Map	
Attachment B - Site Photographs	
Attachment C - Plant and Wildlife Species Inventory	
Attachment D – Proposed Site Development Plans	

## INTRODUCTION

The purpose of this report is to provide technical information on biological resources to regulatory agencies as part of the environmental review of a proposed single-family residence on an approximately .80-acre parcel (APN 4455-018-028) located at 25066 Mulholland Highway in the Calabasas area of unincorporated western Los Angeles County (referred to herein as the “site”, “property” or “project site”).

The findings contained herein are based on: a review of the *Los Angeles County Malibu Local Coastal Program*; a review of the California Department of Fish and Game Natural Heritage Division *Natural Diversity Data Base* (January 2012), inclusive of the Point Dume, Malibu Beach, Triunfo Pass, Calabasas, Canoga Park, Thousand Oaks and Topanga USGS 7.5 minute quadrangles; a review of the California Native Plant Society’s online *Inventory of Rare and Endangered Vascular Plants of California* (January 2012); pedestrian site surveys conducted under favorable weather conditions on December 8, 2008 and January 24, 2012; base topography and site plan information provided by John Anthony Lewis - Architect; and, professional intuition gained over 38 years of consulting experience. All work efforts contributing to the preparation of this report were performed by Steven G. Nelson, Consulting Biologist.

## CHARACTERISTICS OF THE SITE

### Physical Characteristics

#### **Location**

The project site is located on the north flank of the Santa Monica Mountains within the Cold Creek watershed. The USGS map location of the site is described as occupying a portion of the south half of the northwest quarter of Section 9, Township 1S Range 17W on the Malibu 7.5-minute quadrangle. Access is provided to the site directly off of Mulholland Highway.

#### **Watershed Boundaries and Drainage Patterns**

The site is located down slope from a ridgeline separating the Stokes Canyon and Cold Creek watersheds. The majority of the site drains steeply to the south into Cold Creek via small, unnamed tributary drainage features. No blue line drainages exist within the project site.

#### **Soils, Landforms and Geologic Features**

The project site occupies a portion of a south-facing slope. Elevations on the property range from approximately 1050 feet above mean sea level along its northern edge to approximately 910 feet above mean sea level along its southern edge. There are no significant landforms or geologic features which otherwise stand out from the surrounding area; nor are there any known unique soil formations found on site.

## **Biological Resources**

### **Vegetation**

Historically, due to the steep hillside character of the site, it is believed to have supported chaparral over its entire extent. However, an access drive and pad exists on the property. It is not known when the grading occurred, but the graded feature has been kept clear of native vegetation.

Based on the site investigation, no evidence of recent wild fires on site was found (i.e., the presence of ash or scorched soil surfaces or charred trunks and branches among living vegetation). A description of the various vegetation types found on site follows. An aerial photograph illustrating the distribution of vegetation on site and representative site photographs are provided in Attachments A and B, respectively.

As mentioned above, grading and vegetation clearing has occurred over a relatively large portion of the site. As a consequence, the predominant vegetation over the graded areas consists of **ruderal vegetation** that has persisted in the historically disturbed surface soils. Dominant species in the ruderal vegetation on site are, Mediterranean mustard (*Hirschfeldia incana*), ripgut grass (*Bromus diandrus*), foxtail chess (*Bromus madretensis*), red-stemmed filaree (*Erodium cicutarium*), telegraph weed (*Heterotheca grandiflora*), and tocolate (*Centaurea melitensis*). Substantial areas of bare ground are also present here.

The majority of the site, consisting of natural slopes, supports **mixed chaparral** vegetation which varies considerably in density from relatively open to closed canopies. The dominant species comprising this vegetation are laurel sumac (*Malosma laurina*), mountain mahogany (*Cercocarpus betuloides*), chamise (*Adenostoma fasciculatum*), black sage (*Salvia mellifera*), and California buckwheat (*Eriogonum fasciculatum*).

No native trees or woodlands occur on or near the areas where the residence is proposed.

A list of plant species observed as common or otherwise noteworthy on site is provided in Attachment C. The list is not intended to be exhaustive and certainly more species than those listed may be found on site. Rather, the list is representative of the plant species characterizing the vegetation on site.

### **Wildlife**

Observations of wildlife using the site and adjacent areas were made during the site investigations. These are listed in Attachment C along with other expected species. Due to the location of the site adjacent to larger natural open space areas to the south, more wildlife species than those listed could be observed on site as well. The species listed are representative of the various taxonomic groups that use the on-site vegetation as habitat. The status of the major wildlife taxonomic groups expected on site is described below.

No amphibians were observed or otherwise detected and none are expected. This is due

to the absence of all but ephemeral surface water and moist soils on site which renders the habitat too dry to support noteworthy amphibian populations.

Few reptile species were observed on site due to the cool ambient temperatures prevalent at the time of the field surveys. These consisted of two common lizard species. Several other reptile species are expected, particularly at the edges of dense chaparral stands where the open habitat provides sites to sun and forage. In general, reptile populations on the property are expected to be moderately high in diversity and abundance due to the presence of undisturbed vegetation/habitat on slopes below the disturbed, graded areas.

A number of bird species characteristic of chaparral were observed or heard. Within the mixed chaparral on site, these included several songbirds that are common throughout the region and a number of others are expected. These are believed to be reflective of the habitat value and functions provided by the chaparral on site, which provides a dense, but fairly uniform habitat structure. Thus, bird populations are expected to be abundant but only moderately diverse relative to more diverse habitat types (e.g., woodlands).

The same is expected to be true for mammals. Observations of individuals or evidence of the presence of several species were made during the site visit. These included small to medium sized species and wide-ranging species. A few other species are also expected. Both the abundance and diversity of mammals on site are expected to be moderately high, again, due to the undisturbed condition of most habitats on site.

### **Sensitive Species and Habitats**

Most chaparral associations, including mixed chaparral, are not considered sensitive due to their relative abundance and widespread distribution in Southern California's mountains. Similarly, ruderal vegetation is not a sensitive habitat owing to its origin as a disturbance following vegetation and its being of low habitat value to wildlife.

Plant communities are comprised of a wide array of plant species which often overlap several community types. Within the Santa Monica Mountains a number of these plant species are considered sensitive and have been assigned varying degrees of sensitivity by federal and State resource agencies and the California Native Plant Society (CNPS), depending on their rarity and threats to their habitats and populations. Twenty-five special status plant species were reported in the current edition of the CNPS Online Data Base from the Malibu Beach and surrounding USGS quadrangles. Of these 25 species, 14 do not have the potential to occur on site due to the absence of soil types/habitats capable of supporting them and/or their being known to be endemic to specific geographical localities far removed from the site (the reader should note that the nine quadrangle search encompassed a large geographical area). The remaining 11 species, however, can occur in mixed chaparral and have been reported from the Santa Monica Mountains. Of these 11 species, seven are perennials and are identifiable year-round, and, one is an annual that blooms late enough in the year that would have been identifiable during the December 2008 site survey. None of these perennials or the one annual were found within the areas to be affected by the project, inclusive of fuel modification zones. The remaining three species are both annual and bloom outside of the time of year when the site

survey was performed. These species are the **slender mariposa lily** (*Calochortus clavatus* var. *gracilis*), **Catalina mariposa lily** (*Calochortus catalinae*), and **Plummer's mariposa lily** (*Calochortus plummerae*). None of these species are State or federally-listed as endangered or threatened.

Characteristically, the three mariposa lilies mentioned above are found in dry open places in chaparral and coastal sage scrub throughout the Santa Monica Mountains. After blooming in late Spring, mariposa lilies may remain identifiable for an extended period of time due to the persistence of their dried flowering stalk and distinct seed pods which remain erect. A careful search for these remnants of lilies was performed at the time of the site visits in all areas to be affected by the project, inclusive of the fuel modification zones, and no evidence of them was observed. Although such a survey is not entirely conclusive, absence of such evidence is considered to reflect either the absence of these species or the potential for their occurrence in small numbers, the loss of which would not jeopardize regional population numbers.

A wide range of invertebrates, fish, amphibians, reptiles, birds and mammals are known from the Santa Monica Mountains and surrounding region, a number of which have been given legal protected status or special status designations by federal and state wildlife agencies. Thirty-two special status animal species have been recorded within the Point Dume and surrounding eight USGS quadrangles. Of these 32 species, either no suitable habitat exists on site or the known occurrences of 21 of these species are far removed from the site vicinity; therefore, these 21 species are not expected. Of the remaining 11 species that have the potential to occur on site, eight are designated as species of concern to federal and State resource agencies, including **American badger** (*Taxidea taxus*), **Cooper's hawk** (*Accipiter cooperii*), **southern California rufous-crowned sparrow** (*Aimophila ruficeps canescens*), **golden eagle** (*Aquila chrysaetos*), **coastal western whiptail** (*Aspidoscelis tigris stejnegeri*), **California mountain kingsnake** (*Lampropeltis zonata*), **San Diego horned lizard** (*Phrynosoma coronatum blainelli*), **coast horned lizard** (*Phrynosoma coronatum frontale*); and, three have no formal designation but are listed in the CNDDDB as meriting attention, including **San Bernardino ringneck snake** (*Diadophis punctatus modestus*), **Gertsch's socalchemmis spider** (*Socalchemmis gertschi*), and **Santa Monica grasshopper** (*Trimerotropis occidentiloides*).

As a taxonomic group, raptorial birds are also considered to be sensitive. In the absence of woodland vegetation or otherwise notable tree resources away from human disturbance, no nesting or significant roosting habitat is believed to exist on site. Although typically wide-ranging birds of prey may forage over the more open habitat on site, such habitats are limited in extent on site and in close proximity to existing areas of human activity. Therefore, the site is not believed to be particularly important to regional populations of this taxonomic group.

No federal or State-listed threatened or endangered wildlife species were observed, are reported, or are expected to occur on site.

### **Status of SEAs and SERAs On Site**

There are two primary sources which define key areas of biological resource/ ecological significance in the Santa Monica Mountains. These are the *Los Angeles County General Plan*

which designates Significant Ecological Areas (SEAs) and the *Los Angeles County – Malibu Local Coastal Plan* (LCP) which designates Coastal Sensitive Environmental Resource Areas (SERAs).

There are 11 existing SEAs designated within the Santa Monica Mountains. The property is not located within or near any of these SEAs.

The *Los Angeles County Malibu Local Coastal Program* includes a Sensitive Environmental Resources Overlay Zones map that delineates “environmentally sensitive habitat areas” (ESHA), “significant watersheds”, “wildlife migration corridors”, “significant oak woodlands and savannahs, and other resource management areas. According to the overlay, the property is not within a significant watershed or wildlife migration corridor; nor does it contain a significant oak woodland or savannah or managed resources.

## **CHARACTERISTICS OF THE SURROUNDING AREA**

### **Surrounding Land Uses**

Existing land uses in the immediate vicinity of the site consist of large-lot, single-family residential development along Mulholland Highway. Land to the north, east, and west of the site are developed in such a manner. The land to the south of the site is mostly vacant which extends into the Cold Creek Resource Management Area. Approximately 1.5 miles to the southwest is the community of Monte Nido.

### **Open Space Reserves in the Area**

Of note, there are no public lands in the immediate vicinity of the site. Approximately 1.0 mile to the east is the Cold Creek Valley Preserve and Stunt Ranch; and, approximately 1.0 mile to the south is a large block of land owned by the State.

### **Regional Biological Value**

In terms of its contribution to the regional diversity and abundance of plant and wildlife resources that occur in the Santa Monica Mountains, the property and the proposed location of the residence, should be viewed in context. No regional resource conservation and/or management programs recognize the site as possessing significant biological value. However, the watershed area represented by the site does factor into the long-term sustainability of Cold Creek and the water quality and riparian habitats it supports. Therefore, although the site is not considered to have regional biological value, it is important within the context of the Cold Creek drainage.

## **ANALYSIS OF POTENTIAL IMPACTS**

As proposed, the proposed project consists of a single-family residence (see Attachment D) that includes the yard and patio areas, improved access driveways, septic tanks, ornamental landscape areas, and fuel modification zones. The analysis included below indicates potential

constraints to be considered in the ultimate layout and design of the residence.

### **Potential Impacts to Vegetation and Wildlife**

Build out of the project will require limited clearing and grading to construct building areas since a graded pad already exists on the project site. The project will also require removal and thinning of existing vegetation for fuel modification. These activities will either eliminate or substantially compromise the existing form and function of vegetation within the development/fuel modification footprint.

The primary impacts of the project on wildlife will be the removal or disruption of habitat and the direct loss or displacement of wildlife, depending on a particular species' mobility. In either case, the result will be a net loss in localized wildlife populations.

In general, the loss of vegetation and wildlife as a result of the project is not expected to be significant. This is due to the previously disturbed and non-native character of much of the vegetation to be affected, the generally common and regionally-abundant nature of native vegetation and wildlife resources to be affected and, the relatively limited extent to which native vegetation and habitats will be directly or indirectly affected. This assumes, however, that the areas outside the fuel modification zones are allowed to remain in their existing native state and where thinning is called for, only the required thinning will be performed and maintained.

### **Potential Impacts to Sensitive Resources**

As discussed above, no State or federal rare, endangered or threatened plant species were observed or are expected to occur on site. Therefore, no impacts to these "highest sensitivity" resources are expected. Similarly, no significant populations of plant species generally considered of "high sensitivity" (for example, CNPS listed species) were observed or are expected on site. Therefore, no significant impacts to these special status resources are expected.

Similarly, no State or federal rare, endangered or threatened animal species were observed or are expected to occur on site. However, several species of concern to the resource agencies are expected; and, the project will result in an incremental loss of habitat suitable for them. It is estimated that, based on a 200-foot fuel modification zone, on the order of .30 acre of mixed chaparral could be affected in this manner. Although this is not an inconsequential impact it is noted that by and siting the residence at close to Mulholland Highway as possible, as proposed, it is the conclusion of this assessment that the proposed project minimizes impacts to biological resources to the extent practicable.

## **CONSERVATION GUIDELINES**

The limited loss of ruderal and mixed chaparral vegetation due to the construction of the single-family residence on-site would be an unavoidable but less than significant consequence of the project that does not warrant conservation or mitigation measures. However, the project site should be viewed in the context of the local, State, and federal conservation programs being implemented in the Santa Monica Mountains, including the Cold Creek Resource Management

Area just downstream from the site, and should incorporate conservation measures to be consistent with region-wide goals and objectives. Such measures are outlined below in the form of conservation guidelines.

### **Siting of Residences**

1. The siting of the residence should remain on the existing, previously created partial building pad and as close to the highway as possible.

2. The clearing or thinning of mixed chaparral should be limited to that absolutely required for fuel modification in order to minimize the loss of native watershed, thereby minimizing potential impacts to downstream habitat values in the Cold Creek drainage and Resource Management Area.

3. Clearing of native vegetation for ancillary structures, such as out-buildings, swimming pools, tennis courts, stables and corrals, etc. should be avoided. These structures, if made a part of the specific design plans, should be placed in areas previously disturbed or in close proximity to the proposed residence.

### **Design of Residences**

4. Exterior lighting within and around the residences should be restricted to low-intensity features that are low-lying, directed away from adjacent habitat areas and/or shielded.

5. Closed-style fencing should be limited to that necessary to enclose yard areas immediately surrounding the residence. All other property fencing should be open in structure to allow the easy passage of wildlife through the site.

### **Landscaping**

6. Ornamental and decorative landscape plantings should be limited to the area immediately surrounding the residence and should emphasize plant palettes that require minimal irrigation so as to control and/or limit the ability of invasive plants and animals (such as the Argentine ant) to establish themselves on site. An appropriate and recommended source for plant palettes for this purpose would be the *Drought-Tolerant Perennial Plants Native to Los Angeles County & Surrounding Areas, Approved for Use in Landscaping and Revegetation, Master List* maintained by the Los Angeles County Department of Regional Planning.

7. Plant palettes for ornamental plantings should not include any species that are invasive, as listed in California Exotic Pest Plant Control's (CalEPPC) *Exotic Pest Plants of Greatest Concern in California* (CalEPPC, October 1999).

8. All other landscaping/re-vegetation on site, to include areas of cut and fill and fuel modification zones, should be restricted to native species indigenous to the area. Such species should include native shrubs and grasses as permitted by the County fire code and fuel modification regulations.

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**ATTACHMENT A**

**Vegetation Map**

for

25066 Mulholland Highway  
Calabasas, Los Angeles County, CA

APN 4455-018-028



**Legend**

Base Layers	Zoning
LOS ANGELES COUNTY	ZONE R-1
OTHER COUNTY	ZONE R-2
PACIFIC OCEAN	ZONE B-1
UNINCORPORATED AREAS	ZONE B-2
UNINCORPORATED CITIES	ZONE O-1
HYDRO - PERENNIAL	ZONE O-2
HYDRO - INTERMITTENT	ZONE O-3
HYDRO - DRY	ZONE O-4
HYDRO - LINE	ZONE O-5
FREIGHTWAYS	ZONE O-6
NATIONAL FOREST	ZONE O-7
PARCEL BOUNDARY	ZONE D-1
SUPERVISORIAL DISTRICT	ZONE D-2
TRANSIT - RAILROAD	ZONE IT
TRANSIT - RAPID TRANSIT	ZONE M-1
TRANSIT - UNDERGROUND	ZONE M-1.5
SUBDIVISION ACTIVITY - APPROVED	ZONE M-2
SUBDIVISION ACTIVITY - INACTIVE	ZONE M-3
SUBDIVISION ACTIVITY - PENDING	ZONE M-4
SUBDIVISION ACTIVITY - RECORDED	ZONE MXD
AMB (ASSESSOR MAP BOOK) GRID	ZONE O-S
SEA (SIGNIFICANT ECOLOGICAL AREA)	ZONE P-1
CSD (COOH. STANDARDS DISTRICT)	ZONE R-1
CSD - AREA SPECIFIC	ZONE R-2
VERY HIGH FIRE HAZARD SEVERITY	ZONE R-3 (SU)
TOD (TRANSIT ORIENTED DISTRICT)	ZONE R-4
EDD (EQUESTRIAN DISTRICT)	ZONE R-5
THE THOMAS GUIDE - PAGE	ZONE R-6
THE THOMAS GUIDE - PAGE GRID	ZONE R-7
TD (ZONED DISTRICT)	ZONE SF
ZONING INDEX MAP GRID	ZONE SR-D
ZONING MAP GRID	ZONE W
TOWNSHIP & RANGE GRID	
USGS QUAD SHEET GRID	



LEGEND MAY NOT CONTAIN ALL LAYERS REPRESENTED IN THE MAP.



Scale: 1:1,400  
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**ATTACHMENT B**

**Site Photographs**

for

25066 Mulholland Highway  
Calabasas, Los Angeles County, CA

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Existing graded driveway onto 25066 Mulholland Highway.



Existing pad with drainage improvements at 25066 Mulholland Highway.



Existing pad at 25066 Mulholland Highway.



Mixed chaparral on slopes below existing pad at 25066 Mulholland Highway. .

**ATTACHMENT C**

**Plant and Wildlife Inventory**

for

25066 Mulholland Highway  
Calabasas, Los Angeles County, CA

APN 4455-018-028

## Plant and Wildlife Species Inventory

### Plants (\* = non-native species)

#### Agavaceae - Agave Family

*Yucca whipplei* - chaparral yucca

#### Anacardiaceae - Sumac or Cashew Family

*Malosma laurina* - laurel sumac

*Schinus sp.* - pepper \*

#### Apiaceae - Carrot Family

*Foeniculum vulgare* - sweet fennel \*

#### Asteraceae - Sunflower Family

*Achillea millefolium* - yarrow

*Artemisia californica* - California sagebrush

*Brickellia californica* - California brickellbush

*Baccharis salicifolia* - mulefat

*Centaurea melitensis* - tocolate \*

*Conyza canadensis* - horseweed \*

*Gnaphalium californicum* - California everlasting

*Hazardia squarrosa* - sawtooth goldenbush

*Heterotheca grandiflora* - telegraph weed \*

#### Brassicaceae - Mustard Family

*Hirshfeldia incana* - Mediterranean mustard \*

#### Chenopodiaceae - Goosefoot Family

*Salsola tragus* - Russian thistle \*

#### Convolvulaceae - Morning-Glory Family

*Convolvulus macrostegia* - chaparral morning glory

#### Crassulaceae – Stonecrop Family

*Dudleya pulverulanta* – chalk liveforever

Cucurbitaceae - Gourd Family

*Marah macrocarpus* - wild cucumber

Cuscutaceae - Dodder Family

*Cuscuta sp.* - dodder

Fabaceae - Legume Family

*Lotus scoparius* – deerweed

Fagaceae – Oak Family

*Quercus dumosa* – scrub oak

Geraniaceae - Geranium Family

*Erodium cicutarium* - red-stemmed filaree \*

Hydrophyllaceae - Waterleaf Family

*Phacelia sp.* - phacelia

Lamiaceae - Mint Family

*Marrubium vulgare* - horehound \*

*Salvia mellifera* - black sage

Malvaceae - Mallow Family

*Malacothamnus fasciculatus* - bush mallow

*Malva parviflora* - cheeseweed \*

Pinaceae – Pine Family

*Pinus sp.* – ornamental pine \*

Poaceae - Grass Family

*Bromus diandrus* - ripgut grass \*

*Bromus madretensis* - foxtail chess \*

*Bromus hordeaceus* - soft chess \*  
*Nassella lepida* - needlegrass

Polygonaceae - Buckwheat Family

*Eriogonum fasciculatum* - California buckwheat  
*Eriogonum cinereum* - ashyleaf buckwheat

Rhamnaceae - Buckthorn Family

*Ceanothus spinosus* - greenbark ceanothus

Roseaceae - Rose Family

*Adenostoma fasciculatum* – chamise  
*Cercocarpus betuloides* – mountain mahogany

Scrophulariaceae - Figwort Family

*Mimulus aurantiacus* - sticky monkey-flower

Solanaceae - Nightshade Family

*Solanum xantii* - chaparral nightshade

**Wildlife** (\* = observed or detected, # = species of concern)

Reptiles

*Sceloporus occidentalis* - Great Basin fence lizard \*  
*Uma stansburiana* - side-blotched lizard \*  
*Phrynosoma coronatum blainvillii* - San Diego horned lizard  
*Phrynosoma coronatum frontale* – coast horned lizard #  
*Aspidoscelis tigris stejnegeri* - coastal western whiptail #  
*Masticophis lateralis* - chaparral whipsnake  
*Pituophis melanoleucus* - gopher snake  
*Crotalus viridis* - southern Pacific rattlesnake  
*Salvadora hexalepis virgultea* - coast patch-nosed snake  
*Lampropeltis zonata* – California mountain kingsnake #  
*Diadophis punctatus modestus* – San Bernardino ringneck snake #

## Birds

*Aquila chrysaetos* – golden eagle #  
*Cathartes aura* - turkey vulture \*  
*Accipiter cooperii* – Cooper’s hawk #  
*Buteo jamaicensis* - red-tailed hawk \*  
*Falco sparverius* - American kestrel  
*Callipepla californica* - California quail  
*Zenaida macroura* - mourning dove \*  
*Columba livia* - rock dove  
*Geococcyx californicus* - greater roadrunner  
*Calypte anna* - Anna’s hummingbird \*  
*Colaptes auratus* - northern flicker  
*Dendrocopos nuttallii* - Nuttall’s woodpecker \*  
*Tyrannus vociferous* - western kingbird  
*Sayornis saya* - Say’s phoebe  
*Aphelocoma californica* - western scrub jay \*  
*Corvus brachyrhynchos* - American crow  
*Corvus corax* - common raven \*  
*Petrochelidon pyrrhonota* - cliff swallow  
*Chamaea fasciata* - wrentit \*  
*Thryomanes bewickii* - Bewick’s wren  
*Turdus migratorius* - American robin  
*Sialia mexicana* - western bluebird  
*Mimus polyglottos* - northern mockingbird \*  
*Toxostoma redivivum* - California thrasher  
*Sturnus vulgaris* - European starling  
*Dendroica coronata* - yellow-rumped warbler  
*Pipilo maculatus* - spotted towhee  
*Pipilo crissalis* - California towhee \*  
*Chondestes grammacus* - lark sparrow  
*Amphispiza bellii* - Bell’s sparrow  
*Aimophila ruficeps canescens* - ashy rufous-crowned sparrow  
*Aimophila ruficeps canescens* – southern California rufous-crowned sparrow #  
*Zonotrichia leucophrys* - white-crowned sparrow  
*Melospiza melodia* - song sparrow  
*Euphagus cyanocephalus* - Brewer’s blackbird  
*Molothrus ater* - brown-headed cowbird  
*Carduelis psaltria* - lesser goldfinch \*  
*Carpodacus mexicanus* - house finch \*

## Mammals

*Didelphis virginiana* - Virginia opossum  
*Scapanus latimanus* - broad-handed mole

*Sylvilagus audubonii* - Audubon's cottontail \*  
*Thomomys bottae* - valley pocket gopher \*  
*Canis latrans* - coyote \*  
*Urocyon cinereoargenteus* - gray fox  
*Procyon lotor* - raccoon  
*Mustela frenata* - long-tailed weasel  
*Mephitis mephitis* - striped skunk  
*Odocoileus hemionus* - mule deer  
*Spermophilus beecheyi* - California ground squirrel \*  
*Dipodomys agilis* - Pacific kangaroo rat \*  
*Perognathus californicus* - California pocket mouse  
*Neotoma fuscipes* - dusky-footed woodrat  
*Peromyscus maniculatus* - deer mouse  
*Taxidea taxus* – American badger #

**ATTACHMENT D**

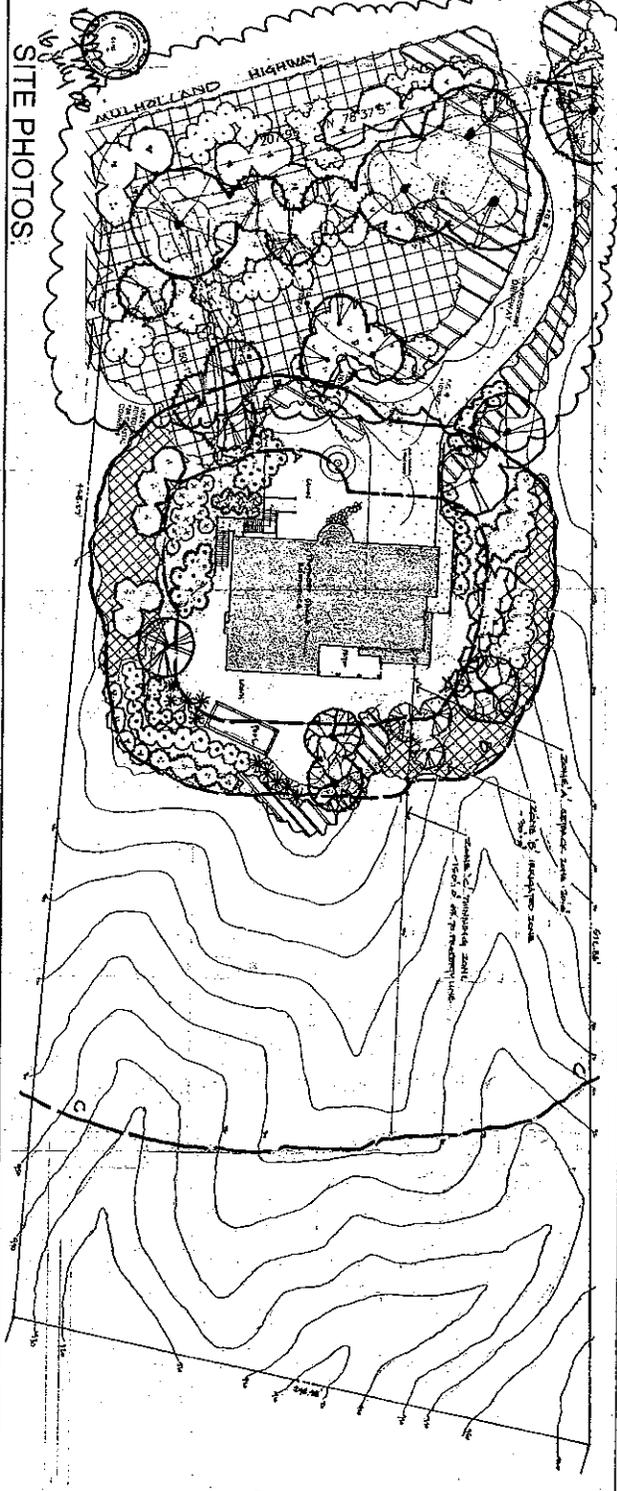
**Proposed Site Development Plans**

for

25066 Mulholland Highway  
Calabasas, Los Angeles County, CA

APN 4455-018-028

# FUEL MOD PLAN

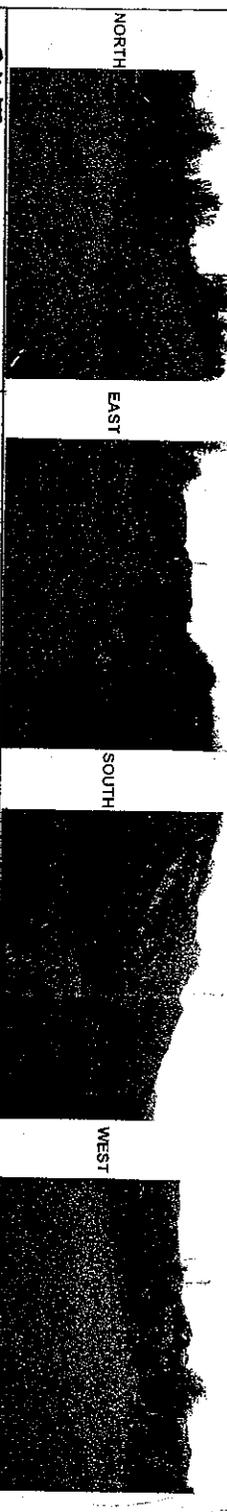


SCALE: 1/20

**\*NOTE: ALL PLANTED AREAS WILL BE IRRIGATED WITH AN AUTOMATED SPRINKLER SYSTEM**

- IRRIGATION CONCEPT NOTES**
1. IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 1.0 INCH OF WATER PER YEAR TO ALL PLANTS.
  2. IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 1.0 INCH OF WATER PER YEAR TO ALL PLANTS.
  3. IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 1.0 INCH OF WATER PER YEAR TO ALL PLANTS.
  4. IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 1.0 INCH OF WATER PER YEAR TO ALL PLANTS.

APPROVED FOR FUEL MODIFICATION PLAN  
 JOHN ANTHONY LEWIS  
 ARCHITECT  
 300 MASSEY STREET  
 THOUSAND OAKS, CA 91320  
 (805) 497-8765  
 (805) 497-8050



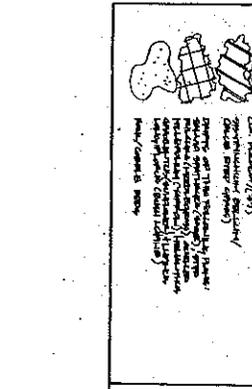
## LEGAL DESCRIPTION

PROJECT: 14141 and 14142 portions of Parcel 1, County of Santa Barbara, State of California, as shown in the attached map. The legal description of the project is as follows: ...

## ZONING INFO

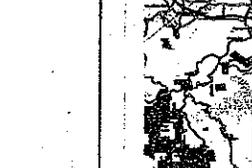
ADDITIONAL RESOURCES: ONE LICENSEE  
 PROJECT DIRECTORY  
 ARCHITECTURAL INDUSTRY: ...

## VICINITY MAP



PLANTING: ...  
 LEGAL DESCRIPTION: ...

PROJECT DIRECTORY  
 ARCHITECTURAL INDUSTRY: ...



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<b>Betz Residence</b> 2200 MULLHOLLAND HIGHWAY, CALABASAS, CALIFORNIA	NEW SINGLE FAMILY RESIDENCE FOR: EDWARD BETZ 6500 SHERRAN OAKS AVE BETHAN OAKS, CA 91403	REVISIONS 1. 10/12/2007 - [unclear]	TITLE PROJECT DATA & FUEL MOD PLAN	STUDIO 300 MASSEY STREET THOUSAND OAKS, CA 91320 STUDIO (805) 497-8765 FAX (805) 497-8050	JOHN ANTHONY LEWIS ARCHITECT	A-0.0
	DRAWN BY MDG	SCALE 1/20	DATE 10-12-2007	OFFICE COPY OF APPROVED - ERB-235-08		

