

Transmittal Checklist

Hearing Date
March 6, 2013
Agenda Item Number
7

Project Number: R2012-01036-(5)
Case(s): CUP No. 201200067
Contact Person: Rob Glaser

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	DPW Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FD Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Written Comments (Public)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Photos/Photo Simulation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aerial (Ortho/Oblique) Image(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Images of water tower, windmill, façade improvements to the office to resemble an old gas station.

Reviewed By: _____





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

PROJECT NUMBER

R2012-01036-(5)

HEARING DATE

March 6, 2013

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201200067
 Environmental Assessment No. 201200120

PROJECT SUMMARY

OWNER / APPLICANT

Redding Properties LLC / Redding Properties LLC

MAP/EXHIBIT DATE

January 10, 2013

PROJECT OVERVIEW

The applicant is requesting a Conditional Use Permit (CUP) to authorize the construction of a private historical vehicle collection (HVC) facility and a caretaker residence located in the A-2-1 (Heavy Agricultural – One Acre Required Minimum Lot Area) and within the Santa Susana Mountains Significant Ecological Area (SEA). The construction of a private HVC facility is subject to a CUP, since it is located within an SEA, pursuant to Section 22.56.215 of the Los Angeles County (County) Code. This project request is required to be presented to the SEA Technical Advisory Committee (SEATAC) for their review and recommendation for project compatibility within the SEA. A CUP is required for a caretaker's residence in the A-2 zone pursuant to Section 22.24.150 of the County Code.

LOCATION

24233 The Old Road, Newhall

ACCESS

The Old Road

ASSESSORS PARCEL NUMBER(S)

2826-023-019

SITE AREA

2.58 Acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan

ZONED DISTRICT

Newhall

LAND USE DESIGNATION

RL1 (Rural Land 1 – 1DU/1AC), OS/PR (Open Space – Parks and Recreation)

ZONE

A-2-1, OS (Open Space)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Staff has recommended that a Negative Declaration is the appropriate environmental documentation under the Los Angeles County Environmental Document Reporting Guidelines and the California Environmental Quality Act. (CEQA).

KEY ISSUES

- Consistency with the Los Angeles County General Plan and the Santa Clarita Valley Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.24.170 (A-2 Zone Development Standards)
 - 22.56.215 F.2. (Significant Ecological Area Burden of Proof)
 - 22.56.1761 (Historic Vehicle Collection)

RECOMMENDATION

Approval

CASE PLANNER:

Rob Glaser

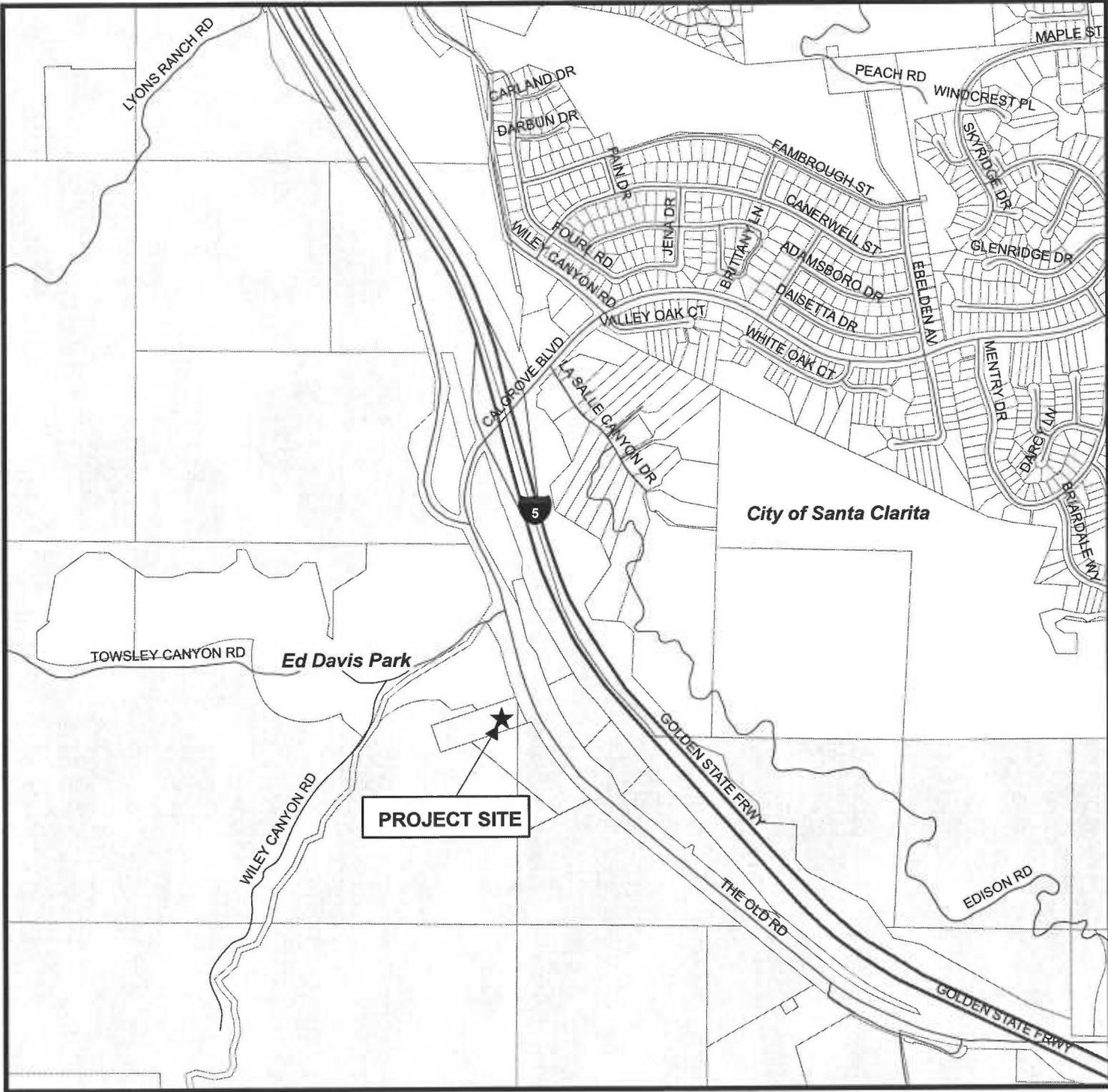
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rglaser@planning.lacounty.gov

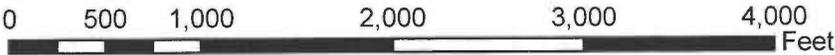
VICINITY MAP



Legend

-  Freeways
-  TB Streets
-  Parcels
-  Unincorporated Area

**PROJECT NO. R2012-01036-(5)
CONDITIONAL USE PERMIT NO. 201200067**



1 inch = 1,000 feet

ENTITLEMENTS REQUESTED

- Conditional Use Permit (“CUP”) to authorize the construction of a private historical vehicle collection (“HVC”) facility and conversion of an existing single-family residence to a caretaker’s residence located in the A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) zone pursuant to Section 22.24.150 of the Los Angeles County (“County”) Code, and for development within the Santa Susana Mountains Significant Ecological Area (SEA”) pursuant to Section 22.56.215 of the County Code.

PROJECT DESCRIPTION

The applicant is requesting a CUP to authorize the construction of a 9,400 square foot, single-story, private HVC facility located on a 2.87-acre property in the A-2-1 zone and within the Santa Susana Mountains SEA. The construction and operation of the private HVC facility is authorized under Sections 22.24.150 and 22.56.1761 of the County Code. The construction of a private HVC facility is also subject to a CUP as development within an SEA pursuant to Section 22.56.215 of the County Code. This project request is required to be presented to the SEA Technical Advisory Committee (“SEATAC”) for their review and recommendation for project compatibility within the SEA. In addition, the applicant is requesting authorization to convert an existing residence into a caretaker’s residence on the subject property. A CUP is required for a caretaker’s residence in the A-2-1 zone pursuant to Section 22.24.150 of the County Code.

The proposed development footprint, which covers the approximate east half of the subject property, is located outside the boundaries of the SEA boundary as adopted on November 27, 2012, and is located entirely within a relatively flat and previously disturbed area. The relatively undisturbed portions on the approximate west half of the property contain steep slopes and several oak trees, walnut trees, pepper tree and Trees of Heaven.

The project will provide a paved 22-foot wide fire lane access driveway to access the HVC facility. The project includes 377 cubic yards of cut and 377 cubic yard of fill (2,155 cubic yards for overexcavation) for a total 754 cubic yards of grading for the HVC facility. The project will also consist of removing several previously occupied trailers, recreational vehicles, and animal pens from the subject property. In addition, the project proposes the renovation of eight large animal pens for some future farm animals, planting of a vineyard, installation of a 34-foot tall decorative (non-functioning) windmill, installation of a decorative (non-functioning) water tower and the facade improvements on a existing 960-square foot office/storage building to simulate an old gas service station, which will remain as an office (photo sample attached). The half-bathroom in the proposed storage facility will require a new on-site wastewater treatment system to be installed on the subject property within the previously cleared area. The existing residence is served by public water and utilizes on-site wastewater treatment. One cargo container will remain on the property for storage of yard maintenance equipment. The subject property is surrounded by seven-foot high chain linked fence with barbed wire at the top, along the side and rear yard of the property.

This HVC facility will be for private use only. The proposed facility is 9,400 square feet with multiple garage doors, 35 feet tall at the highest point, and will contain areas inside for vehicle storage and a half-bathroom. A 300-square foot patio cover is attached at the eastern end of the HVC facility. Currently 12 cars are proposed by the applicant for the HVC, including historic cars from the 1930s through the 1960s.

Access to the property is through 22-foot wide driveway from The Old Road, an existing Major Highway on the County Master Plan of Highways, with 166 feet of right of way. Several oak trees are located on the subject property, and will remain undisturbed.

EXISTING ZONING

The subject property is zoned A-2-1 and zoned O-S (Open Space) in the Newhall Zoned District.

Surrounding properties are zoned as follows:

North: City of Santa Clarita
South: IT (Institutional) and O-S
East: M-1 (Light Manufacturing)
West: O-S

EXISTING LAND USES

The subject property is developed with an existing single-family residence (to be converted to a caretaker's residence), an existing office and an existing cargo storage container.

Surrounding properties are developed as follows:

North: Unoccupied ranch with abandoned buildings and City of Santa Clarita open space (Ed Davis Park)
South: Post Office
East: Single-family residences, dog kennels, construction companies and Interstate 5 Freeway
West: Vacant

PREVIOUS CASES/ZONING HISTORY

Certificate of Compliance No. 2012-00069 – Recorded on May 30, 2012. Verified that the subject property was legally created.

Zone Change Ordinance 7168 – Approved on June 4, 1957. Established the A-2-1 zone for the subject property.

Zone Change Ordinance No. 2012-0055Z – Adopted on November 27, 2012. Changed a portion of the property from A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) to O-S.

Ordinance No. 2012-0054 – Adopted on November 27, 2012. Modified the delineation of the SEA boundaries set forth in Section 22.56.215 of the County Code. A portion of the Santa Susana Mountains SEA boundary was realigned through the subject property

as also adopted under the Santa Clarita Valley Area Plan through General Plan Amendment No. 2009-00006-(5) on November 27, 2012.

ENVIRONMENTAL DETERMINATION

The County Department of Regional Planning recommends that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there is no evidence that the project may have a significant impact on the environment.

From the 2004 SEATAC Procedures, Environmental Impact Reports (EIR) are generally required for projects within SEAs. Staff is required to rely on SEATAC comments in making environmental determinations on projects that may result in an EIR or Mitigated Negative Declaration with respect to biotic impacts. When a Negative Declaration is recommended by staff, the procedures require it be forwarded to the Regional Planning Commission ("Commission") for review and determination prior to completion.

SEATAC has reviewed this project and has made recommendations to the project so that environmental impacts related to biota are less than significant. A draft initial study and supporting reports have shown that all environmental impacts, with support of SEATAC recommendations, are less than significant as proposed. Based on this information a draft Negative Declaration has been prepared. On January 23, 2013, this project was presented to the Commission as a discussion item for concurrence as to the appropriate environmental document. After a brief presentation by staff, the Commission heard comments from the applicant regarding the project. By vote of 4-0-1 (Valadez absent), the Commission concurred with the environmental determination, which allowed staff to continue processing the case for public hearing.

STAFF EVALUATION

Santa Clarita Valley Area Plan Consistency/General Plan

The project site is located within the RL-1 (Rural Land 1 – One Dwelling Unit per Acre) of the Santa Clarita Valley Area Plan ("Area Plan") as adopted on November 27, 2012. The RL-1 land use designation is intended for low density single-family residential on large lots. The existing single-family residence to be converted as a caretaker's residence and its lot size along with the addition of a proposed private historic vehicle collection facility is consistent with the land use designation and is therefore consistent with the permitted uses of the underlying land use category. The subject property outside the proposed development area is designated OS-PR (Open Space – Parks and Recreation)

As the project was a complete application prior to November 27, 2012 adoption of the current Area Plan, the project is eligible to be reviewed for consistency with the previously adopted Area Plan. However, particularly with respect to the SEAs, the current Area Plan has recognized the disturbed nature of the subject property and as such, the SEA boundaries have been adjusted with the current Area Plan to reflect the existing developed area. In addition, the following policies of the Area Plan as adopted on November 27, 2012 apply to the proposed project:

- Policy CO-3.1.1: “On the Land Use Map and through the development review process, concentrate development into previously developed or urban areas to be protected through the use of fencing and other means as appropriate, so as to prevent damage by grading, soil compaction, pollution, erosion or other adverse construction impacts.” (Page 178)

The proposed development of the private HVC facility takes place on an already disturbed portion of the subject property that contains no environmentally-sensitive resources. Since this portion of the property is relatively flat, the project will require minimal grading and soil compaction. The planting of the vineyard in front of the private HVC facility will minimize erosion since this portion of the property is relatively flat and soil will be more permeable. During the construction of the HVC facility, the oak trees on the subject property are required to have a protective fencing around them to prevent construction equipment to drive near or be stored near them. The construction impact will be minimal. The western portion of the property where the hillsides and sensitive environmental resources are contained will remain undisturbed as part of this project.

- Policy CO-3.2.4: “Protect biological resources in the designated Significant Ecological Area (SEAs) through the siting and design of development which is highly compatible with the SEA resources. Specific development standards shall identified to control the types of land use, density, building location and size, roadways and other infrastructure, landscape, drainage, and other elements to assure the protection of the critical and important plant and animal habitats of each SEA. In general, the principle shall be to minimize the intrusion and impacts of development in these areas with sufficient controls to adequately protect the resources.” (Guiding Policy #10) (Page 178)

The western portion of the subject property falls within the boundary of the Santa Susana Mountain SEA as adjusted on November 27, 2012, and the proposed private HVC facility is being developed on the eastern portion of the property away from any sensitive resources. The hillsides and SEA portion of the property will remained undisturbed as part of this project. The location of the HVC facility will be on the relatively flat, disturbed portion of the property to reduce the amount of necessary grading while preserving the significant natural resources.

The following policies of the County General Plan, of which the Area Plan is a component, are applicable to the proposed project:

- Conservation and Open Space Policy No. 7: “Preserve significant ecological areas and habitat management areas by appropriate measures, including preservation, mitigation and enhancement.” (Page II-27)

The subject property contains an SEA designation which required the project to be reviewed by SEATAC. SEATAC met on June 4, 2012 for this project and during the meeting, SEATAC recommended several protective measures to preserve the SEA on the subject property. See the attached minutes from SEATAC.

- General Goal and Policies Policy No. 66: "Maintain non-urban hillside area in open space and low density non-urban uses." (Page I-32)

The SEA resource on the subject property is contained within the hillside areas and will remain undisturbed in perpetuity. The proposed private HVC facility is to be developed on the flat non-hillside portion of the property. In addition a major portion of this resource was redesignated as OS-PR with the November 27, 2012 adoption of the Area Plan, and rezoned to O-S as part of the accompanying zone change. The open space category and zone will limit further residential development from intruding into this resource area.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.24.170 of the County Code, establishments in the A-2 Zone are subject to the following development standards:

- A. Front, side and rear yards shall be provided as required in Zone R-1.

The existing single-family residence, existing office and the proposed private historic vehicle collection (HVC) facility all sited to adhere to the required setbacks for Zone R-1 with minimum 20 feet for the front yard, 5 feet for the side yards, and 15 feet for the rear yard. The setbacks as depicted on the site plan show a minimum 117-foot setback in the front, minimum 6-foot setback in the side yard, and more than 200 feet in the rear. Existing 7-foot high chain-link fences are also depicted in both sides and rear yard, which exceeds the six-foot maximum height permitted. The project will be required to either comply with the existing fence height requirements if the fences onsite are proposed to remain, or go through the yard modification process to allow the existing chain-link fences to remain and/or for any new walls and fences within the front yard that exceed the maximum height of 3½ feet. The chain-link fence at the rear of the property will be conditioned to be removed as recommended by SEATAC.

- B. Single-family residential uses shall be subject to a development standards applying to Zone R-1, except as otherwise specified in the Title 22.

The existing single-family residence to be converted to a caretaker's residence is designed to adhere to the required development standards for Zone R-1. One covered parking space is available on the north side of the structure. The proposed private HVC facility as well as the office are also less than a maximum height of 35 feet.

- C. Premises in Zone A-2 shall provide the required area as specified in Part 2 of Chapter 22.52.

The subject property is 2.87 acres in size which meets the one acre required minimum lot size requirement of the A-2-1 Zone.

A private HVC is also subject to the development standards pursuant to Section 22.56.1761 of the County Code, including that all vehicles and parts fall within the definition of a HVC, that the area for the HVC is less than 10 percent of the total lot area, and that the HVC is located no less than five feet from any building or structure

and not within any required yard. The applicant has provided additional information for the HVC, including a list of vehicles that are proposed. Under a CUP, the applicant may modify any of the development standards listed in Section 22.56.1761 of the County Code. As the cars within the HVC may change over time, the CUP is intended to allow flexibility for the applicant while ensuring the project continues to meet the intent of the HVC provisions.

Neighborhood Impact/Land Use Compatibility

The proposed private HVC facility will have a minimal impact on the surrounding neighborhood. The properties to the north contain an abandoned building and a park. The properties to the west are permanent open space lots within the Santa Susana Mountains SEA. The property to the south is a U.S. Post Office. The properties to the east which contain dog kennels and construction companies have sent in letters of support for the proposed use. Access to the site is relatively easy for the transport of the historical vehicles since access is off of an existing improved Major Highway on the County Master Plan of Highways, is in close proximity to the Interstate 5 Freeway, and the onsite driveways are wide enough for a vehicle trailer to load and unload the historic vehicles as well as for ease in County Fire Department access. The proposed HVC facility is private and will not require a need for additional parking for the public and will not create an increase in traffic to impact the neighborhood.

Burdens of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 and Section 22.56.215 of the County Code.

CUP Burden of Proof

- 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; and

The proposed development will improve the aesthetic of the subject property by enhancing the property from the existing abandoned mobile home, dog kennel, and various storage containers to a newly constructed structure designed with a barn exterior, to house the HVC. All the existing debris and invasive plants (i.e. Tree of Heaven) will be permanently removed from the site. The SEA designated portion of the property will remain undisturbed and the existing oak trees onsite will be protected during the construction of the HVC facility. In addition, the applicant has provided letters of support from the surrounding neighbors in the area. The existing residence will be converted to a caretaker's residence, and is available for a caretaker to oversee the HVC and maintenance of the 2.34-acre property. The proposed construction of the HVC facility and the conversion to a caretaker's residence will not adversely affect the health, peace, comfort or welfare of person residing or working in the surrounding area, and is not detrimental to the use, enjoyment or valuation of the property of other

persons located in the vicinity. The proposed use will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare of the community.

- 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; and

The subject property is 2.87 acres and is adequate size and shape to accommodate the proposed private HVC facility and existing single-family residence as a caretaker's residence. This residence contains a covered parking space on the north side of the structure. The existing residence, existing office and proposed HVC facility meet all setback and building height standards. The subject property contains a seven-foot high chain-link fence within the property along the north, south and west boundaries of the property within the required side yard and rear yard setback respectively, and will be required to bring the fences into compliance or apply for a yard modification to approve the existing overheight fences,. The seven-foot high fence along the western boundary of the property will be removed. The proposed six-foot high wall in the front yard will also require a yard modification. The landscaping will consist of native and/or drought tolerant species and the non-native invasive tree species such as "Tree of Heaven" will be removed while all native species located on the hillsides within the SEA will be preserved in perpetuity.

- 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.

The subject property take access from The Old Road, an existing Major Highway on the County Master Plan of Highways, which has 166 feet of right-of-way and is sufficient to carry the kind of traffic the proposed use would generate. The HVC is for private use and as it will not generate traffic from public visitors, the amount of traffic would be limited. The site is adequately served by utilities, including public water and conditioned to provide adequate onsite sewage disposal.

SEA Burden of Proof

- A. That the requested development is designed to be highly compatible with biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas, and

The proposed construction of the private historic vehicle collection (HVC) facility and the other ancillary project features including the vineyard are located in an already disturbed, flat portion of the subject property. While not considered development subject to these SEA provisions, the conversion of an existing single-family residence to a caretaker's residence is also located within the

existing disturbed area. This portion of the property is located outside the SEA boundary as adopted on November 27, 2012 and has no oak tree or other biotic resources that will be directly affected. The SEA and oak trees on the subject property will remain undisturbed.

- B. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state, and

There are no water bodies, watercourses or tributaries located on or near the subject property. Natural rain runoff will be minimized by the planting of the proposed vineyard in front of the HVC facility, which will capture the rain runoff and be used for watering as well as groundwater recharge.

- C. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state, and

The subject property is located on the edge of the Santa Susana SEA boundary and the western portion of the property lies within the SEA. The western portion of the property also contains a seven-foot high chain link fence. During the June 4, 2012 SEATAC meeting, SEATAC recommended that the fence on western portion of the property be taken down to enhance wildlife movement through this SEA corridor. This recommendation will be included in the draft conditions of approval for the Commission's consideration. However, the requested development of the HVC facility is not located near this western portion of the property and was designed not to intrude on the SEA resources.

- D. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development, and

The subject property contains a lot of natural vegetation cover, including oak trees on the western portion of the property where the SEA has been designated on November 27, 2012. The proposed development of the HVC facility is located in an already disturbed portion of the property a minimum of 20 feet from natural vegetative cover. The vegetative cover will remain in its natural state and continue to buffer the natural open space from the disturbed eastern portions of the property.

- E. That where necessary, fences or walls are provided to buffer important habitat areas from development, and

The fence on the western portion of the property (rear yard) is recommended to be removed by SEATAC. The rest of the property's chain linked fencing to the north and south of the property is proposed to remain and must either be lowered to comply with fence height requirements or by approved through a subsequent yard modification approval.

- F. The roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.

The subject property takes access via The Old Road with an internal improved driveway that includes a Fire Department turnaround for sufficient access, all within the existing disturbed portions of the property and outside the SEA boundary as designated November 27, 2012. Utilities serving the property include public water, and an onsite sewage disposal system. The Old Road is located on the most eastern end of the property and does not conflict with critical resources located within the SEA boundary on the western property of the property.

Both Burdens of Proof with the applicant's responses are attached. Staff is of opinion that the applicant has met both burdens of proof.

SEATAC COMMENTS AND RECOMMENDATIONS

SEATAC held a meeting on June 4, 2012, to discuss the applicant's request. The subject property is located within the Santa Susana Mountains SEA. Attached are SEATAC's comments and recommendations, and address such areas as lighting, oak tree fencing, oak woodland, grassland, vegetation map and fuel modification.

ACTION: SEATAC recommended that the BCA be corrected, augmented as directed, and incorporated into a Biota Report. The Biota Report shall include lists of impacts and mitigations.

Since the SEATAC meeting, the BCA was corrected and included the list of impacts and mitigations. (Attached)

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

County Department of Parks and Recreation – Letter dated December 12, 2012. Determined that the proposed HVC facility will have no impact on their facilities. (Attached)

County Department of Public Health, Environmental Health Division – Letter dated December 26, 2012. The Program has no objection to the approval of the CUP project contingent to the attached provisions, including review of the septic feasibility prior to building permit issuance. (Attached)

County Fire Department ("Fire") – Letter dated January 8, 2013. Fire has cleared the proposed project for public hearing with the attached conditions related to access. (Attached)

County Department of Public Works ("Public Works") – Letter dated January 9, 2013. Public Works recommends approval of the CUP with the attached conditions, including review of the grading plan, soils plan and drainage concept/Standard Urban Stormwater Management Plan ("SUSMP") prior to grading and/or building permits. (Attached)

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.

PUBLIC COMMENTS

Letters of support were received on May 21, 2012 from two neighbors who are in support of the construction of a private HVC facility, and confident that this project will bring no adverse effect to their family, home or business.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission

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 **approval** of Project Number R2012-01036-(5) Conditional Use Permit Number 201200067, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, AND ADOPT THE NEGATIVE DECLARATION.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER 201200067 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Rob Glaser, Principal Regional Planning Assistant
Reviewed by Susan Tae, AICP, Supervising Regional Planner, Zoning Permits North

Attachments:

Draft Findings, Draft Conditions of Approval
Environmental Document: Negative Declaration
Applicant's Burden of Proof statements
Correspondence

Biological Constraints Analysis
Site Photographs, Photo Samples (Water Tower, Windmill, Façade improvements resembling gas station), Aerial Image
Site Plan

SMT:rg
2-21-13

**DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2012-01036-(5)
CONDITIONAL USE PERMIT NO. 201200067**

1. ENTITLEMENT(S) REQUESTED.

The applicant, Redding Properties, is requesting a Conditional Use Permit (“CUP”) to authorize the construction of a private historical vehicle collection (“HVC”) facility and conversion of an existing single-family residence to a caretaker’s residence located in the A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) zone pursuant to Section 22.24.150 of the Los Angeles County (“County”) Code, and for development within the Santa Susana Mountains Significant Ecological Area (SEA”) pursuant to Section 22.56.215 of the County Code.

2. HEARING DATE: March 6, 2013

3. PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION. *To be inserted after public hearing*

4. PROJECT DESCRIPTION.

The applicant is requesting a CUP to authorize the construction of a 9,400 square foot, single-story, private HVC facility located on a 2.87-acre property in the A-2-1 zone and within the Santa Susana Mountains SEA. The construction and operation of the private HVC facility is authorized under Sections 22.24.150 and 22.56.1761 of the County Code. The construction of a private HVC facility is also subject to a CUP as development within an SEA pursuant to Section 22.56.215 of the County Code. This project request is required to be presented to the SEA Technical Advisory Committee (“SEATAC”) for their review and recommendation for project compatibility within the SEA. In addition, the applicant is requesting authorization to convert an existing residence into a caretaker’s residence on the subject property. A CUP is required for a caretaker’s residence in the A-2-1 zone pursuant to Section 22.24.150 of the County Code.

The proposed development footprint, which covers the approximate east half of the subject property, is located outside the boundaries of the SEA boundary as adopted on November 27, 2012, and is located entirely within a relatively flat and previously disturbed area. The relatively undisturbed portions on the approximate west half of the property contain steep slopes and several oak trees, walnut trees, pepper tree and Trees of Heaven.

The project will provide a paved 22-foot wide fire lane access driveway to access the HVC facility. The project includes 377 cubic yards of cut and 377 cubic yard of fill (2,155 cubic yards for overexcavation) for a total 754 cubic yards of grading for the HVC facility. The project will also consist of removing several previously occupied trailers, recreational vehicles, and animal pens from the subject property. In addition, the project proposes the renovation of eight large animal pens for some future farm animals, planting of a vineyard, installation of a 34-foot tall decorative

(non-functioning) windmill, installation of a decorative (non-functioning) water tower and the facade improvements on a existing 960-square foot office/storage building to simulate an old gas service station, which will remain as an office (photo sample attached). The half-bathroom in the proposed storage facility will require a new on-site wastewater treatment system to be installed on the subject property within the previously cleared area. The existing residence is served by public water and utilizes on-site wastewater treatment. One cargo container will remain on the property for storage of yard maintenance equipment. The subject property is surrounded by seven-foot high chain linked fence with barbed wire at the top, along the side and rear yard of the property.

This HVC facility will be for private use only. The proposed facility is 9,400 square feet with multiple garage doors, 35 feet tall at the highest point, and will contain areas inside for vehicle storage and a half-bathroom. A 300-square foot patio cover is attached at the eastern end of the HVC facility. Currently 12 cars are proposed by the applicant for the HVC, including historic cars from the 1930s through the 1960s.

Access to the property is through 22-foot wide driveway from The Old Road, an existing Major Highway on the County Master Plan of Highways, with 166 feet of right of way. Several oak trees are located on the subject property, and will remain undisturbed.

5. LOCATION.

24233 The Old Road, Newhall CA 91321. (APN 2826-023-019)

6. EXISTING ZONING.

The subject property is zoned A-2-1 and zoned O-S (Open Space) in the Newhall Zoned District.

Surrounding properties are zoned as follows:

North: City of Santa Clarita
South: IT (Institutional) and O-S
East: M-1 (Light Manufacturing)
West: O-S

7. EXISTING LAND USES.

The subject property is developed with an existing single-family residence (to be converted to a caretaker's residence), an existing office and an existing cargo storage container.

Surrounding properties are developed as follows:

North: Unoccupied ranch with abandoned buildings and City of Santa Clarita open space (Ed Davis Park)
South: Post Office.
East: Single-family residences, dog kennels, construction companies and Interstate 5 Freeway

West: Vacant Land

8. **PREVIOUS CASES/ZONING HISTORY.**

Certificate of Compliance No. 2012-00069 – Recorded on May 30, 2012. Verified that the subject property was legally created.

Zone Change Ordinance 7168 – Approved on June 4, 1957. Established the A-2-1 zone for the subject property.

Zone Change Ordinance No. 2012-0055Z – Adopted on November 27, 2012. Changed a portion of the property from A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) to O-S.

Ordinance No. 2012-0054 – Adopted on November 27, 2012. Modified the delineation of the SEA boundaries set forth in Section 22.56.215 of the County Code. A portion of the Santa Susana Mountains SEA boundary was realigned through the subject property as also adopted under the Santa Clarita Valley Area Plan through General Plan Amendment No. 2009-00006-(5) on November 27, 2012.

9. **SANTA CLARITA VALLEY AREA PLAN / GENERAL PLAN CONSISTENCY.**

The project site is located within the RL-1 (Rural Land 1 – One Dwelling Unit per Acre) of the Santa Clarita Valley Area Plan (“Area Plan”) as adopted on November 27, 2012. The RL-1 land use designation is intended for low density single-family residential on large lots. The existing single-family residence to be converted as a caretaker’s residence and its lot size along with the addition of a proposed private historic vehicle collection facility is consistent with the land use designation and is therefore consistent with the permitted uses of the underlying land use category. The subject property outside the proposed development area is designated OS-PR (Open Space – Parks and Recreation)

As the project was a complete application prior to November 27, 2012 adoption of the current Area Plan, the project is eligible to be reviewed for consistency with the previously adopted Area Plan. However, particularly with respect to the SEAs, the current Area Plan has recognized the disturbed nature of the subject property and as such, the SEA boundaries have been adjusted with the current Area Plan to reflect the existing developed area. In addition, the following policies of the Area Plan as adopted on November 27, 2012 apply to the proposed project:

- Policy CO-3.1.1: “On the Land Use Map and through the development review process, concentrate development into previously developed or urban areas to be protected through the use of fencing and other means as appropriate, so as to prevent damage by grading, soil compaction, pollution, erosion or other adverse construction impacts.” (Page 178)

The proposed development of the private HVC facility takes place on an already disturbed portion of the subject property that contains no environmentally-sensitive

resources. Since this portion of the property is relatively flat, the project will require minimal grading and soil compaction. The planting of the vineyard in front of the private HVC facility will minimize erosion since this portion of the property is relatively flat and soil will be more permeable. During the construction of the HVC facility, the oak trees on the subject property are required to have a protective fencing around them to prevent construction equipment to drive near or be stored near them. The construction impact will be minimal. The western portion of the property where the hillsides and sensitive environmental resources are contained will remain undisturbed as part of this project.

- Policy CO-3.2.4: "Protect biological resources in the designated Significant Ecological Area (SEAs) through the siting and design of development which is highly compatible with the SEA resources. Specific development standards shall identified to control the types of land use, density, building location and size, roadways and other infrastructure, landscape, drainage, and other elements to assure the protection of the critical and important plant and animal habitats of each SEA. In general, the principle shall be to minimize the intrusion and impacts of development in these areas with sufficient controls to adequately protect the resources." (Guiding Policy #10) (Page 178)

The western portion of the subject property falls within the boundary of the Santa Susana Mountain SEA as adjusted on November 27, 2012, and the proposed private HVC facility is being developed on the eastern portion of the property away from any sensitive resources. The hillsides and SEA portion of the property will remained undisturbed as part of this project. The location of the HVC facility will be on the relatively flat, disturbed portion of the property to reduce the amount of necessary grading while preserving the significant natural resources.

The following policies of the County General Plan, of which the Area Plan is a component, are applicable to the proposed project:

- Conservation and Open Space Policy No. 7: "Preserve significant ecological areas and habitat management areas by appropriate measures, including preservation, mitigation and enhancement." (Page II-27)

The subject property contains an SEA designation which required the project to be reviewed by SEATAC. SEATAC met on June 4, 2012 for this project and during the meeting, SEATAC recommended several protective measures to preserve the SEA on the subject property. See the attached minutes from SEATAC.

- General Goal and Policies Policy No. 66: "Maintain non-urban hillside area in open space and low density non-urban uses." (Page I-32)

The SEA resource on the subject property is contained within the hillside areas and will remain undisturbed in perpetuity. The proposed private HVC facility is be developed on the flat non-hillside portion of the property. In addition a major portion of this resource was redesignated as OS-PR with the November 27, 2012

adoption of the Area Plan, and rezoned to O-S as part of the accompanying zone change. The open space category and zone will limit further residential development from intruding into this resource area.

10. ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.

Pursuant to Section 22.24.170 of the County Code, establishments in the A-2 Zone are subject to the following development standards:

A. Front, side and rear yards shall be provided as required in Zone R-1.

The existing single-family residence, existing office and the proposed private historic vehicle collection (HVC) facility all sited to adhere to the required setbacks for Zone R-1 with minimum 20 feet for the front yard, 5 feet for the side yards, and 15 feet for the rear yard. The setbacks as depicted on the site plan show a minimum 117-foot setback in the front, minimum 6-foot setback in the side yard, and more than 200 feet in the rear. Existing 7-foot high chain-link fences are also depicted in both sides and rear yard, which exceeds the six-foot maximum height permitted. The project will be required to either comply with the existing fence height requirements if the fences onsite are proposed to remain, or go through the yard modification process to allow the existing chain-link fences to remain and/or for any new walls and fences within the front yard that exceed the maximum height of 3½ feet. The chain-link fence at the rear of the property will be conditioned to be removed as recommended by SEATAC.

B. Single-family residential uses shall be subject to a development standards applying to Zone R-1, except as otherwise specified in the Title 22.

The existing single-family residence to be converted to a caretaker's residence is designed to adhere to the required development standards for Zone R-1. One covered parking space is available on the north side of the structure. The proposed private HVC facility as well as the office are also less than a maximum height of 35 feet.

C. Premises in Zone A-2 shall provide the required area as specified in Part 2 of Chapter 22.52.

The subject property is 2.87 acres in size which meets the one acre required minimum lot size requirement of the A-2-1 Zone.

A private HVC is also subject to the development standards pursuant to Section 22.56.1761 of the County Code, including that all vehicles and parts fall within the definition of a HVC, that the area for the HVC is less than 10 percent of the total lot area, and that the HVC is located no less than five feet from any building or structure and not within any required yard. The applicant has provided additional information for the HVC, including a list of vehicles that are proposed. Under a CUP, the applicant may modify any of the development standards listed in Section 22.56.1761 of the County Code. As the cars within the HVC may change over time, the CUP is intended to allow flexibility for the applicant while ensuring the project continues to meet the intent of the HVC provisions.

11. NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.

The proposed private HVC facility will have a minimal impact on the surrounding neighborhood. The properties to the north contain an abandoned building and a park. The properties to the west are permanent open space lots within the Santa Susana Mountains SEA. The property to the south is a U.S. Post Office. The properties to the east which contain dog kennels and construction companies have sent in letters of support for the proposed use. Access to the site is relatively easy for the transport of the historical vehicles since access is off of an existing improved Major Highway on the County Master Plan of Highways, is in close proximity to the Interstate 5 Freeway, and the onsite driveways are wide enough for a vehicle trailer to load and unload the historic vehicles as well as for ease in County Fire Department access. The proposed HVC facility is private and will not require a need for additional parking for the public and will not create an increase in traffic to impact the neighborhood.

12. COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.

County Department of Parks and Recreation – Letter dated December 12, 2012. Determined that the proposed HVC facility will have no impact on their facilities. (Attached)

County Department of Public Health, Environmental Health Division – Letter dated December 26, 2012. The Program has no objection to the approval of the CUP project contingent to the attached provisions, including review of the septic feasibility prior to building permit issuance. (Attached)

County Fire Department (“Fire”) – Letter dated January 8, 2013. Fire has cleared the proposed project for public hearing with the attached conditions related to access. (Attached)

County Department of Public Works (“Public Works”) – Letter dated January 9, 2013. Public Works recommends approval of the CUP with the attached conditions, including review of the grading plan, soils plan and drainage concept/Standard Urban Stormwater Management Plan (“SUSMP”) prior to grading and/or building permits. (Attached)

13. 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 and property posting.

14. PUBLIC COMMENTS.

Letters of support were received on May 21, 2012 from two neighbors who are in support of the construction of a private HVC facility, and confident that this project will bring no adverse effect to their family, home or business.

15. SEATAC COMMENTS AND RECOMMENDATIONS

SEATAC held a meeting on June 4, 2012, to discuss the applicant's request. The subject property is located within the Santa Susana Mountains SEA. Attached are SEATAC's comments and recommendations, and address such areas as lighting, oak tree fencing, oak woodland, grassland, vegetation map and fuel modification.

ACTION: SEATAC recommended that the BCA be corrected, augmented as directed, and incorporated into a Biota Report. The Biota Report shall include lists of impacts and mitigations.

Since the SEATAC meeting, the BCA was corrected and included the list of impacts and mitigations. (Attached)

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

16. The requested is for the construction of a private historic vehicle collection facility which will be appurtenant to the proposed caretaker's residence on the subject property. The use will remain as a low density single-family development and is consistent with the Santa Clarita Valley Area Plan.

Therefore, the proposed use will be consistent with the adopted general plan for the area.

17. The proposed development will improve the aesthetic of the subject property by enhancing the property from the existing abandoned mobile home, dog kennel, and various storage containers to a newly constructed structure designed with a barn exterior, to house the HVC. All the existing debris and invasive plants (i.e. Tree of Heaven) will be permanently removed from the site. The SEA designated portion of the property will remain undisturbed and the existing oak trees onsite will be protected during the construction of the HVC facility. In addition, the applicant has provided letters of support from the surrounding neighbors in the area. The existing residence will be converted to a caretaker's residence, and is available for a caretaker to oversee the HVC and maintenance of the 2.34-acre property. The proposed construction of the HVC facility and the conversion to a caretaker's residence will not adversely affect the health, peace, comfort or welfare of person residing or working in the surrounding area, and is not detrimental to the use, enjoyment or valuation of the property of other persons located in the vicinity. The proposed use will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare of the community.

Therefore, the requested use at the location proposed will not 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.

18. The subject property is 2.87 acres and is adequate size and shape to accommodate the proposed private HVC facility and existing single-family residence as a caretaker's residence. This residence contains a covered parking space on the north side of the structure. The existing residence, existing office and proposed HVC facility meet all setback and building height standards. The subject property contains a seven-foot high chain-link fence within the property along the north, south and west boundaries of the property within the required side yard and rear yard setback respectively, and will be required to bring the fences into compliance or apply for a yard modification to approve the existing overheight fences,. The seven-foot high fence along the western boundary of the property will be removed. The proposed six-foot high wall in the front yard will also require a yard modification. The landscaping will consist of native and/or drought tolerant species and the non-native invasive tree species such as "Tree of Heaven" will be removed while all native species located on the hillsides within the SEA will be preserved in perpetuity.

Therefore, 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, of as is otherwise required in order to integrate said use with the uses in the surrounding area.

19. The subject property takes access from The Old Road, an existing Major Highway on the County Master Plan of Highways, which has 166 feet of right-of-way and is sufficient to carry the kind of traffic the proposed use would generate. The HVC is for private use and as it will not generate traffic from public visitors, the amount of traffic would be limited. The site is adequately served by utilities, including public water and conditioned to provide adequate onsite sewage disposal.

Therefore, the proposed site is 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.

20. The proposed construction of the private historic vehicle collection (HVC) facility and the other ancillary project features including the vineyard are located in an already disturbed, flat portion of the subject property. While not considered development subject to these SEA provisions, the conversion of an existing single-family residence to a caretaker's residence is also located within the existing disturbed area. This portion of the property is located outside the SEA boundary as adopted on November 27, 2012 and has no oak tree or other biotic resources that will be directly affected. The SEA and oak trees on the subject property will remain undisturbed.

Therefore, the requested development is designed to be highly compatible with biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.

21. There are no water bodies, watercourses or tributaries located on or near the subject property. Natural rain runoff will be minimized by the planting of the proposed vineyard in front of the HVC facility, which will capture the rain runoff and be used for watering as well as groundwater recharge.

Therefore, the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state.

22. The subject property is located on the edge of the Santa Susana SEA boundary and the western portion of the property lies within the SEA. The western portion of the property also contains a seven-foot high chain link fence. During the June 4, 2012 SEATAC meeting, SEATAC recommended that the fence on western portion of the property be taken down to enhance wildlife movement through this SEA corridor. This recommendation will be included in the draft conditions of approval for the Commission's consideration. However, the requested development of the HVC facility is not located near this western portion of the property and was designed not to intrude on the SEA resources.

Therefore, the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state.

23. The subject property contains a lot of natural vegetation cover, including oak trees on the western portion of the property where the SEA has been designated on November 27, 2012. The proposed development of the HVC facility is located in an already disturbed portion of the property a minimum of 20 feet from natural vegetative cover. The vegetative cover will remain in its natural state and continue to buffer the natural open space from the disturbed eastern portions of the property.

Therefore, the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development.

24. The fence on the western portion of the property (rear yard) is recommended to be removed by SEATAC. The rest of the property's chain linked fencing to the north and south of the property is proposed to remain and must either be lowered to comply with fence height requirements or by approved through a subsequent yard modification approval.

Therefore, where necessary, fences or walls are provided to buffer important habitat areas from development.

25. The subject property takes access via The Old Road with an internal improved driveway that includes a Fire Department turnaround for sufficient access, all within the existing disturbed portions of the property and outside the SEA boundary as designated November 27, 2012. Utilities serving the property include public water, and an onsite sewage disposal system. The Old Road is located on the most

eastern end of the property and does not conflict with critical resources located within the SEA boundary on the western property of the property.

Therefore, the roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.

ENVIRONMENTAL DETERMINATION

26. The Initial Study concluded that there is no evidence that the project may have a significant impact on the environment.

Therefore, the project qualifies as a Negative Declaration and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

27. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 30 years.

28. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning 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, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed will not 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; and
- C. 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, of as is otherwise required in order to integrate said use with the uses in the surrounding area; and

- D. That the proposed site is 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; and
- E. That the requested development is designed to be highly compatible with biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas, and
- F. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state, and
- G. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state, and
- H. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development, and
- I. That where necessary, fences or walls are provided to buffer important habitat areas from development, and
- J. The roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.

THEREFORE, the information submitted by the applicant and presented at the public hearing/meeting substantiates the required findings for a Conditional Use Permit as set forth in Sections 22.56.090 and 22.56.215 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

- 1. The Regional Planning Commission has considered the Negative Declaration for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
- 2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No.201200067 is approved subject to the attached conditions.

SMT:rg
2-20-13

c: Each Commissioner, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-01036-(5)
CONDITIONAL USE PERMIT NO. 201200067**

PROJECT DESCRIPTION

The project is for the authorization to construct and operate a private historic vehicle collection facility and convert an existing single-family residence to a caretaker's residence in the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Size) zone and for development within the Santa Susana Mountain Significant Ecological Area ("SEA"). The project also includes the removal of debris, an abandoned office trailer, and dog kennels. There will be grading involved with about 377 cubic yards of cut and 377 cubic yard of fill to be retained on-site. An existing office will have facade improvements to resemble an old gas station and a new septic system will be installed for the restroom for the HVC facility. A vineyard will also be planted and the entire project will be subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 10, and 11. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 11 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on March 6, 2043.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation

applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$400.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one (1) inspection after the first year of this grant and one (1) inspection a year before the expiration date of this grant.** Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,231.25** (\$2,156.25 for a Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department set forth in the attached County Fire Department letter dated January 8, 2013.
14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said

department set forth in the attached County Public Works letter dated January 9, 2013.

15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
17. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

18. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **4 copies of a modified Exhibit "A"** shall be submitted to Regional Planning within sixty (60) days of the date of final approval. In addition, the permittee must show the location of the proposed windmill and water tower on the Exhibit "A" and 4 copies are required to be submitted to the Department before final approval.
19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **4 copies of** the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

20. This grant shall authorize the construction and operation of private historic vehicle collection (HVC) and the conversion of an existing single-family residence to a caretaker's residence in the A-2 zone, and for development within the Santa Susana Mountains SEA.
21. The permittee shall be in compliance with the following standards and conditions:

- a. That all such vehicle and parts kept or maintained on the premises constitute an historic vehicle collection as defined in this title 22 (Section 22.56.1761); and
- b. That all such vehicles and parts are legally owned by the applicant proposing to keep or maintain an historic vehicle collection; and
- c. That the area proposed on the lot or parcel of land for the collection of such vehicles occupies or constitutes less than 10 percent of the total area of said lot or parcel of land; and
- d. That said collection is kept or maintained so as not to constitute a health or safety hazard; and
- e. That said collection is fully screened from ordinary public view by means of a fence, trees, shrubbery or opaque covering determined to be suitable by the director, or by other appropriate means determined to be suitable by the director; and
- f. That no portion of an historic vehicle collection is located within five feet of any building or structure, or within any required yard area, unless otherwise permitted by the director; and
- g. That site plans for the keeping and maintenance of the historic vehicle collection have been submitted to and approved by the director; and
- h. That the person proposing to keep or maintain an historic vehicle collection has signed a covenant and agreement indicating that he or she has read and understands the standards and conditions enumerated above and such other conditions that the director may impose, and will faithfully abide by each and every one of said standards and conditions, except as modified herein.

22. The list of vehicles authorized for this HVC grant are as follows:

	<u>Year</u>	<u>Make</u>	<u>Color</u>	<u>License Plate No.</u>
a.	1934	Ford 5 Window Sedan	Black	PFT519
b.	1939	Chevrolet 3 Window Coupe	Orange	6MXX193
c.	1952	Chevrolet 5 Window Pickup	Yellow	5WNDO
d.	1955	Chevrolet Bel Air 2 Door H/T	Orange/White	SHAKER
e.	1955	Chevrolet Bel Air 2 Door	Black	US55
f.	1955	Chevrolet Bel Air 2 Door	Orange/Beige	55BBC
g.	1957	Chevrolet Bel Air 2 Door H/T	Black	3XGV656
h.	1957	Chevrolet Bel Air 2 Door	Black	3UWF713
i.	1960	Ford Starliner 4 Door Sedan	Blue	6HED325
j.	1961	Buick Lasabre 4 Door Sedan	Blue	6SLD409
k.	1965	Ford Mustang Coupe	Black	6RNB569
l.	1976	Chevrolet Camaro Funny Car	Red	Not – Registered
m.	1997	Toyota Turbo Supra	Black	3WQB304

23. The permittee may add additional vehicles to the collection or replace vehicles so long as a minimum of 75 percent of the vehicle and parts comply with Section

22.56.1761 A.1. of the County Code. When historic vehicles get replaced or added, the permittee must submit a report to the Department with a log of all historic and non-historic vehicles being maintained on the property. The report shall specify which vehicles are being replaced or added to ensure they meet the 75 percent requirement and compliance with Section 22.56.1761.

24. The permittee shall not cause light pollution into natural areas on the western portion of the property.
25. The permittee shall remove the invasive plants know as "Trees of Heaven" from the subject property.
26. During the construction phase of the HVC facility the permittee shall place protective fence around all oak trees that might be impacted at the dripline plus five feet, which is considered the protective zone.
27. The permittee shall use a fine mesh screen to cover the cavities in trees near structures that excludes bees but allows air exchange.
28. The permittee shall remove the chain link fencing from the hilly natural areas on the western portion of the subject property in the rear yard within one (1) year from the effective date of this grant. A replacement split rail fence may be permitted in the rear yard.
29. The existing chain liked fences in the side yard shall be required to comply with code requirements within one (1) year from the effective date of this grant. A yard modification may be filed in order to meet code requirements.
30. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated December 26, 2012.

Attachments:

Public Works Department Letter dated January 9, 2013

Fire Department Letter dated January 8, 2013

Public Health Department Letter dated December 26, 2012

SEATAC Recommendations, June 4, 2012



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

January 9, 2013

IN REPLY PLEASE
REFER TO FILE: LD-2

TO: Susan Tae
Zoning Permits I Section
Department of Regional Planning

Attention Rob Glaser

FROM:  Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201200067
PROJECT NO. R2012-01036
24233 THE OLD ROAD
ASSESSOR'S MAP BOOK NO. 2826, PAGE 23, PARCEL NO. 19
UNINCORPORATED COUNTY AREA OF NEWHALL

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed the revised site plan for CUP No. 201200067 in the unincorporated County area of Newhall. The project is to authorize the conversion of a former animal training and rescue facility into a private historical vehicle collection (HVC) facility located in the A-2 zone. The subject property is also located within the Santa Susana Mountains Significant Ecological Areas (SEA), which requires a SEA Conditional Use Permit for development of the HVC facility and a recommendation from the Significant Ecological Area Technical Advisory Committee (SEATAC) to reduce potential project impacts within the SEA. The following are Public Works' conditions for this project:

1. Grading

- 1.1 Submit a grading plan to Public Works for review and approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the Standard Urban Stormwater Mitigation Plan (SUSMP) devices, if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.

- 1.2 Provide approval of the latest drainage concept/hydrology/SUSMP/Low-Impact Development (LID) plan by Public Works' Land Development Division, Storm Drain and Hydrology Section, prior to grading plan approval.
- 1.3 Provide a maintenance agreement, if applicable, to the satisfaction of Public Works, for all privately maintained drainage devices, slopes, and other facilities prior to grading plan approval.
- 1.4 Provide soil/geology approval of the grading plan by Public Works' Geotechnical and Materials Engineering Division, as applicable, prior to grading plan approval.
- 1.5 Provide agency/regulatory permits or letters of nonjurisdiction, if applicable, prior to grading plan approval.

For questions regarding the grading conditions, please contact Patricia Constanza at (626) 458-4921 or pconstan@dpw.lacounty.gov.

2. Building and Safety

- 2.1 Submit plans to Public Works' Building and Safety Division, Santa Clarita District office, for review and permit issuance.

For questions regarding the building and safety condition, please contact Clint Lee at (626) 458-3173 or cllee@dpw.lacounty.gov.

3. Drainage

- 3.1 Prior to issuance of building permits, per County of Los Angeles Code Section 12.84.460, comply with LID requirements in accordance with the LID Standards Manual, which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf.
- 3.2 Prior to issuance of building permits, a drainage and grading plan must be approved by Public Works to provide for the proper distribution of drainage including contributory drainage from adjoining properties and to comply with National Pollutant Discharge Elimination System (NPDES), Stormwater Management Program (SWMP), and SUSMP requirements.

Susan Tae
January 9, 2013
Page 3

For questions regarding the drainage conditions, please contact Toan Duong at (626) 458-4921 or tduong@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:tb

P:\dpub\SUBPCHECK\Plan Checking Files\CUP\CUP 201200067\TCUP 201200067\CUP 201200067 Project R2012-01036 24233 The Old Road final.docx

COUNTY OF LOS ANGELES FIRE DEPARTMENT



Fire Prevention Division
Land Development Unit
5823 Rickenbacker Road
Commerce, California 90040-3027
Office (323) 890-4243 Fax (323) 890-9783

DATE: January 8, 2013 SITE PLAN DATE: _____

TO: Department of Regional Planning
Zoning Permits North Region - Rob Glaser

PROJECT #: R2012-01036

LOCATION: 24233 The Old Road, Newhall

- The Fire Department Land Development Unit has no additional requirements for this permit.
This property is located within the area described by the Fire Department as the Very High Fire Hazard Severity Zone (VHFHSZ). A Preliminary Fuel Modification Plan shall be submitted and approved prior to the Public Hearing. For details, please contact the Department's Fuel Modification Unit which is located at Fire Station 32, 605 North Angeleno Avenue, Azusa, CA 91702-2904. They may be reached at (626) 969-5205.
The required fire flow for this development is 1500 gallons per minute for 2 hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
All fire hydrants shall be 6" X 4" X 2 1/2" and conform to AWWA C503-75 or approved equal standard. 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.
Install ___ public fire hydrant(s).
Install ___ private on-site fire hydrant(s).
Provide Fire Flow Test for ___ existing public fire hydrant(s).

Water: The fire flow and the fire hydrant locations are adequate for this project.

Access: Provide a minimum unobstructive driveway width of 20 feet, clear-to-sky, to be posted "No Parking - Fire Lane" to within 150 feet of all exterior portions for each proposed and existing structure.

The required center-line turning radius is 32 feet, with inner radius of 22 feet and an outer radius of 42 feet.

Provide a Fire Department "Turn-around" at the end of the driveway. The "Turn-around" shall be posted "No Parking - Fire Lane" with no overhead obstructions.

If an entry/ exit gate is installed, the minimum gate width shall be 20 feet with all gate hardware cleared of the access way when the gate is in the fully open position.

REVISED

COUNTY OF LOS ANGELES FIRE DEPARTMENT



Fire Prevention Division
Land Development Unit
5823 Rickenbacker Road
Commerce, California 90040-3027
Office (323) 890-4243 Fax (323) 890-9783

DATE: January 8, 2013

SITE PLAN DATE: _____

TO: Department of Regional Planning
Zoning Permits North Region - Rob Glaser

PROJECT #: R2012-01036

LOCATION: 24233 The Old Road, Newhall

Conditions for Approval: _____

Comments: The proposed project is "Cleared" to proceed to public hearing.

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 at (323) 890-4243.

Inspector: Wally Collins

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH

December 26, 2012

TO: Robert Glaser
Current Planning Division
Department of Regional Planning

FROM: Patrick Nejadian, Chief EHS
Environmental Health Division
Department of Public Health

SUBJECT: CUP CONSULTATION
PROJECT NO. R2012-01036 / CUP NO. 201200067
24233 THE OLD ROAD, NEWHALL (APN: 2826-023-019)

The above referenced CUP is for a private historic vehicle collection (HVC) facility within an A-2 Zone.

Environmental Health Division – Land Use Program (the Program) has reviewed the information submitted for the above referenced project. The data submitted tends to support a premise that the above referenced property can support the installation of Onsite Wastewater Treatment Systems (OWTS) for the proposed use. Therefore, the Program has no objection to the approval of the CUP project contingent upon the following provisions:

1. Prior to the construction of the proposed building and installation of the OWTS, the applicant shall complete a feasibility report that in accordance with the requirements specified in the document titled, "The Professional Guide to Requirements and Procedures for OWTS" to include the present and 100% future expansion dispersal systems and shall submit to the Program for review and final approval.
The following corrections and additional information shall be incorporated into a feasibility report and resubmitted to this Department for review:
 - Based on percolation test locations, the proposed leach lines shall be 4 feet in depth. All percolation tests shall be performed at the depth where the floor of the trenches are planned to be installed; so that the top of the cubic test holes shall be at the same level as the anticipated bottom of the trench.
Therefore, based on the percolation rate achieved, the size of the septic tank proposed and the effective leaching area of 5 square feet of lineal feet of trench, a total of 162 feet of leaching line shall be required. As a result both leach line shall be a minimum of 81 feet in length.
 - Indicate that the area dedicated for the proposed dispersal fields, present and future, is not paved over and will continue to remain as such. The dispersal field/area may not be covered or paved over and in no case may a vehicle be driven or placed over the dispersal field/area.

2. If due to the development, unforeseen geological limitations, required setbacks and flood or surface/ground water related concerns or for any other related reasons, conformance with all applicable requirements cannot be achieved, this conceptual approval shall be deemed void.
Any future grading in the area where test borings are located may nullify the data that provided the basis for this approval.
3. The applicant shall provide a letter from the Newhall County Water District stating that it is willing to provide potable water to the proposed project prior to the final approval and commencement of the development.
4. The applicant shall contact the Los Angeles Regional Water Control Board and file necessary documentation for a Waste Discharge Permit in order to obtain authorization before proceeding with this project.

If you have any questions, please contact me at (626) 430-5390 or pnejadian@ph.lacounty.gov.



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.)

- 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.

SEE ATTACHED ADDITIONAL PAGES: Assessor's Parcel # 2826023019, 24233 The Old Rd.
 Newhall, CA 91381

- 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.

SEE ATTACHED ADDITIONAL PAGES: Assessor's Parcel # 2826023019

- 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.

see attached additional pages: assessor's parcel # 2826023019

CONDITIONAL USE PERMIT BURDEN OF PROOF

Additional Page 1 of 1

Assessors Parcel # 2826023019
24233 The Old Road, Newhall, CA 91381

A. Proposed development would improve the aesthetic appeal of the property by improving the land use from abandoned mobile home structures and various storage containers, to a newly constructed barn structure used to store classic, antique automobiles. All existing debris and invasive plants (i.e. Tree of Heaven) will be permanently removed from the site. Visitors to the post office to the east and the park to the west, as well as travelers on the I-5 freeway will find the property much more appealing when the project is complete.

B. The proposed structure(s) and paved areas will occur entirely within already disturbed portions of the property. Landscaping will consist of native and/or drought tolerant species, as approved by the L. S. County Fire Dept., Forestry Div. Non-native, invasive tree species, such as "Tree of Heaven" will be completely removed, while all native species located on the hillside and at the southern portion of the property will be preserved in perpetuity.

C. The property and proposed structure(s) will be accessed via existing entrance from The Old Road frontage road. The property and proposed structure(s) will be situated to allow for access and maneuverability by large fire trucks, in the event of a wildfire in the undisturbed areas on/off-site to the south. The proposed project would not generate traffic and would not necessitate public or private service facilities.



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.
The proposed development will be situated entirely within previously disturbed areas that were previously developed and impacted by various storage containers, a mobil home, and various debris.
No activities are proposed on the undeveloped hillside within the SEA and no direct or indirect impacts. The entire hillside will remain undisturbed and access to the hillside will be restricted.
B. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state.
There are no waterbodies, watercourses, or tributaries on or adjacent to the site. Runoff generated from the proposed structure will be captured and stored underground and used for irrigating the landscape and possibly a vegetable garden.
C. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state.
There are no wildlife movement corridors on the property. However, it has been acknowledged by SEATAC that the undeveloped areas to the south that are within the SEA are utilized for wildlife movement. Therefore, as an effort to enhance wildlife movement in the immediate area, the applicant has agreed to narrow the fence line on the hillside to allow for more movement opportunities.
D. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development.
Preserving the hillside will continue to provide a buffer between the undeveloped areas to the south, southeast, and southwest, and the proposed development areas of the subject property. All native cover on the hillside will be preserved in perpetuity.
E. That where necessary, fences or walls are provided to buffer important habitat areas from development.
The existing fence will be retained and adjusted to improve wildlife movement on the hillside. The applicant has agreed to adjust the fence to improve the current conditions for movement between the hillside and adjacent habitats.
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.
No roads or additional utilities are being proposed. Access onto the site will exist within already disturbed areas that are currently (heavily) compacted and gravelly. At most, new gravel will be placed in areas where vehicle access will be confined on the site.



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

December 12, 2012

Sent via e-mail: rglaser@planning.lacounty.gov

TO: Rob Glaser
Department of Regional Planning

FROM: Julie Yom, Park Planner 
Environmental and Regulatory Permitting Section

SUBJECT: **PROJECT CONSULTATION
COUNTY PROJECT NO. R2012-01036
CUP 201200067
24233 THE OLD ROAD, NEWHALL
APN: 2826- 023- 019**

The above project has been reviewed for potential impacts on the facilities of this Department. We have determined that the proposed project, which involves a CUP to authorize to convert a former animal training and rescue facility to a private historical vehicle collection (HVC) facility, will not impact the facilities of this Department.

Thank you for including this Department in the review of this notice. If we may be of further assistance, please contact me at (213) 351-5127 or jyom@parks.lacounty.gov.

JY/ R2012-01036, Newhall, HVC facility

c: DPR (N. E. Garcia, K. King, J. Rupert, J. Barber, L. Bradley, O. Ruano)

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: Project No. R2012-01036-(5) / Conditional Use Permit No. 201200067 / Environmental Review No. 201200120.

Lead agency name and address: Los Angeles County, 320 West Temple Street, Room 1348, Los Angeles, CA 90012.

Contact Person and phone number: Rob Glaser (213) 974-6443.

Project sponsor's name and address: Redding Properties LLC., 11041 Sepulveda Blvd., Mission Hills, CA 91345

Project location: 24233 The Old Road, Newhall, CA. 91321
APN: 2826-023-019 USGS Quad: Oat Mountain

Gross Acreage: 2.58 Acres

General plan designation: Non-Urban (R) – up to 1 dwelling unit per acre.

Community/Area wide Plan designation: Santa Clarita Valley Area Plan – Hillside Management (HM)/ Non-Urban 2 (N2) 0.5-1.0 dwelling units per acre

Zoning: A-2-1 (Heavy Agricultural – One Acre Required Minimum Lot Area) and A-2-2 (Heavy Agricultural – Two Acre Required Minimum Lot Area)

Description of project: Authorization to establish a private historic vehicle collection (HVC) facility located in the A-2 zone. The subject property is also located within the Santa Susana Mountains Significant Ecological Area (SEA), which requires a Conditional Use Permit (CUP) for the construction of the HVC facility and a recommendation from the SEA Technical Advisory Committee (SEATAC) to reduce potential project impacts within the SEA. A caretaker's facility is also requested as a part of the CUP. In addition, a Director's Review approval for a HVC use in the A-2 zone will also be required.

The project will consist of removal of several previously occupied trailers, recreational vehicles, and animal pens. In addition, the project will also include the construction of a 9,400-square foot building for a HVC, the renovation of eight large animal pens for some future farm animals, planting of a vineyard, conversion of the existing mobilehome to a caretaker's residence, installation of a 34-foot tall decorative (non-functioning) windmill, and the facade improvements on a existing 960-square foot office/storage building to simulate an old gas service station, which will remain as an office. The proposed HVC building will be 35-feet tall at the highest point, and will contain an area for vehicle storage, a future office, and a half-bathroom. The half-bathroom in the proposed storage facility will require a new on-site wastewater treatment system to be installed on the subject property within the previously cleared area. The existing residence is served by public water and utilizes on-site wastewater treatment. One cargo container will remain on the property for storage of yard maintenance equipment. The subject property is surrounded by seven-foot high chain linked fence with barbed wire at the top, along the side and rear yard. Part of the

CUP is to modify development standards; the applicant is proposing a new six-foot tall masonry wall to be located in the front yard to replace a wall that was damaged and within the front yard setback.

Access to the property is through 22' foot wide driveway with a lock gate from The Old Road. The gate will be reconstructed in the front yard setback and will be incorporated into a six-foot tall block wall along property frontage. Three oak trees are located on the property, and will remain undisturbed.

Surrounding land uses and setting: North: Vacant Ranch w/ abandoned buildings, Single-family residence w/dog kennels, and Ed Davis County Park. East: Single-family residence w/ a construction company and Interstate 5 Freeway and the City of Santa Clarita. South: Post Office and Open Space. West: Open Space. The area is rural in character since it not located in close proximity to any services, except for the post office, The single-family homes are located on large lots and have private businesses associate with them, The hillsides behind the post office and subject property contain many trees and is preserved as an open space. The park to the north has a trail network for hiking and horseback riding, but the trails do not have a view of the subject property, since the property is separated by a ridgeline that does not have a trail network.

The subject property is approximately 2.5 acres in size and is relatively flat in the developed areas of the lot. The rear portion of the lot is undeveloped with natural hillsides which have slopes of 50 percent and greater. The previous use on the property was a former animal training and rescue facility. The flat part of the site since then was cleaned and cleared of junk and salvage. The remaining development on the project site consists of an office/storage building, a mobilehome, large animal pens, and a storage container. The attached biological constraints analysis will explain the detail about the resources located on the subject site. The location of the proposed HVC facility will be located in a previously disturbed area with minimal grading for a building pad. The Oak trees identified on the property will be fenced during the construction phase of the facility. A cistern will be installed in the disturbed area and be used to control runoff from the proposed structure and capture water for irrigation and percolation.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

Public Agency *Approval Required*

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>Tentative Tract No. 071279</u>	<u>124 single-family residential lots on 301.6 acres. (Pending)</u>
<u>Tentative Tract No. 53653</u>	<u>93 single-family residential lots and 93 attached senior condominiums with one park on 231.4 acres. (Approved)</u>
<u>Tentative Tract No. 50242</u>	<u>8 single-family residential lots on 19.47 acres. (Pending)</u>

Reviewing Agencies:

Responsible Agencies

- None
- Regional Water Quality Control Board:
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers

Trustee Agencies

- None
- State Dept. of Fish and Game
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
-

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Traffic and Lighting Division

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
-

- Fire Department
 - Forestry, Environmental Division
 - Land Development Unit
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
-

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- Checkboxes for environmental factors: Aesthetics, Agriculture/Forest, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic, Utilities/Services, Mandatory Findings of Significance.

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- Options for determination: 1) I find that the proposed project COULD NOT have a significant effect... 2) I find that although the proposed project could have a significant effect... 3) I find that the proposed project MAY have a significant effect... 4) I find that the proposed project MAY have a "potentially significant impact"... 5) I find that although the proposed project could have a significant effect...

Signature (Prepared by) with handwritten signature.

Date 1/15/13

Signature (Approved by) with handwritten signature.

Date 1/15/13

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be visible from or obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

Official State Scenic Highways are designated by the California Department of Transportation (CalTrans). According to CalTrans, “[t]he stated intent (Streets and Highway Code Section 260) of the California Scenic Highway Program is to protect and enhance California’s natural beauty and to protect the social and economic values provided by the State’s scenic resources” (State of California Department of Transportation, California Scenic Highway Program, website: <http://www.dot.ca.gov/dist3/departments/mctce/scenic.htm>, accessed October 6, 2011). While there are numerous designated Scenic Highways across the state, the following have been designated in Los Angeles County: Angeles Crest Highway (Route 2) from just north of Interstate 210 to the Los Angeles/San Bernardino County Line, two segments of Mulholland Highway from Pacific Coast Highway to Kanan Dume Road and from west of Cornell road to east of Las Virgenes Road, and Malibu Canyon-Las Virgenes Highway from Pacific Coast Highway to Lost Hills Road.

In addition to scenic highways, unincorporated Los Angeles County identifies ridgelines of significant aesthetic value that are to be preserved in their current state. This preservation is accomplished by limiting the type and amount of development near them. These “Significant Ridgelines” (“Major Ridgelines” on Santa Catalina Island) are designated by the General Plan or applicable Area/Community Plan, Local Coastal Program, or Community Standards District.

Riding and hiking trails have been designated throughout unincorporated Los Angeles County. At present, there are officially adopted trails in the Antelope Valley, the Santa Clarita Valley, and the Santa Monica Mountains designated by the General Plan or applicable Area/Community Plan and Local Coastal Program.

The subject property is located along The Old Road, which is not a designated scenic highway. There are no designated significant ridgelines near the subject property. The proposed private HVC facility will not exceed the height of 25 feet, which is consistent with the development requirements set forth in the A-2 zone. Since the proposed project is not sited near any designated scenic highways, significant ridgelines, or other identified scenic resources, there will be no impact on a scenic vista.

The proposed HVC structure will be located within view from the Sand Canyon Hiking Trail, a proposed County dedicated trail located along The Old Road. Since the structure will not exceed 25 feet in height, it is unlikely that it would impact or substantially obstruct views of the mountainous terrain located behind the structure from the trail. There is also a proposed County bicycle route along The Old Road and the proposed HVC facility will not impact the view along this section of the route.

The subject property is not located near a state scenic highway and the proposed project therefore, will not substantially damage scenic resources, including trees, rock outcroppings, or historic buildings from a state scenic highway. There are three oak trees located on the subject property and the proposed HVC structure is not located near these protected resources. There are no physical changes proposed for the conversion of the caretaker's residence, which is the closest structure to the oak trees. The proposed HVC structure will be constructed within an already disturbed portion of the site, where no other resources currently exist.

The proposed HVC structure does not exceed 25 feet in height so as not to substantially degrade the existing visual character of the site. The proposed HVC structure is surrounding uses to this property include a post office to the south, abandoned ranch to the north, single-family residences and the Interstate 5 freeway to the east, and open space to the west. The HVC facility is setback from the front yard at approximately 230 feet and the development relatively large in scale compared to the mobilehome, but not relatively large in scale compared to the post office located adjacent to property. The undeveloped open space located on a hillside in the rear portion of the lot contains slopes 50 percent and greater and the proposed HVC building is located in the center of lot away from scenic resources. The visual character of the hillside will not be degraded due to the proposed structure. The view from the County park will not be degraded since the scale of the development is consistent with the residential character of the neighborhood. The trails located within this County park do not have a view of the subject property.

The proposed structure will not create a new source of shadows that would adversely affect the day time view in the area. The proposed structure does not have any exterior lighting proposed to adversely affect nighttime viewing in the area. The applicant is proposing to use small antique street lamps which will be mitigated by requiring shielding of light fixtures in order to not reflect light on to the sensitive portion of the SEA and use light bulbs that are not too bright to affect wildlife movement. The adjacent property to the south with the post office does have bright lighting, but the lighting does not seem to reflect on to the sensitive portions of the SEA.

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data that are used for analyzing impacts on California’s agricultural resources. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called *Prime Farmland*. The maps are updated every two years with the use of a computer mapping system, aerial imagery, public review, and field reconnaissance. FMMP produces *Important Farmland Maps*, which are a hybrid of resource quality (soils) and land use information.

The California Land Conservation Act of 1965--commonly referred to as the Williamson Act--enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971. The only Williamson Act contract lands in the County are located on Catalina Island and held by the Catalina Island Conservancy as set asides for open space and recreational purposes. Therefore, there are no agricultural Williamson Act contracts in the remainder of the unincorporated County.

Agricultural Opportunity Areas (AOAs) are a County identification tool that indicates land where commercial agriculture is taking place and/or is believed to have a future potential based on the presence of prime agricultural soils, compatible adjacent land uses, and existing County land use policy. In addition to AOAs, the County has two agricultural zones: A-1 (Light Agricultural) and A-2 (Heavy Agricultural).

California Public Resources Code section 12220(g) defines forest land as “land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.” California Public Resources Code section 4526 defines timberland as land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land that is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the State Board of Forestry and Fire Protection for each district after consultation with the respective forest district communities. California Public Resources Code section 51104(g) defines Timberland production zones" or "TPZ" as an area which has been zoned and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses.

The County contains important and prime farmland, and the Angeles National Forest and a portion of the Los Padres National Forest are also located in the County. The County does not have any zone that is strictly used for forest uses or timberland production. However, the Angeles National Forest, and a portion of the Los Padres National Forest are located in the County, and the Watershed Zone allows for any use owned and maintained by the Forest Service of the United States Department of Agriculture, and any authorized leased use designated to be part of the Forest Service overall recreational plan of development, including logging. In addition, the County has been mapped by the California Department of Forestry and Fire Protection to identify the different categories of land cover capable of being sustained therein, including forests, woodlands, wetlands, and shrubs, for example.

According to the maps prepared by the California Resources Agency, pursuant to the Farmland Mapping and Monitoring Program, only the rear portion of the property contains some area designated “Grazing Land”. The subject property does not contain any map designations of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and therefore will have no impact to designated farmland to a non-agricultural use.

The Santa Clarita Valley Area Plan did not designate any parcels within an Agricultural Opportunity Area nor did the County adopt a Williamson Act contract for this region.

The Project will not conflict with or cause the rezoning of land that is zoned for forest or timberland uses. The subject property is located within the A-1 (Light Agricultural) and A-2 (Heavy Agricultural) zones within the Santa Clarita Valley.

The subject property is also not located in or near any National Forest or National Forest land. Therefore a loss of forest land will not take place or the conversion of forest land to a non-forest use with this project request.

There are no other changes in the existing environment that could result in conversion of Farmland to a non-agricultural use or conversion of forest land to non-forest use, since the subject property does not contain any Farmland or forest land.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The air pollutants that are regulated by the Federal and California Clean Air Acts fall under three categories, each of which are monitored and regulated:

- Criteria air pollutants;
- Toxic air contaminants (TACs); and,
- Global warming and ozone-depleting gases.

In 1970, the U.S. Environmental Protection Agency (EPA) identified six “criteria” pollutants they found to be the most harmful to human health and welfare. They are:

- Ozone (O₃);
- Particulate Matter (PM);
- Carbon Monoxide (CO);
- Nitrogen Dioxide (NO₂);
- Sulfur Dioxide (SO₂); and,
- Lead (Pb).

The Federal government and the State of California have established air quality standards designed to protect public health from these criteria pollutants. Among the federally identified criteria pollutants, the levels of ozone, particulate matter, and carbon monoxide in Los Angeles County continually exceed federal and state health standards and the County is considered a non-attainment area for these pollutants.

In response to the region's poor air quality, the South Coast Air Quality Management District (SCAQMD) & the Antelope Valley Air Quality Management District (AVAQMD) were created. The SCAQMD and the AVAQMD are responsible for monitoring air quality as well as planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards in the region. The SCAQMD implements a wide range of programs and regulations, most notably, the Air Quality Management Plan (AQMP). The SCAQMD jurisdiction covers approximately 10,743 square-miles and includes all of Los Angeles County except for the Antelope Valley, which is covered by the AVAQMD.

Sensitive receptors are uses such as playgrounds, schools, senior citizen centers, hospitals or other uses that would be more highly impacted by poor air quality. AQMD Rule 402, which states "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

The proposed Project consists of the construction of a new 8,250 square foot facility for a HVC, as well as the renovation of eight large animal pens for some future farm animals, planting of a fruit-tree orchard, conversion of the use of a existing single-family residence to a caretaker's residence, the installation of a 34 foot tall decorative (non-functioning) windmill, and facade improvements on a existing office/storage building to simulate an old service station, which will remain as an office. This Project is not considered a large scale development nor requires a plan amendment, zone change, specific plans, or potential subdivision.

The project request would not conflict with the implementation of applicable air quality plans from the SCAQMD.

The project request will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

The project request is isolated to one property and will not required a lot truck delivery trips to have a cumulative impact on ambient air quality.

There are no sensitive receptors such as playground, schools, senior citizen centers, hospitals, or day-care centers located near the subject property and the proposed project will not substantially contribute pollutant concentrations.

The proposed project will not generate objectionable odors since the request is to construct an 8,250 square foot facility for a HVC and this is for the storage of cars, and the idling of vehicles will be minimal. Surrounding uses comprise of two single-family residences, a post office, and several acres of hillside open space.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFG or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

EVALUATION OF ENVIRONMENTAL IMPACTS:

Biological resources are identified and protected through various federal, state, regional, and local laws and ordinances. The federal Endangered Species Act and the California Endangered Species Act (CESA) state that animals and plants that are threatened with extinction or are in a significant decline will be protected and preserved. The State Department of Fish and Game created the California Natural Diversity Database (CNDDDB), which is a program that inventories the status and locations of rare plants and animals in California.

Section 404 of the Clean Water Act defines wetlands as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.”

The County’s primary mechanism to conserve biological diversity is an identification tool and planning overlay called Significant Ecological Areas (SEA). SEAs are ecologically important land and water systems that are valuable as plant and/or animal communities, often integral to the preservation of threatened or endangered species, and conservation of biological diversity in the County. These areas also include nearly all of the wildlife corridors in the County, as well as oak woodlands and other unique and/or native trees.

Sensitive biological resources in the Coastal Zone are known as Environmentally Sensitive Habitat Areas (ESHAs). ESHAs are defined in the Coastal Act as areas “in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. On Santa Catalina Island, there are both ESHAs and SEAs. In the Coastal Zone segment of the Santa Monica Mountains, sensitive biological resources are designated as Sensitive Environmental Resource Areas (SERAs) by the Malibu Land Use Plan, which contains terrestrial and marine resources that, because of their characteristics and/or vulnerability, require special protection. SERAs include the following sub-categories: ESHAs; Significant Woodlands and Savannahs; Significant Watersheds; the Malibu Cold Creek Resource Management Area; and Wildlife Migration Corridors.]

The subject property is located within a County-designated Santa Susana Mountains SEA. The CNDDDB identified several sensitive species on the subject property. The species identified are Palmer’s grapplinghook (*Harpagonella palmeri*), slender-horned spine flower (*Dodecabema leptoceras*), California Orcuttgrass (*Orcuttia Californica*), and California Walnut Woodland (*California Walnut Woodland*). There is no spotted owl identified on the property.

The proposed project location for the HVC facility is on a disturbed, level portion of the lot and should not adversely have an effect on the habitat and species identified. A Biological Constraints Analysis (BCA) was prepared to identify the location of these species.

There are no sensitive natural communities, such as riparian habitat, coastal sage scrub, oak woodland, or no-jurisdictional wetlands, identified on the subject property.

There are three oak trees located on the subject property and one oak tree adjacent to the subject property, which combined is a total of four individual oak trees, and does not qualify as an “oak woodlands”.

The subject property is not location in or near any federally or state protected wetlands or water.

There is no water features located on or near the property and would not substantially affect any marshes, vernal pools, wetland or drainages.

The subject property is located in an SEA and there is some likelihood of wildlife species moving through the property. Currently the property is surrounded by a 6 foot tall chain linked fence which would prohibit large animals from moving through the property. However, snakes and ground squirrels have been identified on the property and the construction of the HVC facility may prevent the movement of these species on this portion of the lot, but location of the facility is on a very small disturbed portion of the lot.

One of the Project mitigation measures, to restrict lighting on the certain portions of the subject property, is to shield the light source away from the sensitive resource areas of the property to help ensure wildlife movement at night would not be significantly affected. There are four oak trees identified on and adjacent to the subject property. California Walnuts tree have been identified on the subject property. The proposed building is located in an area with no trees and the project request does not involve the removal of any tree.

The subject property is located in a SEA and the applicant has presented the request to SEATAC. A BCA has been prepared and SEATAC recommended corrections and mitigation measures. Oak trees have been identified on the property and the location of the HVC facility will not require an Oak Tree Permit, since there are no oak trees located where the proposed building will be sited. The mobilehome residence is located closest to the oak trees, but the structure is existing and no work or physical development is being proposed to the caretaker’s residence.

The proposed project has been reviewed by SEATAC, who evaluated the Project scope and determined that the Project will not adversely impact the health of the overall Santa Susana Mountains SEA, as long as required mitigation measures are followed:

1. **BCA REVISION:** The Coordinator presented a list of needs for a BCA revision (see Appendix A). The BCA did not have the materials normally expected for SEATAC review. The BCA needed more maps and labeling of maps, a spring survey, vegetation map, grassland analysis, oak tree report, sensitive species table, and list of flora and fauna observed. SEATAC members added needs for proofreading and checking of current names for species and species distribution.
2. **LIGHTING:** Removal of mercury lamps will be important. Do not use anti-crime lights. With the six antique street lamps planned for the pathway, be careful of light pollution into natural areas. Shielding preventing projection of light into areas above and wildlife areas nearby should be done. That the lights will only be used when personnel is present is good. This will be important to mention as an improvement on the amount of initially existing light pollution.
3. **OAK TREE CAVITIES:** For cavities in trees near the structures, cover with a fine mesh screen that excludes bees but allows air exchange. These cavities are probably important to tree drainage and airing to protect from rot. For trees distant from structures, allow the cavities to remain open. They will function as animal homes as well as protect the tree from rot. For nuisance bee swarms and hives, use a beekeeper for removal. There is usually a time of less aggression before creation of the honeycomb when bees are fairly easy to capture and move.
4. **OAK TREE FENCING:** Provide protective fencing during construction for all oak trees that might be impacted at dripline + five ft. This is the protected zone. Neither equipment nor personnel should go into this protected zone during construction.

5. OAK WOODLAND: The trees near the buildings could be part of the woodland if the trees are interacting and the structures were placed into the woodland. It is confusing to have these large oak trees separate from the woodland but adjacent to it. Applicant stated that a mobile home and debris were removed from beneath the oaks, and this may cause the woodland area to look disturbed.
 6. GRASSLAND: Applicant stated that only 5 non-native grasses were found in grassland of project. Coordinator explained that SEATAC needs to know if the grassland is native or non-native according to the SEATAC criterion of 10% relative cover of all native herbaceous plants being classified as “native grassland.” This datum is needed since SEATAC deals with the entire parcel and its relation to the SEA.
 7. VEGETATION MAP: Figure 4 is closest to a vegetation map, but needs more detail and needs to be specific for vegetation alone. The proposed project uses should be in a separate map. Show the invasive Tree-of-heaven also.
 8. FUEL MODIFICATION: Do not use domestic animals (goats, sheep, cattle) for trimming grass fuels. Domestic animals could defecate weed seeds and will uproot native plants and contribute to erosion on the hill. Instead use weed whips with appropriate timing to allow native wildflowers to propagate—go to seed. Perpetuating and expanding the Coast live-oak woodland will also be a fire protection in that oaks are not very flammable and the woodland will shade out the grasses and other flashing fuel plants.
 9. FUEL MODIFICATION TIMING: Late August would probably be the best for native plant seeds, but this might conflict with fire prescription. Late March before *Calochortus* sp. emerges would possibly be good timing for weed whackers. Glyphosate (Roundup) application in early January to early emerging nonnatives might be beneficial. A comprehensive plant list of native plants in the grassland area will be a good aid to planning the timing and coordinating with fire department specifications. Be careful to observe the fuel modification prescription, stopping at 200 ft. from structures.
 10. FENCING: Removal of fencing from the hilly, natural area of the project will open it up to wildlife movement, which is an important function of this SEA. Perhaps only the western end fencing would need removal to allow ready access. A replacement could be split-rail fencing.
 11. RATTLESNAKES: Applicant stated they were considering moving the boundary fencing eastward to the area near the old residence pad. They will probably be using hardware cloth as a flashing 4-ft. high and 1-ft. deep into the ground around the outside periphery of fencing on the developed area to diminish access for rattlesnakes to the developed section of the project. The property has a large number of gophers, ground squirrels, and rabbits, which is an attraction for rattlesnakes. At the wildland-urban interface any project will always have more rattlesnakes than a more urban setting. Removal of protective fencing from the hilly, natural section will allow predators such as rattlesnakes to continue controlling the herbivores so that they do not overpopulate this area. The flashing will diminish access of rattlesnakes to the developed part of the property. Cleaning up the developed area of debris should also help control nuisance rodent habitat and provide less rattlesnake food inside the development.
 12. LIVESTOCK: Keeping domestic animals on the property may create an attractive nuisance in that it could attract predators to the property (*Puma* or mountain lions). The high fence might be useful to retain in the area where the domestic animals will roam, but *Puma* would be able to jump a 6-7 ft. fence.
 13. REMOVAL OF INVASIVE PLANTS (Tree-of-Heaven) The traditional method of painting cut-off trunks with Glyphosate does not work well for Tree-of-Heaven (*Ailanthus altissima*) because it sprouts so readily from roots and root pieces. A more effective removal practice is to dig out the tree and roots as much as possible, and send the pieces to the landfill. This will need to continue for several years. After removal, immediately plant and nurture native trees such as Coast live oak (*Quercus agrifolia*) and Southern California black walnut (*Juglans californica*). In fall, plant acorns and walnuts from the trees on the project parcels. Removal of the neighboring parcels' Tree-of-Heaven is a good prevention tactic also, because this plant also readily propagates from seed. This will really benefit the SEA.
 14. RCD: The Resource Conservation District (RCD) for the project area may have funds for renewal of native plants at the wildland-urban interface and may be able to connect the applicant with possibilities for funding projects from Natural Resources Conservation Service in the form of low-interest loans or grants.
- Contact:

Rosi Dagit, Senior Conservation Biologist, RCD of the Santa Monica Mountains, rdagit@rcdsmm.org
P.O. Box 638, 30000 Mulholland Highway, Agoura Hills, CA 91376-0638, 310-455-7528

ACTION: SEATAC recommended that the Biological Constraints Analysis be corrected, augmented as directed, and incorporated into a Biota Report. The Biota Report shall include lists of impacts and mitigations.

| The BCA was updated and corrected as of July 2012. (See Attached)

5. CULTURAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The subject property is not designated or located near a national or state-designated historic resource according to the list of Historic resources and points of interest designated by the State of California in unincorporated Los Angeles County.

The subject property has already been developed on the flat portion of the lot and the hillsides remain undeveloped.

The construction of the HVC facility is located on the disturbed flat portion of the property. The subject property does not contain any unique geologic features such as rock formations.

The project request does not require a plan amendment and is not presently a cemetery or located adjacent or near a cemetery.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

EVALUATION OF ENVIRONMENTAL IMPACTS:

Per Appendix F of CEQA guidelines, the goal of conserving energy implies decreasing overall per capita energy consumption, decreasing reliance on fossil fuels such as coal, natural gas and oil, and increasing reliance on renewable energy sources. In 2008, the County adopted a Green Building Program to address these goals. Section 22.52.2100 of Title 22 (Los Angeles County Code) states that the purpose of the County's Green Building Program was to establish green building development standards for new projects with the intent to, conserve water; conserve energy, conserve natural resources, divert waste from landfills, minimize impacts to existing infrastructure, and promote a healthier environment. The Green Building Program includes Green-Building Standards, Low-Impact Development standards, and Drought Tolerant Landscaping requirements. In January 2011, the State of California adopted the CALGreen Building Code with mandatory measures that establish a minimum for green construction practices.

The proposed HVC building is 8,250 square feet and the threshold for following green building requirements are for structures greater than 10,000 square feet, therefore green building requirements do not apply to this project, and however the Drought Tolerant Landscaping Ordinance does apply.

The impact energy resources during construction activities should be minor since new construction for the project includes development in the SEA, HVC use, the renovation of eight large animal pens for some future farm animals, planting of a fruit-tree orchard, conversion of the existing mobilehome to a caretaker's residence, installation of a 34-foot tall decorative (non-functioning) windmill, and the facade improvements on a existing office/storage building to simulate an old gas service station., which will remain as an office. The amount of average daily trips by vehicle visiting the site will not significantly increase since this facility is for private use.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 prohibits the location of most structures for human occupancy across the traces of active faults, and lessens the impacts of fault rupture. The Seismic Hazards Mapping Act requires the California Geological Survey to prepare Seismic Hazard Zone Maps that show areas where earthquake induced liquefaction or landslides have historically occurred, or where there is a high potential for such occurrences. Liquefaction is a process by which water saturated granular soils transform from a solid to a liquid state during strong ground shaking. A landslide is a general term for a falling, sliding or flowing mass of soil, rocks, water and debris. The County General Plan prohibits new developments, as defined by the Alquist-Priolo Act, within fault traces until a comprehensive geological study has been completed.

More than 50 percent of the unincorporated areas are comprised of hilly or mountainous terrain. The vast majority of hillside hazards include mud and debris flows, active deep seated landslides, hillside erosion, and man induced slope instability. These geologic hazards include artificially-saturated or rainfall saturated slopes, the erosion and undercutting of slopes, earthquake induced rock falls and shallow failures, and natural or artificial compaction of unstable ground. The General Plan Hillside Management Area (HIMA) Ordinance regulates development in hillsides of 25 percent slope or greater to address these potential hazards.

The subject property is not located within an earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Map issued by the State Geologist for the area. Southern California is seismically active and no project site will be free from potential seismic impacts. There are no active faults or fault zones on the subject property. The flat area of the subject property is located in a liquefaction zone according to the CGS Alquist-Priolo Maps and the proposed structure will be located in this area. The hillside portion of the subject property is located in a landslide zone according to the CGS Seismic Hazard Maps. The proposed facility is not located in the landslide zone. The proposed construction of the HVC facility is located on a portion of the lot that has been disturbed and previously graded, therefore will not result in a further loss of topsoil or cause substantial soil erosion. A soils report is not required by the County Department of Public Works, to determine if there is a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, collapse or expansive soil. The subject property currently has an on-site wastewater treatment system and will require a new system for the restroom facility proposed in the HVC facility. Although the Hillside Management land use designation is identified on the subject property, the development of the HVC facility is not located within this area and Hillside Management Area Ordinance does not apply to this project.

8. GREENHOUSE GAS EMISSIONS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The proposed Project's construction components include building the HVC facility, installing a new septic system for the half-bath in the HVC facility, repaving an 22-foot access driveway, façade improvements on the existing office, installation of a non-functional windmill, planting crops, and installation of a new 6-foot high masonry wall in the front yard. The project will not create a overall significant impact on Global Climate Change since there will not be an increase in traffic to the site nor create a cumulative impact on surrounding projects in the area. The construction phase of the project may generate a few truck trips for delivery of construction products and some heavy machinery may be used, but the size of the project does not constitute a significant impact.

The proposed project is not in conflict with the Santa Clarita Valley Area Plan nor the Countywide General Plan in regards to policies designed to reduce GHG emissions.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the				

project is located:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| i) within a Very High Fire Hazard Severity Zones (Zone 4)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) within a high fire hazard area with inadequate access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) within an area with inadequate water and pressure to meet fire flow standards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) within proximity to land uses that have the potential for dangerous fire hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Does the proposed use constitute a potentially dangerous fire hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

EVALUATION OF ENVIRONMENTAL IMPACTS:

Hazardous materials are generally defined as any material that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or future hazard to human health and safety or to the environment, if released into the workplace or the environment (Health and Safety Code (H&SC), §25501(o)). The California Department of Toxic Substances (DTSC) is responsible for classifying hazardous materials in the state of California. Hazardous materials are commonly stored and used by a variety of businesses and are commonly encountered during construction activities.

DTSC oversees the cleanup of disposal and industrial sites that have resulted in contamination of soil and groundwater. In close cooperation with the United States Environmental Protection Agency, DTSC administers both state and federal hazardous waste programs including The Resource Conservation and Recovery Act (RCRA) the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, 42 U.S.C. § 9601–9675), the Toxic Substances Control Act (TSCA) and a number of other State and Federal bodies of law dealing with hazardous materials and the environment. The Envirostar database lists properties regulated by DTSC where extensive investigation and/or cleanup actions are planned or have been completed at permitted facilities and clean-up sites. No hazardous materials sites or properties listed in compliance with California Government Code, Section 65962.5 (e.g., Comprehensive Environmental Response, Compensation and Liability Information System [CERCLIS], Resource Conservation and Recovery Act [RCRA]) are located on the project site. Any sites within the general vicinity are not likely to have contaminated the project site.

Projects in close proximity to airports are within the jurisdiction of the Airport Land Use Commission (ALUC). The Regional Planning Commission meets in the capacity of the ALUC to consider projects requiring ALUC review and it makes a determination of the compatibility of the proposed project with the nearby airport.

The Office of Emergency Management is responsible for organizing and directing the preparedness efforts of the Emergency Management Organization of Los Angeles County. The OEM is the day-to-day Los Angeles County Operational Area coordinator for the County. The emergency response plan for the unincorporated areas is the Operational Area Emergency Response Plan (OAERP), which is prepared by OEM. The OAERP strengthens short and long-term emergency response and recovery capability, and identifies emergency procedures and emergency management routes in the County. The disaster response plan is the County Local All Hazards Mitigation Plan.

The proposed project is a vehicle storage facility that will use cleaning solvents from time to time to maintain the pristine look of these historic vehicles. In addition, most of these vehicles will have gasoline in automobile gas tanks and may require oil changes. The use of landscaping chemicals to maintain the property may also exist. It is not likely that these materials will create a significant hazard to the public or environment but should be disclosed.

The project request does not involve the storage of large quantities of hazardous materials or products to create a significant hazard to the public or environment. The mentioned products will be stored inside a cargo container on the property and in the proposed HVC facility and if an accident would occur, the hazardous material would be contained in those areas and not be released into the environment.

There are two single-family residences to the west of the subject property and a post office to the south. There are no schools, hospitals, playgrounds, or any other sensitive use within a quarter mile of the project site. The amount of hazardous materials kept on site will not pose a danger to the adjacent single-family residences nor the proposed caretaker's residence onsite.

The project site was not listed on the State of California's Envirostor database, which is a program that maintains a database of all known contaminated sites throughout the State. The proposed project would not create a significant hazard to the public or the environment nor is located on a contaminated site.

There are no public airports, public use airports, or private airstrips located within two miles of the project site and the proposed project will not result in a safety hazard for people residing or working in the project area.

The subject property is located along The Old Road, which is not a designated route on the emergency response plan for emergency evacuation. However, The Old Road is adjacent to the Interstate 5 Freeway, which is a designated route on the emergency evacuation plan. The proposed HVC facility is not sited close enough to either route to impair implementation of the adopted emergency response plan or emergency evacuation plan.

The subject property is located completely within a Very High Fire Hazard Severity Zone (Zone 4).

There is adequate access to and from the property through a 20 foot driveway with a sliding gate.

There is a fire hydrant located 250 feet away in front of the post office property, which should meet fire low standards.

All the surrounding properties are located in the Very High Fire Hazard Severity Zone, but uses that do have the potential for dangerous fire hazard activities. The surrounding property's land uses include a post office to the south, single-family residences to west, open space to the east, and a vacant ranch to the north. The open space to the east would have the most potential for dangerous fire hazards. The subject property will have to incorporate proper brush clearance techniques, recommended by the County Fire Department to ensure the safety of the structures on the property.

The proposed project itself would not be a source of a dangerous fire hazard since the products (cleaning solvents and yard maintenance products) stored on-site are not produced in large quantities. The gasoline stored in the gas tanks of the vehicles is considered a safe place to store gasoline. The vehicles that will be utilized in this facility are collector vehicles that are maintained in excellent condition, which supports the safety concern of the gasoline stored in the vehicle, would not pose a threat to the project site or surrounding properties.

10. HYDROLOGY AND WATER QUALITY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Ch. 12.84 and Title 22, Ch. 22.52)?

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

EVALUATION OF ENVIRONMENTAL IMPACTS:

Los Angeles County is split between two water quality regions: the Los Angeles Region and the Lahontan Region. Each regional board prepares and maintains a Basin Plan which identifies narrative and numerical water quality objectives to protect all beneficial uses of the waters of that region. The Basin Plans achieve the identified water quality objectives through implementation of Waste Discharge Requirements (WDRs) and by employing three strategies for addressing water quality issues: control of point source pollutants, control of nonpoint source pollutants, and remediation of existing contamination.

Point sources of pollutants are well-defined locations at which pollutants flow into water bodies (discharges from wastewater treatment plants and industrial sources, for example). These sources are controlled through regulatory systems including permitting under California's Waste Discharge Requirements and the National

Pollutant Discharge Elimination System (NPDES) program; permits are issued by the appropriate Regional Water Quality Control Board and may set discharge limitation or other discharge provisions.

Nonpoint sources of pollutants are typically derived from project site runoff caused by rain or irrigation and have been classified by the United States Environmental Protection Agency (USEPA) into one of the following categories: agriculture, urban runoff, construction, hydromodification, resource extraction, silviculture, and land disposal, according to the Basin Plan for the Los Angeles Regional Water Quality Control Board. This type of pollution is not ideally suited to be addressed by the same regulatory mechanisms used to control point sources. Instead, California's Nonpoint Source Management Plan describes a three-tiered approach including the voluntary use of Best Management Practices, the regulatory enforcement of the use of Best Management Practices, and effluent limitations. Generally speaking, each Regional Water Quality Control Board implements the least restrictive tier until more stringent enforcement is necessary.

The Los Angeles Regional Water Quality Control Board addresses on-site drainage through its construction, industrial, and municipal permit programs. These permits require measures to minimize or prevent erosion and reduce the volume of sediments and pollutants in a project's runoff and discharges based upon the size of the project site

During the construction phase of a proposed project, the pollutants of greatest concern are sediment, which may run off the project site due to site grading or other site preparation activities, and hydrocarbon or fossil fuel remnants from the construction equipment. Construction runoff is regulated by the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. This permit applies to all construction which disturbs an area of at least one acre.

The Los Angeles County Low Impact Development Ordinance is designed to promote sustainability and improve the County's watersheds by preserving drainage paths and natural water supplies in order to '...retain, detain, store, change the timing of, or filter stormwater or runoff.'

Areas of Special Biological Significance are "...those areas designated by the State Water Board as ocean areas requiring protection of species or biological communities to the extent that alteration of natural water quality is undesirable. All Areas of Special Biological Significance are also classified as a subset of STATE WATER QUALITY PROTECTION AREAS." Note that all of these areas are located off the coast of California and not within any inland water courses or bodies.

FEMA, the Federal Emergency Management Agency, prepares hydrological studies throughout the country, called Flood Insurance Studies, in order to identify areas that are prone to flooding. From the results of these studies, FEMA prepares Flood Insurance Rate Maps (FIRMs) that are designed to geographically depict the location of areas prone to flooding for purposes of determining risk assessment for flood insurance. An area that has been designated a 100-year flood plain is considered likely to flood under the 100-year storm event.

Dam inundation areas are areas that have been identified as being potentially susceptible to flooding from a catastrophic failure of one or more of the dams in Los Angeles County. These areas were mapped in accordance with California Government Code Section 8589.5 and do not suggest with certainty that a particular plot of land would be inundated given a catastrophic dam failure.

A seiche is the sudden oscillation of water that occurs in an enclosed, landlocked body of water due to wind, earthquake, or other factors. A tsunami is an unusually large wave or set of waves that is triggered in most

cases by a seaquake or an underwater volcanic eruption. A mudflow is flow consisting predominantly of earthen materials/soil and water.

The subject property utilizes an on-site wastewater treatment system for the mobilehome residence and the office. The proposed HVC facility will also have a restroom and will require an additional treatment system.

The site is served by public water and does not have a well located on the property. Connection to the existing waste treatment system or a new system will require approve from County Department of Public Health and the applicant will be required to follow their guidelines to ensure that the proposed project will violate any waste discharge requirements. The subject property is served by public water from the Newhall County Water District.

There is a proposed 22 foot wide asphalt driveway located from the property line located along The Old Road leading to the proposed HVC facility. In addition to the proposed HVC facility, the asphalt access road would be the only impermeable surface located on the lot and would only occupy approximately 20 percent of the lot surface. The remainder of the property will remain in its existing natural state of dirt, which is a permeable surface for recharging groundwater.

The subject property does not contain a stream or river that could be altered.

The proposed HVC facility is located on a flat surfaced area of the property that contains no vegetation and may result in substantial erosion or siltation on-site or off-site. The proposed HVC facility building and the proposed asphalt access road may substantially increase the rate of surface water run-off in a manner which could result in flooding, but the majority of surface on the property is still permeable. The applicant is proposing to install rainwater percolation tanks adjacent to the proposed building to minimize surface runoff impact. The street frontage of the subject property is currently not improved with sidewalks, curbs or gutters and water runoff would mostly be retained on-site and possibly flow to the stormdrain in front on the post office and with the installation of the rainwater percolation tanks, requested project will not create a runoff situation to exceed the capacity of the stormwater drainage system.

The requested project does not require a National Pollution Discharge Elimination System (NPDES) Construction General Permit since the project area is already disturbed and the project area is less than an acre. The lot has already been cleared and minimal grading will be necessary for the building pad. Some construction runoff may occur but should not significantly affect water or groundwater quality.

The project request is subject to the Low Impact Development Ordinance and will conform to the requirements. There is proposed rainwater percolation tanks located next to the proposed HVC facility building and approximately 80% percent of the lot will remain unimproved.

The subject property is located in the Los Angeles Regional Water Quality Control Board region. The proposed facility will not create point or nonpoint source pollutant discharge into the Santa Clara River Watershed since most rain water will be retained on-site and some will run off-site. The amount of water that runs off-site should not be significant.

The subject property currently has an on-site wastewater treatment system for the existing mobilehome residence and the office. A new on-site wastewater treatment system installed for the proposed HVC facility or a connection may be made to the existing treatment system.

Currently there are no geologic limitations identified on the property. The subject property is not located in proximity to stream, lake or drainage courses. The proposed project should not substantially degrade water quality since the project site will not be exposed to significant amounts of hazardous materials. The subject property is not located within a 100-year flood plain according to the FEMA Flood Insurance Rate Maps.

The subject property is not located in an area identified as a dam inundation area.

The subject property is a landlocked parcel and is not subject to inundation by seiche or tsunami. The western portion of the property is a hillside area and may have potential for mudflow during a heavy rain.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The request is for a HVC facility and will not physically divide the community. The requested project location is consistent with the land uses allowed in the N-1 (Non-Urban 1 – up to 0.5 dwelling units per acre) land use designation within the Santa Clarita Valley Area Plan (SCV Plan), since residential projects are allowed in this category. The requested HVC facility is considered a non-residential use in a non-urban area and since the private facility is designed in a manner compatible with and sensitive to surrounding scenic and natural resources it is found to be consistent with the SCV Plan. The project request is also permitted in the A-2 (Heavy Agricultural) zone with a Conditional Use Permit (CUP) for development in the SEA, use of a caretaker's unit and Director's Review procedure for the HVC facility to authorize this request. With an approved CUP, including Director's Review approval for the HVC, the use would be found consistent with the zoning ordinance. The subject property has a Hillside Management land use designation from the Santa Clarita Valley Area Plan for the hillside portion of the lot. The hillside portion of the property has slopes over 25 percent. The Hillside Management CUP is not required for this project however since the location of the requested facility is not located in the Hillside Management area of the lot and does not exceed the threshold requiring a Hillside Management CUP. The requested project is also subject to the SEA CUP process, and is required to present the requested Project to the SEA Technical Advisory Committee (SEATAC) to obtain their recommendation to minimize impact to the underlying SEA. The project request will not be in conflict since the applicant will be complying with the required procedure for the SEA CUP. Mitigation measures have been prepared to minimize potential conflict with SEA conformance criteria for the development in the SEA. In addition, a Director's Review procedure is required to authorize the HVC facility.

12. MINERAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The County depends on the State of California's Geological Survey (State Department of Conservation, Division of Mines and Geology) to identify deposits of regionally- significant aggregate resources. These clusters or belts of mineral deposits are designated as Mineral Resources Zones (MRZ-2s), and there are four major MRZ-2s are designated in the County: the Little Rock Creek Fan, Soledad Production Area, Sun Valley Production Area, and Irwindale Production Area. The California Department of Conservation protects mineral resources to ensure adequate supplies for future production.

The California Surface Mining and Reclamation Act of 1975 (SMARA) was adopted to encourage the production and conservation of mineral resources, prevent or minimize adverse effects to the environment, and protect public health and safety. In addition, Title 22 of the Los Angeles County Code (Part 9 of Chapter 22.56) requires that applicants of surface mining projects submit a Reclamation Plan prior to receiving a permit to mine, which must describe how the excavated site will ultimately be remediated and transformed into another use.

Small-scale oil production still occurs in many parts of the County, including the Baldwin Hills and the Santa Clarita Valley. The California Division of Oil, Gas, and Geothermal Resources (DOGGR) permits and tracks each operating production well and natural gas storage well and ultimately monitors the decommissioning process.

The subject property is not located in a mineral resource zone according to the Special Management Area map in the 1980 Countywide General Plan and the State of California's Geological Survey map.

Since the subject property is not located in a mineral resource zone, according to the General Plan, so then the requested project would not result in the loss of availability of locally-important resource recovery site.

13. NOISE

Would the project result in:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The proposed project will conform to Los Angeles County Code Title 12, Chapter 12.08 (Noise Control Ordinance). Section 12.08.390 of the County Code provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10:00 p.m. (daytime) in Noise Zone II (residential areas).

Noise generated by construction equipment during the construction phase of the project may result in a substantial temporary increase in ambient noise levels. Construction activities will be conducted according to best management practices, including maintaining construction vehicles and equipment in good working order by using mufflers where applicable, limiting the hours of construction, and limiting the idle time of diesel engines. Noise from construction equipment will be limited by compliance with the Noise Control Ordinance and County Code Section 12.12.

The requested HVC facility may utilize a vacuum for cleaning, an air compressor for tools, occasional truck delivery and may turn over an engine from time to time. The noise that may transmit from the facility would not exceed noise level standards established by the noise ordinance.

There are two single-family residences across The Old Road that are considered sensitive receptors that may feel a slight groundborne vibration or noise when vehicles are unloaded into the facility. There are no other sensitive receptors such as schools, hospitals, senior citizen facility, day-care facilities located in the surrounding area.

There may be periodic changes in ambient noise levels with vehicle detailing inside the facility or loaded vehicles on and off a trailer for car shows outside the facility.

The project request is for a private historic vehicle collection building and is not a considered a residential project that would not generate significant vehicle noise.

There would not be a substantial permanent increase in ambient noise levels in the surrounding area.

There is no public airport, public use airport, or private airstrip located within two miles of the subject property according the airport land use plan.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

Typical local thresholds of significance for housing and population growth include effects that would induce substantial growth or concentration of a population beyond a city's or county's projections; alter the location, distribution, density, or growth rate of the population beyond that projected in the city or county general plan housing element; result in a substantial increase in demand for additional housing, or create a development that significantly reduces the ability of the county to meet housing objectives set forth in the city or county general plan housing element.

The Los Angeles County General Plan and Housing Element uses population, household, and employment projections from a growth forecast that is developed from the Southern California Association of Governments 2008 Regional Transportation Plan (RTP). The population projections and household projections for unincorporated County are organized by eight SCAG sub-regions.

The proposed project is located in the North LA County sub-region for 71,389 people by 2014. SCAG has also established the County's RHNA allocation at 57,176 units.

The project request is for a vehicle storage facility and is not considered a residential project that would not induce substantial population growth in the area either directly or indirectly.

The requested use will not displace substantial numbers of any housing type or people.

This request will not exceed official regional or local population projections.

1

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheriff protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

Fire suppression services in unincorporated Los Angeles County are provided by the Los Angeles County Fire Department (LACoFD), which has 21 battalions providing services to the whole of the unincorporated County. Development in the unincorporated areas must comply with the requirements of the Fire Code (Title 32), which provides design standards for all development in the unincorporated County. Development must also comply with standards for response times between fire stations and the project site. These times are: 5 minutes or less for projects in urban areas, 8 minutes or less for projects in suburban areas, and 12 minutes or less for projects in rural areas.

Law enforcement services within the unincorporated Los Angeles County are provided by the Los Angeles County Sheriff's Department. The Los Angeles County Sheriff's Department strives to maintain a service ratio of approximately one officer for every 1,000 residents within the communities it serves.

In Los Angeles County, parks are operated and maintained by the Department of Parks and Recreation. As of 2010, there were approximately 153 recreational facilities managed by the Department of Parks and Recreation totaling approximately 65,528 acres of recreation and open space. The Los Angeles County General Plan, Regional Recreation Areas Plan, provides the standard for the allocation of parkland in the unincorporated county. This standard is four acres of local parkland per 1,000 residents and six acres of regional parkland per 1,000 residents. For subdivision projects, the Quimby Act permits the County, by ordinance, to require the dedication of parkland or the payment of an in-lieu fee to achieve the parkland-to-

population ratio sought in the General Plan. Further, as a condition of a zone change approval, General Plan amendment, or Specific Plan approval, the County may require the applicant pursuing the subdivision to dedicate and/or improve land according to the following General Plan standards. This requirement is justified as long as an appropriate nexus between the proposed project and the dedication can be shown.

In the unincorporated portions of Los Angeles County, as well as in 50 of the 88 cities within the County, library services are provided by the County of Los Angeles Public Library. There are approximately 84 libraries operated by the County with roughly 7.5 million volumes in its book collection. The County of Los Angeles Public Library is a special district and is primarily funded by property taxes, but other funding mechanisms include a Mello-Roos Community Facilities District, developer impact fees, developer agreements, and a voter-approved special tax.

According to the Draft General Plan, the Library’s planning guidelines specify that 2.75 library material items should be available per capita as well as 0.5 square feet of library space per capita. The Public Library also imposes a mitigation fee on residential development based on the cost estimation of providing the appropriate library facilities and services to each library planning area. The fees are as follows:

Planning Area 1: Santa Clarita Valley per dwelling unit	\$846.00
Planning Area 2: Antelope Valley per dwelling unit	\$820.00
Planning Area 3: West San Gabriel Valley per dwelling unit	\$856.00
Planning Area 4: East San Gabriel Valley per dwelling unit	\$844.00
Planning Area 5: Southeast per dwelling unit	\$847.00
Planning Area 6: Southwest per dwelling unit	\$853.00
Planning Area 7: Santa Monica Mountains per dwelling unit	\$849.00

The request is for a vehicle storage facility and the subject property is located in a very high fire hazard severity zone. The nearest Los Angeles County Fire Station is approximately 3.6 miles from the subject property.

The post office to the south has a fire hydrant that is approximately 250 feet from the entrance to the subject property.

The nearest Los Angeles County Sheriff’s station is approximately 6 miles from the subject property. The addition of a historic vehicle collection to locate rare and unique collectible cars may increase the chance of a burglary, but as long as the facility is secured, then the chance of an incident would be reduced.

The requested use is not a considered a growth inducing residential project that would require the need to more schools, parks, or libraries to be built.

The nearest park is the Ed Davis Regional Park which approximately 600 feet away and adjacent to the subject property.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Los Angeles County General Plan standard for the provision of parkland is four acres of local parkland per 1,000 residents of the population in the County's unincorporated areas, and six acres of regional parkland per 1,000 residents of the County's total population.

The requested vehicle storage facility is for private use located on private property and will not increase the use of the existing neighborhood and regional parks or other recreational facilities.

This project will not be growth inducing requiring a need for more parkland. The rear portion of the subject property, approximately 0.85 acres, is adjacent to existing open space and is proposed to remain undeveloped which will continue regional open space connectivity.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <p>a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>e) Result in inadequate emergency access?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

EVALUATION OF ENVIRONMENTAL IMPACTS:

Traffic conditions are determined by using a system that measures the volume of traffic going through an intersection at a specific point in time relative to the intersection's maximum possible automobile throughput. This volume-to-capacity ratio is referred to as Level of Service (LOS) and ranges from the best-case scenario LOS A (free-flowing conditions) to the worst-case scenario LOS F (gridlock).

The requested project does not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for performance of the circulation system. The frontage of the subject property has a County Trail alignment called the Sand Canyon Trail running north and south. The Department of Parks and Recreation did not require a trail easement. This type of project does not increase traffic since it is a vehicle storage facility being used for private use. The proposed project will not conflict with the congestion management program since this vehicle storage facility will not generate additional trips to the neighborhood. Periodically there will be come show cars being put on trailers and transported off-site for a car show; however the HVC is a private collection and not open to the public on the subject property. The subject property fronts a private "Old Road" before gaining access The Old Road, which is a designated Major Highway on the County Master Plan of Highways. The Old Road is improved with a 100-foot of right of way with a center divider. It is very unlikely that any congestion would result with the installation of this private storage facility because of limited visits to the property. The proposed structure is 25-feet in height on the flat previously disturbed portion of the subject property and would not interfere with air traffic patterns. The subject property has a 22-foot access driveway leading out to The Old Road and would not result in inadequate emergency access. If a trailer were to jackknife it would only affect the subject property since the adjacent property to the north has an alternative access route to the north of that property. This request does not conflict with adopted polices, plans, or programs regarding public transit, or pedestrian facilities, since the request is for a private HVC facility.

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impa ct</i>
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). The NPDES is a permitting program that established a framework for regulating municipal, industrial, and construction stormwater discharges into surface water bodies and stormwater channels.

The Los Angeles and Lahontan Regional Water Quality Control Boards are responsible for implementing the federally-mandated NPDES program in the County through the adoption of an Order, which is effectively the NPDES Permit for that region. The Los Angeles Regional Board's Permit designates 84 cities within the Board's region as permittees, and the County as the principal permittee of the NPDES Permit. The NPDES Permit defines the responsibilities of each permittee to control pollutants, including the adoption and enforcement of local ordinances and monitoring programs. The principal permittee is responsible for coordinating activities to comply with the requirements set forth in the NPDES Permit, but is not responsible for ensuring the compliance of any other permittee. The County's Stormwater Ordinance requires that the discharge, deposit, or disposal of any stormwater and/or runoff to storm drains must be covered by a NPDES permit.

For the unincorporated areas, in accordance with the NPDES Permit, the County implements a Standard Urban Stormwater Mitigation Plan (SUSMP) at the project site level to address pollutants generated by specific activities and types of development. The main purpose of this planning program is to identify new construction and redevelopment projects that could contribute to stormwater pollution, and to mitigate run-off from those projects by requiring that certain Best Management Practices be implemented during and after construction. Moreover, the SUSMP prevents erosion by controlling runoff rates, protecting natural slopes and channels, and conserving natural areas.

The Los Angeles County Integrated Waste Management Plan (IWMP), which is compiled by the interagency Integrated Waste Management Task Force and updated annually, has identified landfills with sufficient disposal capacity for the next 15 years, assuming current growth and development patterns remain the same. In addition to the projections of the IWMP (see above), all projects must comply with other documents required by the California Integrated Waste Management Act of 1989 (AB 939).

The County's Green Building Program's three ordinances were adopted in 2008 and were created to implement new green-building practices for projects in the County with the goals to conserve water, conserve energy, conserve natural resources, divert waste from landfills, minimize impacts to existing infrastructure, and promote a healthier environment. The Green Building Program consists of the Green Building Ordinance, the Low Impact Development Ordinance, and the Drought Tolerant Landscaping Ordinance

The subject property currently has an on-site wastewater treatment system (OWTS) serving the existing mobilehome and office. The proposed HVC facility has a proposed restroom located in the building and will require a new OWTS.

The subject property does not have access to a sewer system. The installation of a new treatment system will require a permit from the County Department of Public Health and this process will ensure that a new system will not exceed wastewater requirements of the Los Angeles Regional Water Quality Control Board.

There is not a new storm water drainage facility proposed, however there are proposed rainwater percolation tanks to be installed adjacent to the eastern side of the proposed storage facility. There may be additional storm water runoff due to the proposed 22-foot wide asphalt driveway.

There are sufficient reliable water supplies available from the Newhall County Water District to serve the subject property with the additional proposed building.

The requested project will require electricity and will not create energy utility system capacity problems or result in the construction of new energy facilities or expansion of facilities. The electricity used for the facility would be for lighting, air conditioning and electric tools.

The proposed facility is for a historic vehicle collection and the use would not significantly increase the amount of solid waste disposal currently transported off the subject property to the landfill.

The project will comply with federal, state, and local statutes and regulation to solid waste, since there will not be a significant change than the amount of waste produced by a single-family residence. The construction of the HVC facility will not be cumulatively significant, since the remainder of the project request includes authorizing an existing mobilehome to be a caretaker's residence, planting an orchard in a disturbed portion of the lot, retaining some animal pens for future farm animals, and the use of a private office. The existing residence will not significantly increase water usage. There may be a slight increase of green waste and need for some additional water for the proposed orchard and if future farm animals are raised on the site there will be some animal waste generated. Overall the impacts are not significant enough to cause a need for a new water source or over burden the landfill.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project impacts on the biological environment have all been found to be less than significant, and there are no examples of California history or prehistory on the subject property. The proposed HVC facility is located in a disturbed area of the lot and environmental resources will not be affected, since mitigations are in place to protect the Oak resource identified during the construction phase and the rest of the property that contains resources will be remain undeveloped.

The mitigation measures for the project will ensure that the natural resource identified in the SEA will be preserved and be consistent with the long-term environmental goals of having a protected environment for future habitats and species.

The project's individual impacts are generally less than significant in nature, except where mitigation is proposed, and none are cumulatively considerable. The construction of the HVC facility will not be cumulatively significant, since the remainder of the project request includes authorizing an existing mobilehome to be a caretaker's residence, planting an orchard in a disturbed portion of the lot, retaining some animal pens for future farm animals, and the use of a private office. Water usage, electricity use, and traffic from the project are less than significant, and do not have the potential to be cumulatively considerable.

The project does not have any substantial environmental impacts that could not be addressed with proper mitigation measures to protect the sensitive resource on the subject property.

Notice of Determination

Appendix D

To:

Office of Planning and Research
For U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Los Angeles Environmental Findings
Address: 12400 E. Imperial Hwy., #1101
Norwalk, CA 90650

From:

Public Agency: LA County Regional Planning
Address: 320 W Temple St, 13th Floor
Los Angeles, CA 90012

Contact: _____
Phone: _____

Lead Agency (if different from above): _____
Address: _____

Contact: _____
Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): _____

Project Title: R2012-01036/CUP No. 201200067/ ENV No. 201200120

Project Applicant: Redding Properties LLC

Project Location (include county): 24233 The Old Road, Newhall (Los Angeles County)

Project Description:

Authorization for the construction and operation of a private historic vehicle collection and the conversion of an existing single-family residence to a caretaker's residence. The project also includes the removal of debris, an abandoned office trailer, and dog kennels. There will be grading involved with about 377 cubic yards of cut and 377 cubic yards of fill to be retained on-site. An existing office building will have facade improvements to resemble an old gas station, a vineyard will be planted and a new septic system will be installed for the restroom for the HVC facility. +

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<http://planning.lacounty.gov/case/view/r/2012-01036/>

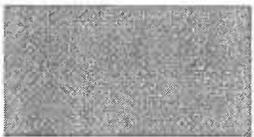
Signature (Public Agency): _____ Title: Principal Regional Planning Assistant

Date: _____ Date Received for filing at OPR: _____

REDDING CAR COLLECTION BIOTA REPORT
24233 THE OLD ROAD,
LOS ANGELES COUNTY, CALIFORNIA

Prepared for
Redding Properties

July 2012



REDDING CAR COLLECTION BIOTA REPORT
24233 THE OLD ROAD,
LOS ANGELES COUNTY, CALIFORNIA

Prepared for
Redding Properties
11041 Sepulveda Blvd.
Mission Hills, CA 91345

July 2012

Prepared by
Environmental Science Associates



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Oakland

Orlando

Palm Springs

Petaluma

Portland

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San Diego

San Francisco

Santa Cruz

Seattle

Tampa

211740

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BIOTA REPORT

Redding Car Collection 24233 The Old Road

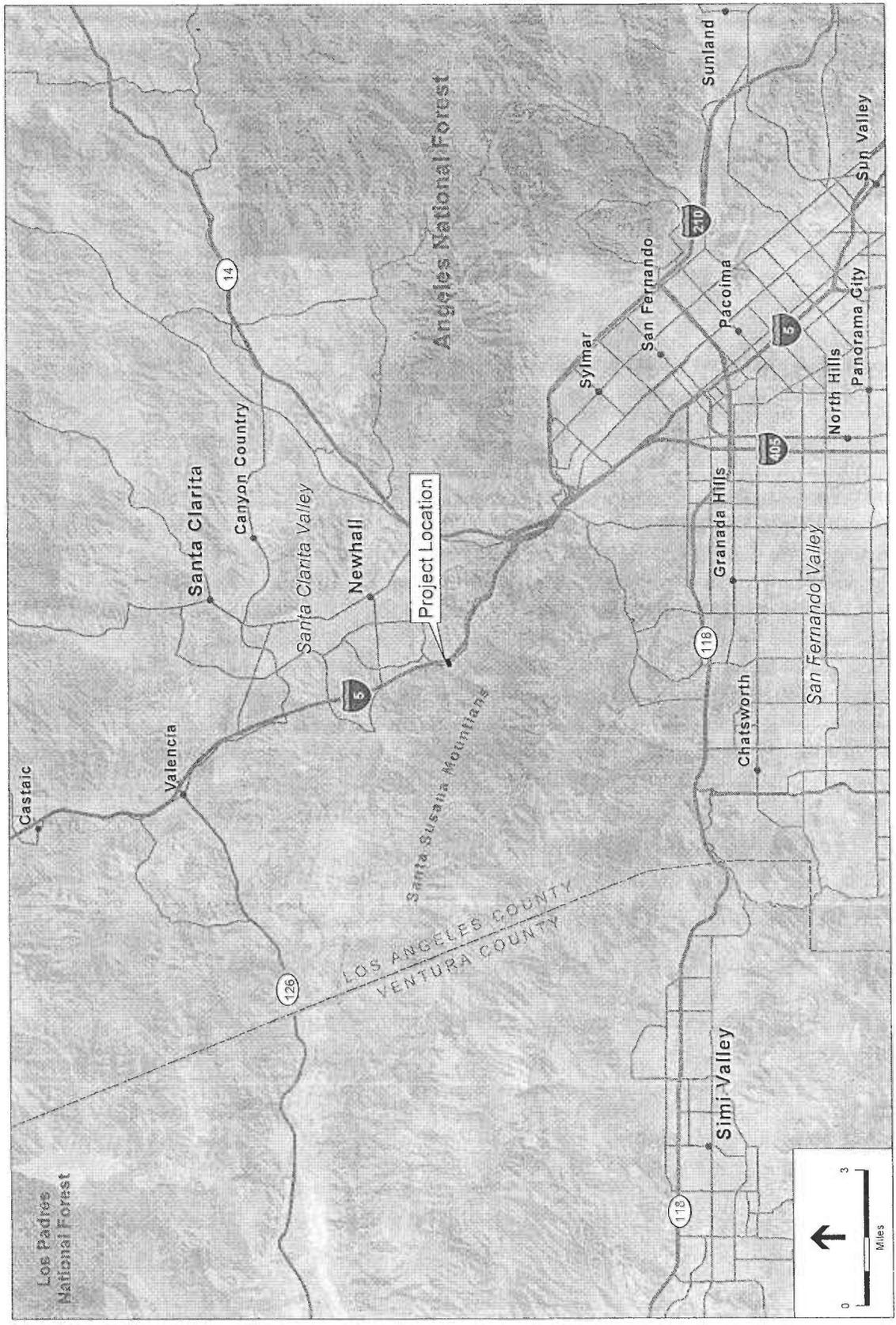
1. Introduction and Background

This document describes and analyzes potential impacts to the biological resources of the approximately 2.86-acre Redding Car Collection project site. Because the property is within Significant Ecological Area (SEA) No. 20, the County of Los Angeles Department of Regional Planning (Department) requires that two biological documents, a Biological Constraints Analysis and a Biota Report, be prepared for and reviewed by the Significant Ecological Area Technical Advisory Committee (SEATAC). The Biological Constraints Analysis, prepared by Environmental Sciences Associates (ESA) under the direction of Greg Ainsworth, was submitted on May 17, 2012. At the SEATAC meeting held on June 4, 2012, the Committee provided comments on the BCA regarding methods, mapping, and overall preparation and directed the Applicant to review SEATAC's comments and incorporate appropriate revisions of the BCA into a Biota Report. As such, the Department has directed the preparation of this document as the Biota Report required to be submitted to SEATAC for its review, comments and recommendations. The Department has also directed that this document be prepared in a manner that satisfies SEATAC's format and content guidelines for preparing Biota Reports.

2. Project Description

2.1 Project Location

The project site is located at 24233 The Old Road in northwestern Los Angeles County. The project site is a rectangular parcel of land encompassing 2.86 acres along the east side of The Old Road, less than one mile southwest of the City of Santa Clarita. The Golden State Freeway (Interstate 5) runs approximately 500 feet to the northeast of the project site. The project site is in an unincorporated portion of Los Angeles County in the Santa Clarita Valley Planning Area, and is situated just east, and within the foothills of the northern flank of the Santa Susana Mountains (**Figure 1, Project Vicinity Map**).



24233 The Old Road - 211740

Figure 1
Project Vicinity Map

SOURCE: Aerial Express, 2011; Los Angeles County GIS, 2012.

Adjacent land uses to the north include a mostly disturbed (previously graded) private property containing two structures and an adobe-type bunk house, with scattered coast live oak (*Quercus agrifolia*) and blue gum (*Eucalyptus globulus*) trees, beyond which is Townsend Canyon Road. To the east is The Old Road, beyond which is private property with scattered storage containers, abandoned vehicles, and other various items; to the south is a post office distribution center and undisturbed coast live oak/southern California black walnut (*Juglans californica*) woodland to the southwest; and, to the west is undisturbed northern mixed chaparral/scrub oak woodland and coast live oak/southern California black walnut woodland, which further extends west into the Santa Susana Mountains. The Interstate 5 is approximately 500 feet northeast of the project site.

2.2 Project Features and Size

Development plans for the proposed project include the construction of a 7,840 square foot barn-style garage structure intended to house a private historic car collection for the property owner. This proposed garage structure would be situated entirely within flat, previously disturbed portions of the property (**Figure 2: Project Boundary, Adjacent Land Uses, and Site Plan**). In addition to the garage, the proposed project includes plans for rows of fruit/vegetable crops which would occupy approximately .08 acre of flat, previously disturbed land in the northeast portion of the property. An existing double-wide mobile home will be used as a caretakers unit and an existing cinder block structure as an office. The Applicant also proposes to construct cistern(s) to capture rain water from building roofs for use in irrigation and percolation. This cistern would be placed within the previously disturbed area; however, the precise location is unknown at this time.

2.3 Grading

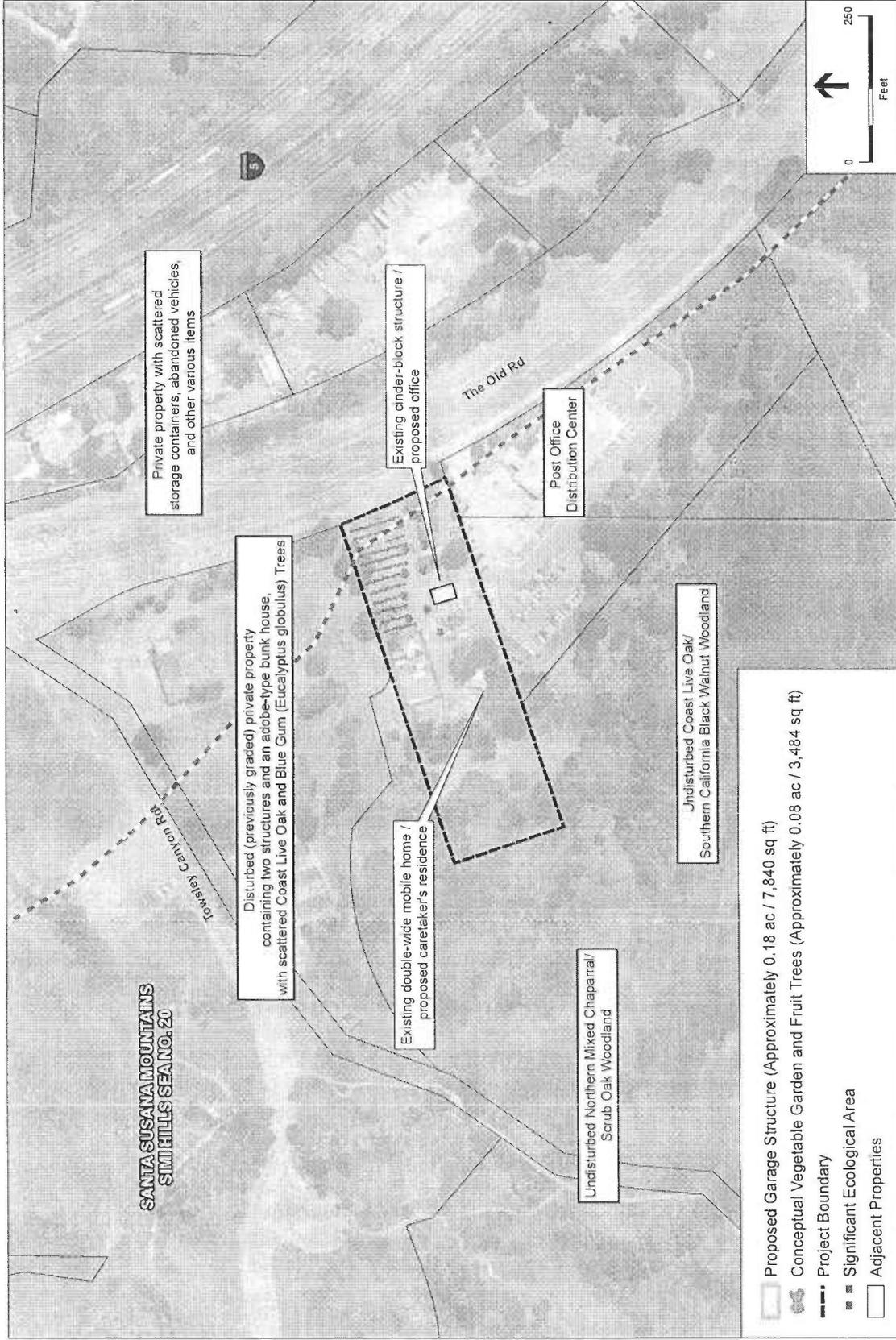
According to the Applicant, a minimum amount of grading is anticipated for the construction of the garage structure. Approximately 8,000 square feet would be subject to site grading, which will be confined to previously disturbed areas. It is estimated that up to 500 cubic yards of soil will be moved for grading; however, the balance will remain on the site. No soil will be imported to, or exported from, the site.

2.4 Requested Discretionary Actions and Approvals

The Applicant is seeking a Conditional Use Permit (CUP) to authorize the development and use of the historic vehicle collection facility and a caretaker's residence in the SEA.

2.5 Summary of Significant Impacts

No significant impacts to biological resources are anticipated from implementation of the proposed project. Construction and operation of the proposed project would disturb approximately 0.18 acre of previously disturbed area. No native habitats, including coast live



24233 The Old Road, 211740
Figure 2
 Project Boundary, Adjacent Land Uses, and Site Plan

SOURCE: Bing Maps, Los Angeles County GIS, ESA, 2012.

oak/southern California black walnut woodland would be directly impacted during construction or operation. All oak and walnut trees located on the site will be preserved in perpetuity. Any oak or walnut tree located with a minimum of 100 feet from construction activities will be temporarily fenced, so that the trees are not inadvertently impacted during construction.

As indicated below in this report, the site is distinguished by two general areas: a completely disturbed (previously graded) area where the proposed development is proposed, and a relatively undisturbed hillside that consists of natural woodland and undefined grassland. Several wildlife species are expected to use the natural areas of the hillside located within the property boundary and birds may nest throughout the site. Because the property contains natural areas, the Applicant's proposed project would improve the existing condition of the site by removing debris from the disturbed portion of the site as well as existing nighttime lighting. Currently, there are non-native, invasive trees that include Tree-of-Heaven (*Ailanthus altissima*) on the site. The Applicant agrees to eradicate all Tree-of-Heaven from the site and plant with native coast live oak (acorns) and walnut trees (walnuts). Impacts to nesting birds would be avoided by initiating construction to outside of the bird nesting season or retaining a qualified biologist to conduct a preconstruction bird nest survey to identify nests in proximity to construction and establish suitable buffer zones to protect nests until they are not longer active.

Wildlife movement in the area will be improved by implementation of the project. The Applicant will cease all maintenance of the existing chain-link fence along the periphery of the hillside. Once the fence is dilapidated, wildlife will be allowed to move freely within the natural woodland area on the site and this portion of the site will then contribute to the wildlife movement habitats in the surrounding area.

Because required brush clearance activities can affect native seed dispersal and soil erosion, the proposed project will conduct brush clearance with use of mechanical tools (i.e., weed whips) and prior to the month of May. This will allow native plants to set seed later in the growing season, so that regeneration can be maintained.

3. Setting

3.1 Characteristics of the Site

The 2.86 acre project site is located on the Oat Mountain 7.5-minute USGS quadrangle map and is in northwestern Los Angeles County, less than one mile southwest of the City of Santa Clarita (**Figure 3: USGS 7.5 Minute Topographic Map and SEA Boundaries**). The eastern portion of the site where developments are proposed is flat, compacted, and entirely disturbed. Previous disturbances include graded areas, mobile homes, and storage containers; however, these items and other debris have since been removed from the property. According to the Applicant, the site was previously used as a private residence and animal shelter.

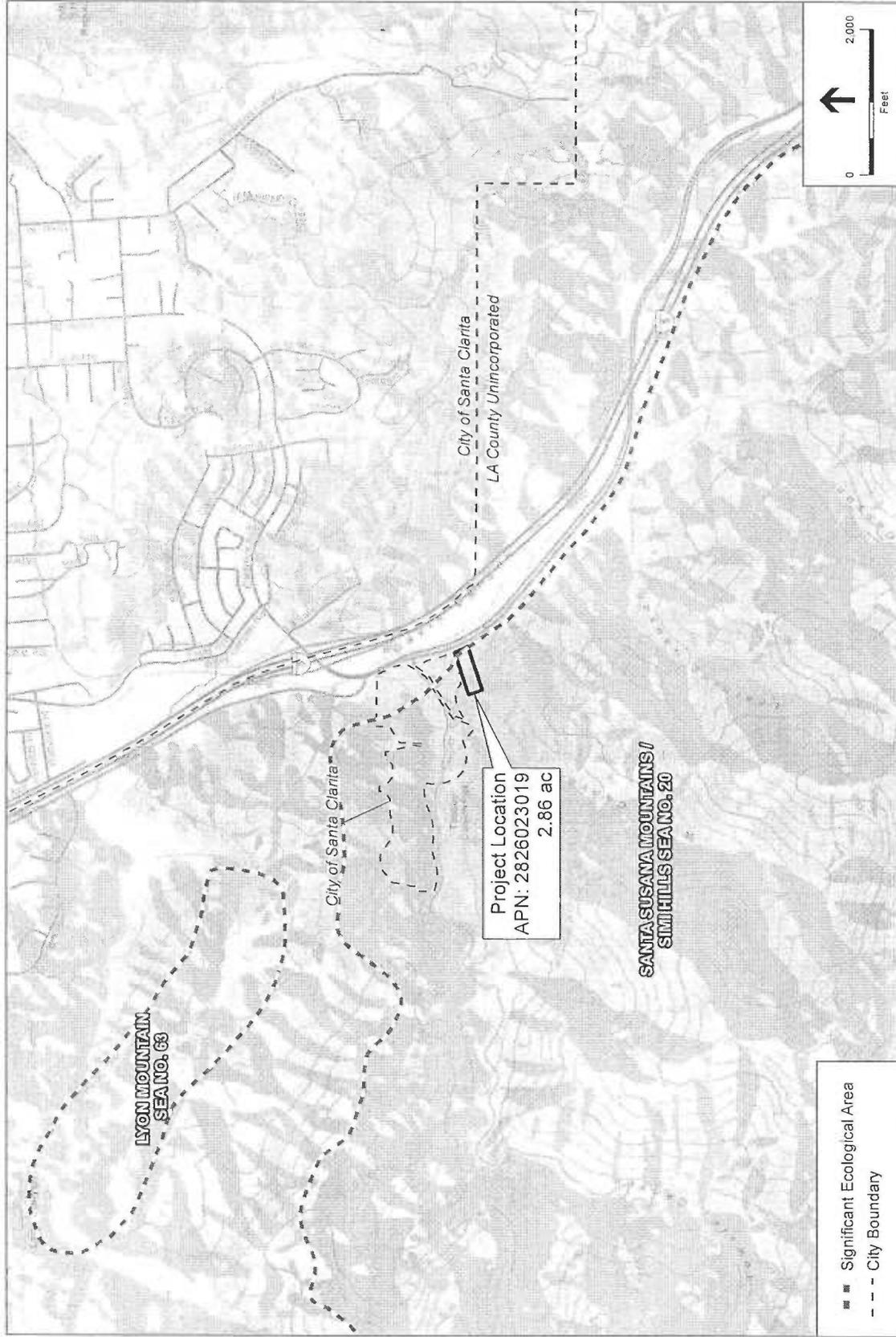
The western one-third of the project site consists of steep (approx. 30 percent) easterly-facing slopes. The toe of the slope to approximately 80 feet up was graded for a former driveway and residence and currently consists of undefined grasses and non-native trees (See **Figure 4, Vegetation Communities and Oak Trees**). The remainder of this hillside to the property boundary to the west is characterized as coast live oak/southern California black walnut woodland with an understory of undefined grasses.

3.1.1 Significant Ecological Area No. 20

The majority of the subject property lies within the Los Angeles County-designated Santa Susana Mountains/Simi Hills Significant Ecological Area (SEA No. 20). SEA No. 20 is located northwest of the San Fernando Valley within unincorporated areas of Los Angeles County and an incorporated area of the City of Los Angeles west of Chatsworth. SEA No. 20 is south of State Route 126 (SR-126) and the Santa Clara River, west of the Interstate 5, and includes much of the Santa Susana Mountains to the north, the Santa Susana Pass, Chatsworth Reservoir, and the eastern portion of the Simi Hills in the south.

The Santa Susana Mountains are one of several relatively small ridges that form the western end of the transverse ranges and blend eastward into the larger San Gabriel and San Bernardino Mountains. The Santa Susana Mountains are the main representative of the small, dry interior mountain ranges of Los Angeles County. The core of this range is in a relatively natural condition and has not been heavily disturbed by human use, even as urban growth continues in the San Fernando and Simi Valleys and the Saugus-Newhall area. The limits of SEA No. 20 in relation to the project site is depicted on Figure 3.

The habitat on the western portion of the site that consists of northerly-facing slopes with coast live oak/southern California black walnut woodland and undefined grassland is contiguous with adjacent natural habitats of SEA No. 20. Wildlife movement from the SEA and surrounding open spaces in the area to the project site are impeded by the existing chain link fence which encloses the property on the east, west, and south boundaries.

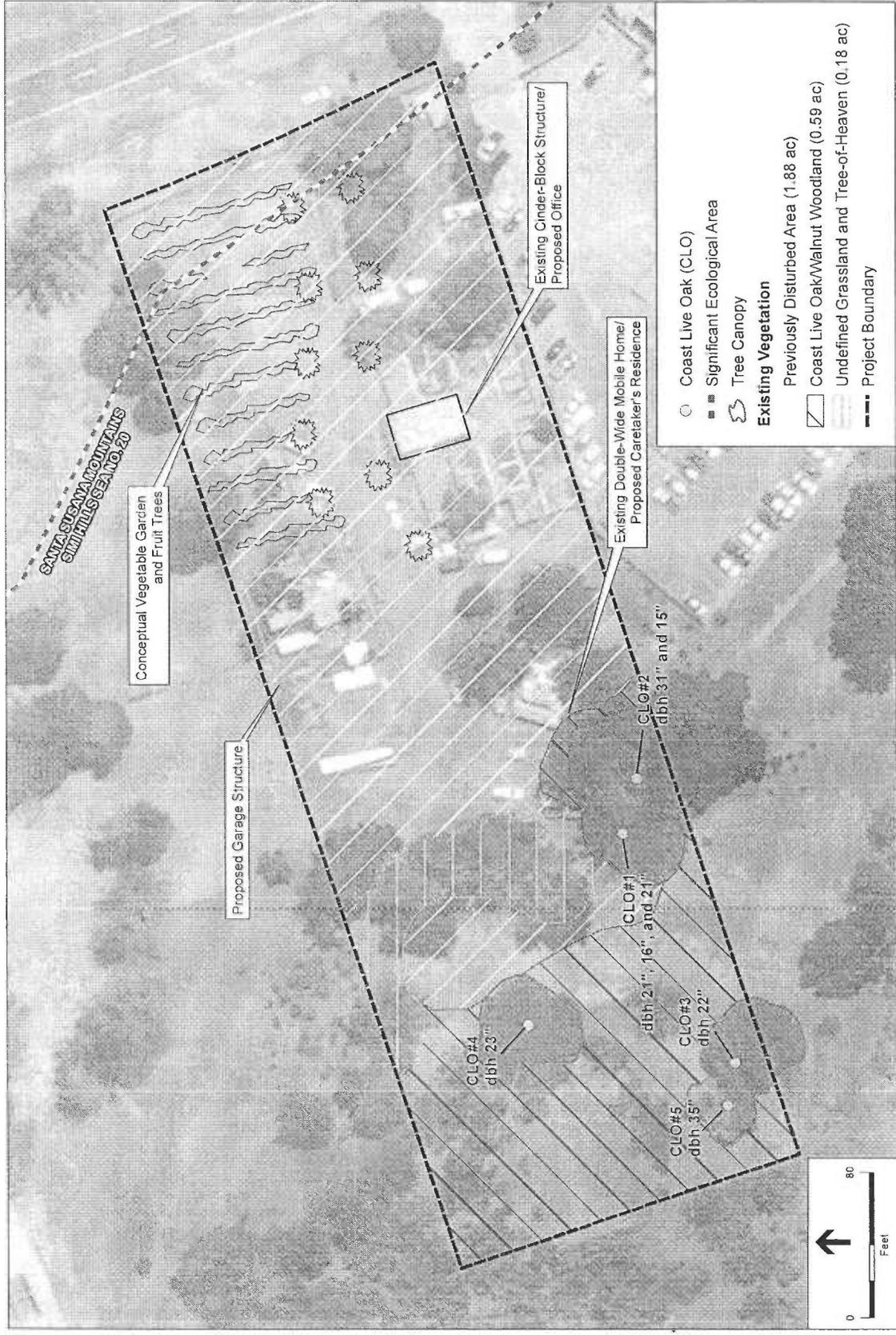


24233 The Old Road · 211740

Figure 3

USGS 7.5 Minute Topographic Map and SEA Boundaries

SOURCE USGS Topoquad: Oat Mountain



24233 The Old Road, 211740

Figure 4

Vegetation Communities and Protected Oak Trees

SOURCE: Bing Maps, Los Angeles County GIS, ESA, 2012.

3.1.2 Geology and Topography

No unusual or significant landforms or geologic features are visually apparent on the site. The portion of the project site where development is proposed is flat. This flat portion of the site is disturbed and covers approximately two-thirds of the total 2.86 acre property. The remainder of the site consists of approximately 30 degree north-facing slopes and is generally characterized as coast live oak/southern California black walnut woodland and undefined grassland.

3.1.3 Soil Characteristics

The project site is geologically located within the Transverse Range geomorphic province of southern California, in the eastern portion of the Ventura depositional basin. Soils at the project site are mapped as Millsholm rocky loam and Yolo loam. The Millsholm series consists of shallow, well-drained soils that formed in material weathered from sandstone, mudstone and shale (NRCS, 2011). Millsholm soils occur on hills and mountains with slopes of 5 to 75 percent. In southern California, this soil series typically supports native annual grasses, oaks (*Quercus* sp.), manzanita (*Arctostaphylos* sp.), ceanothus (*Ceanothus* sp.), and chamise (*Adenostoma fasciculatum*). Millsholm rocky loam soils occur in the western portion of the site which is characterized by north-facing slopes at approximately 30 percent grade. This soil series on the property supports a mixed coast live oak/southern California black walnut woodland with an understory of grasses and forbes, as well as an undefined grassland.

The Yolo series is a member of the fine-silty, mixed, nonacid, thermic family of Mollic Xerofluvents. Yolo soils have thick grayish brown, neutral silt loam A horizons and brown and pale brown mildly alkaline silt loam C horizons (NRCS, 2011). This soil series in southern California is usually associated with intensive row, field, and orchard crops, although it naturally supports annual grasses, forbs, and some scattered oak. Yolo loam occurs on the flat, disturbed portions of the site. This area is generally compacted and currently supports introduced ornamental plant species as well as remnant native species, including cottonwood (*Populus fremontii*).

3.1.4 Drainage Patterns

The property has a gradual downward slope to the east and surface water during rain events sheet flows from west to east towards The Old Road. The project site falls within the Santa Clara River Watershed. No major drainages, riparian features, or jurisdictional resources are contained within the property.

3.1.5 Plant Communities and Land Uses

The eastern two-thirds of the property is generally flat, compacted, and previously disturbed. Existing disturbances in the majority of the property include previously graded areas, mobile homes, and storage containers; however, following the assessment of the site on 7 September 2011, it has been reported by the project Applicant that these items and other structures and debris have been removed from the property. According to the Applicant, the site was previously

used as a private residence and animal shelter. Vegetation along the flat, disturbed portion of the property mostly consists of non-native, ornamental shrubs (e.g., *Oleander* sp.), ornamental cacti, and native and non-native trees, including Peruvian peppertree (*Schinus molle*) and Fremont cottonwood (*Populus fremontii*).

The western one-third of the project site consists of steep (approx. 30 percent) easterly-facing slopes. The toe of the slope to approximately 80 feet up was graded for a former driveway and residence and currently consists of non-native grasses and non-native trees, including Tree-of-Heaven and Peruvian peppertree. The remainder of this hillside to the property boundary to the west is characterized as coast live oak/southern California black walnut woodland with an understory of undefined grasses (Figure 4). Summaries of these communities are provided below. Plant communities were characterized in the field based on the *Manual of California Vegetation* (MCV) (Sawyer et al. 2009) and *List of Vegetation Alliances and Associations* (CDFG 2010).

**3.1.5.1 Alliance: *Quercus agrifolia* (71.060.00); Rank: G5S4
Association: *Juglans californica* (71.060.27)**

This community occurs on the hillside on the western-most quarter of the project site and intergrades with undefined grassland towards the bottom of the hillside. On the project site this community consists primarily of numerous southern California black walnut trees interspersed with five mature coast live oak trees and numerous immature coast live oaks. The understory of this community is dominated by grasses and forbes including red-stem filaree (*Erodium cicutarium*), wild oats (*Avena fatua*), black mustard (*Brassica nigra*), red brome (*Bromus madritensis* spp. *rubens*), yellow star thistle (*Centaurea solstitialis*), rattail (*Festuca myuros*), and long-beak filaree (*Erodium botrys*). When compared to natural undisturbed areas to the southwest, west and northwest which are densely vegetated with native scrub oak chaparral and coast live oak and southern California black walnut woodland, the entire hillside within the property limits may have been formerly grazed. This is speculated based on the dominance of non-native and undefined grasses and lack of chaparral and oak and walnut saplings as compared to adjacent undisturbed land.

3.1.5.2 Undefined Grassland

This community of assorted native and nonnative grasses occurs towards the bottom of the hillside in the western half of the property and generally comprises the understory of the coast live oak/southern California black walnut woodland. Dominant herbaceous species observed in this community include blue-eyed grass (*Sisyrinchium bellum*), soft chess (*Bromus hordeaceus*), ripgut brome (*Bromus diandrus*), little California melica (*Melica imperfecta*), western wild-rye (*Elymus glaucus* ssp. *glaucus*), and Mediterranean grass (*Hordeum marinum* ssp. *gusseoneanum*). A compilation of all plant species observed on the site (and within this community) is provided in Section 5.3.

3.1.6 Flora and Fauna

As described above, the western portion of the property which most resembles a natural assemblage of vegetation and habitats is characterized as coast live oak/southern California black walnut woodland with an understory of undefined grasses. This community is expected to support regionally common and abundant wildlife species typical of the both the Santa Susana Mountains and the urbanized Santa Clarita Valley to the north and east, which include: red-tailed hawk, Cooper's hawk, American kestrel (*Falco sparverius*), and red-shouldered hawk (*Buteo lineatus*). Common reptile and amphibian species include southern Pacific rattlesnake (*Crotalus oreganus*), California kingsnake (*Lampropeltis getula californiae*), gophersnake (*Pituophis catenifer*), California treefrog (*Hyla cadaverina*), western fence lizard (*Sceloporus occidentalis*), and side-blotched lizard (*Uta stansburiana*). Larger mammal species that are known to occur in the Santa Susana mountains such as bobcat (*Lynx rufus*), ringtail (*Bassariscus astutus*), American badger (*Taxidea taxus*), mountain lion (*Puma concolor browni*), and black bear (*Ursus americanus*) and not expected to occur within the property boundary due to the existing chain-link fence that surrounds the project site. Population sizes of the various species of flora and fauna in the surrounding area were not estimated. Additional discussion of fauna expected on the project site is discussed in **Section 5.2**. Population sizes of the various species of flora and fauna in the project area were not estimated.

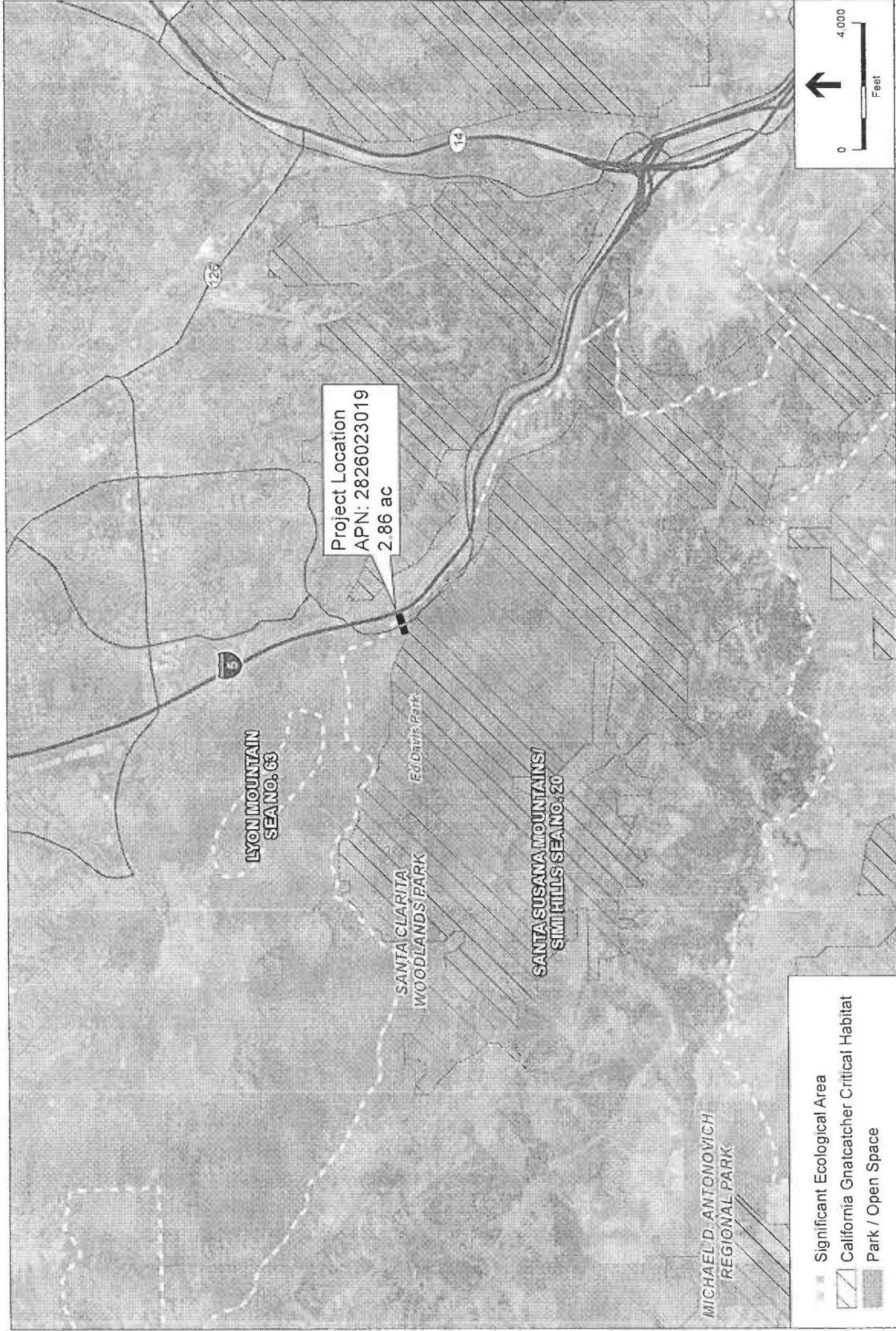
4. Characteristics of the Surrounding Area

4.1 Existing Land Uses

Adjacent land uses to the north include a mostly disturbed (previously graded) private property containing two structures and an adobe-type bunk house, with scattered coast live oak and blue gum trees, beyond which is Townsend Canyon Road; to the east is The Old Road, beyond which is a private property with scattered storage containers, abandoned vehicles, and other various items; to the south is a post office distribution center and undisturbed coast live oak/southern California black walnut woodland to the southwest; and to the west is undisturbed northern mixed chaparral/scrub oak woodland, which further extends into the Santa Susana Mountains. The Interstate 5 is approximately 500 feet northeast of the project site.

4.2 Open Space Reserves in the Area

Ed Davis Park, a Santa Monica Mountains Conservancy Zone Parkland managed by the Mountains Recreation and Conservation Authority, is located approximately .15 mile to the northeast of the project site (**Figure 5: Regional Open Spaces, Critical Habitat and SEA Boundaries**). The park is part of the Towsley Canyon Santa Clarita Woodlands. The public park features trails for hiking, mountain biking, and equestrian use. Notable park features include Towsley Creek and water-worn rock formations in Towsley gorge, as well as scenic trail viewpoints and undisturbed oak woodlands. The park is a part of 4,000 acres of public parkland (the Santa Clarita Woodlands Park) on the north-facing flank of the Santa Susana Mountains. A



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Figure 5

Regional Open Space, Critical Habitat, and SEA Boundaries

SOURCE: Bing Maps, 2011; Los Angeles County GIS, ESA, 2012.

portion of the Towsley View Loop Trail, which begins at the entrance to the park on Towsley Canyon Road, runs approximately 300 feet east of the property boundary.

Michael D. Antonovich Open Space; a 480 acre portion of the Santa Clarita Woodlands Park southeast of the project site, occupies some of the most densely wooded portions of the Woodlands. Lyon Canyon SEA No. 63, located approximately one mile northwest of the project site, is an approximately 150 acre area representing a relatively narrow, undisturbed canyon that contains both an oak woodland community in the northern portion of the SEA and a substantial chamise chaparral community in the south.

4.3 Habitats, Associations, and Vegetative Communities

The north-facing slopes of the Santa Susana Mountains support northern mixed chaparral communities, as well as natural oak and walnut woodlands and forests. Oak species in the area generally include coast live oak, valley oak (*Quercus lobata*), and scrub oak (*Quercus berberidifolia*), and native walnuts in the region are southern California black walnut. The understory community in this area generally consists of annual grassland comprised of non-native and native understory species, such as bush monkeyflower (*Diplacus aridus*), mariposa-lily (*Calochortus sp.*), canyon sunflower (*Venegasia carpesioides*), California poppy (*Eschscholzia californica*), purple needlegrass, brome grasses, and wild oats.

4.4 Flora and Fauna

The numerous canyons of the Santa Susana Mountains south and west of the project site contain globally unique combinations of tree species, perennial streams, spring wildflower displays, and abundant wildlife. The area constitutes a critical component of a cross-mountain range wildlife habitat corridor that links the Santa Monica Mountains to the Angeles and Los Padres National Forests. The undisturbed canyons and ridges of the mountains feature mixed woodlands comprised of bigcone douglas-fir (*Pseudotsuga macrocarpa*), bigleaf maple (*Acer macrophyllum*), coast live oak, southern California black walnut, native ash (*Fraxinus sp.*), and valley oak (*Quercus lobata*). Additionally, most of the lands within the Santa Clarita Woodlands Park south and west of the project site are designated critical habitat for the federally threatened coastal California gnatcatcher (*Polioptila californica californica*). The coastal California gnatcatcher is a small songbird that inhabits several distinctive sub-associations of the coastal sage scrub plant community, particularly those dominated by California sagebrush (*Artemisia californica*). The coastal California gnatcatcher has declined in range and abundance in the northern end of its range in southern California due mainly to loss and fragmentation of its habitat from urban development.

Lyon Canyon SEA No. 63, located approximately one mile northwest of the project site, is an approximately 150 acre area representing a relatively narrow, undisturbed canyon that contains both an oak woodland community in the northern portion of the SEA and a substantial chamise chaparral community in the south.

The north-facing slopes of the Santa Susana Mountains support a variety of wildlife common to the Transverse Ranges of southern California. In addition to numerous common passerine bird species, common raptor species in the region include red-tailed hawk, Cooper's hawk, American kestrel, and red-shouldered hawk. Common reptile and amphibian species include southern Pacific rattlesnake, California kingsnake, gophersnake, California treefrog, California slender salamander, western fence lizard, and side-blotched lizard. In addition to common small mammal species, larger mammals that are known to occur in the Santa Susana Mountains include bobcat, ringtail, American badger, mountain lion, and black bear. Population sizes of the various species of flora and fauna in the surrounding area were not estimated.

4.5 Overall Biological Value of the Area

The Santa Susana Mountains contain natural communities, vegetation associations, and habitats of plant and animal species that are considered to be regionally significant for a variety of reasons. Among the reasons are that these natural communities, vegetation associations, and plant and animal species which occur in this region are either unique or restricted in distribution; that selected habitats may prove critical in providing concentrated breeding, feeding, resting, or migrating grounds for wildlife that are limited in availability; and the area provides for the preservation of relatively undisturbed examples of the original natural communities in Los Angeles County. The project site is contained within the eastern limits of the Santa Susana Mountains/Simi Hills SEA because it is located at the beginning of the foothills of the northern flank of the Santa Susana Mountains. While the Santa Susana Mountains represent a rich and valuable resource to the region, the Santa Clarita and San Fernando Valley's to the north and south of the project site, respectively, are highly urbanized areas which hold little biological value to the region. The project site is a generally disturbed property at the bottom of the foothills of the Santa Susana Mountains, and lacks nearly all of the biological features that characterize the value of the SEA as a whole. What's more, the proximity of the Interstate 5 to the project site, as well as the fact that the site has been completely fenced off for over a decade, prevents the site from being used as a viable movement corridor for wildlife and with the exception of nesting habitat for native birds, has little overall biological value to the surrounding area.

The project site, in essence, represents a small patch of coast live oak/southern California black walnut woodland along the bottom of the northern flank of the mountains. The coast live oak/southern California black walnut woodland in this area is contiguous with native areas to the west and provides a natural buffer between native habitats of the SEA and the project site.

4.6 Wildlife Habitat Linkages

While a few wildlife species are entirely dependent on a single vegetative community, the entire mosaic of all the vegetation communities within the area and adjoining areas constitutes a functional ecosystem for a variety of wildlife species. The Santa Susana Mountains feature several important linkages for wildlife movement. The Simi Hills and Santa Susana Mountains provide a vast open space corridor to foster wildlife movement between the Santa Monica

Mountains to the south, San Gabriel Mountains to the east, and Los Padres National Forest to the north. Dense, natural habitat associated with the majority of the open spaces in these mountain ranges provide excellent opportunities for concealment and water sources while the grasslands provide an abundance of prey.

5. General Biota Surveys

5.1 Methods

5.1.1 Literature and Database Review

Prior to assessing the site in the field, ESA reviewed existing information for the site and surrounding vicinity, including the California Natural Diversity Database (CNDDDB) (CDFG, 2012) and the California Native Plant Society Electronic Inventory (CNPS, 2012). The CNDDDB lists historical and recently recorded occurrences of both special-status plant and wildlife species and the CNPS database lists historical and recent occurrences of rare and special-status plant species. ESA queried these sources for special-status species records in the Oat Mountain U.S. Geological Survey 7.5-minute quadrangle and the eight surrounding quadrangles (Warm Springs Mountain, Green Valley, Mint Canyon, San Fernando, Newhall, Santa Susana, Val Verde, and Whitaker Peak). A list of special-status species that have been recorded in the region was established from this query.

5.1.2 Field Surveys

5.1.2.1 Reconnaissance-level Survey and Habitat Assessment

A focused assessment of biological resources and Los Angeles County protected oak trees was conducted by ESA biologists Greg Ainsworth and Jon West on 7 September, 2011. The site assessment was conducted on foot from approximately 0800 to 1200 hours under fair weather conditions. The purpose of the field assessment was to gather information on existing conditions including characterization of all onsite and adjacent land uses including plant communities, wildlife habitats and habitat use, wildlife corridors, and any riparian areas, and to assess the habitat suitability for supporting any special-status species. Dominant plant species within each plant community and area were documented and plant communities were characterized and mapped. Casual observations of bird and other vertebrate wildlife species were recorded during the site assessment. The presence of birds was ascertained by song or by direct sighting aided by binoculars, when necessary. The wildlife habitat of the site and surrounding areas were described using the California Department of Fish and Game's (CDFG) *A Guide to Wildlife Habitats* (Mayer and Laudenslayer, 1988).

5.1.2.2 Sensitive Plant Surveys

A focused sensitive plant survey and vegetation analysis was conducted by ESA botanist Patrick McConnell on 16 June, 2012, under fair weather conditions. Botanical surveys were conducted on

foot, with the surveyor walking meandering transects within vegetated areas of the property. Survey methods for the target rare plants were based on the CDFG Guidelines and CNPS Botanical Survey Guidelines (CDFG, 2009; CNPS, 2001). Sources utilized for identification of rare plant species included The Jepson Manual: Higher Plants of California (Hickman, 1993), the Checklist of Vascular Plants (Simpson and Rebnan, 2006), and Calflora online database for identification of plants of California, (<http://www.calflora.org/>).

5.1.2.3 Protected Oak Tree Inventory

Pursuant to the Los Angeles County Oak Tree Ordinance, removal or damage of any tree of the oak genus (*Quercus*) that is 25 inches in circumference (8 inches in diameter) or has a combined trunk circumference of any two trunks of at least 38 inches (12 inches in diameter), as measured 4.5 feet above the mean natural grade (i.e., diameter at breast height [DBH]), is unlawful without a permit (Ordinance 88-0157 1, 82-0168 2, Section 22.56.2050, 1988). An oak tree that has a trunk DBH equal to or greater than 36 inches is considered a heritage tree, as defined in the Los Angeles County Oak Tree Ordinance.

Greg Ainsworth, International Society of Arboriculture - Certified Arborist # WE747-3A, conducted an oak tree inventory on 7 September 2011. All oak trees located on the property with a DBH of 7 inches or greater were inventoried. The property was traversed on foot through areas where oak trees occur. Oak tree locations were collected from the base of each tree with a Trimble GeoXH Global Positioning System (GPS) with sub-foot accuracy. The information from the GPS was downloaded directly into the mapping software (ArcGIS) and overlain on the site plan to depict the locations of all protected oak trees on the property. Basic tree characteristics and physical conditions were evaluated for each protected oak tree on the site, and overall health was evaluated based on vigor, presence of damage (i.e. pathogens, insect pests, and other forms of natural and human-caused damage), and comparison of the typical archetype of the same species.

Field evaluations of all oak considered the following:

Tree Characteristics

- **Trunk diameter** – The diameter of the trunk of each protected oak tree was measured using a forester's steel diameter-equivalent tape measure. Trees with multiple trunks were measured at breast height and measurements for up to seven trunks were inputted in the field.
- **Height and dripline** – The height and dripline for each tree was measured in all directions (north, south, east, and west).
- **Balance** – The balance or symmetry of each oak tree was characterized based on the crown radius measurements and whether or not the tree was leaning or unstable.
- **Heritage tree** – Identification of trees that are classified as heritage oaks (DBH equal or greater than 36 inches).

Physical Condition

- **Damage** – Identification of damage caused by pathogens or insect pests, by natural causes such as lightning, or by human activity;
- **Vigor** – Evaluation of vigor based on such parameters as amount of new growth, leaf color, abnormal bark, dead wood, evidence of wilt, excessive necrosis or leaf necrosis, thinning of crown, etc.; and
- **Health** – Assessment of overall health based on the evaluation of vigor, presence of damage, and comparison to the typical archetype tree of the same species.

Recommended Measures

- Identification of whether the tree requires safety pruning, such as the removal of dead or weak branches, and if a cable or brace should be installed if the tree is to be saved and would not be impacted by proposed development.

Grade

- A subjective alphabetical ranking (“A” being best and “F” being worst) was assigned for vigor, overall health, aesthetic value, and balance for each tree based on the criteria described below:

“**A**” = **Excellent**: A healthy and vigorous tree characteristic of its species and reasonably free of any visible signs of stress, disease, or pest infestation.

“**B**” = **Good**: A healthy and vigorous tree with minor visible signs of stress, disease, and/or pest infestation. Some maintenance measures may need to be implemented, such as pruning of dead wood or broken branches.

“**C**” = **Fair**: Although healthy in overall appearance, there is abnormal amount of stress or disease/insect infestation, and a substantial amount of maintenance may be needed.

“**D**” = **Poor**: A tree that may be exhibiting a substantial amount of stress, disease, or insect damage than what the amount that is expected for the species. The tree may be in a state of rapid decline, and may show various signs of dieback, necrosis, or other symptoms caused by pathogens or insect pests.

“**E**” = **Nearly Dead**: An unhealthy tree in which mortality is inevitable. Examples of such trees include those that may show signs of disease and/or pest infestation, have a substantial amount of defoliation, and appear to be a safety hazard.

“**F**” = **Dead**: This tree has no foliage and exhibits no sign of life or vigor.

5.2 Wildlife Species Observed or Anticipated

Common wildlife observed at the project site include house finch (*Carpodacus mexicanus*), common raven (*Corvus corax*), northern mockingbird (*Mimus polyglottos*), and brush rabbit (*Sylvilagus bachmani cinerascens*). A woodrat (*Neotoma* sp.) nest was observed at the base of an oak tree located in the coast live oak/southern California black walnut woodland. Wildlife not directly observed but expected to occur (primarily on the undevelopable slopes on the property and vicinity) include common reptile (snakes and lizards), mammal (mice, rats and ground squirrels), and passerine bird species as well as birds of prey, such as red-tailed hawk. Special-status wildlife species anticipated to occur within the undisturbed portions of the site are identified in Table 4. No raptor nests or bat roosts were observed on the project site, including any of the mature coast live oak trees or any other large trees on the property. However, the larger, mature trees on the site have the potential to provide nesting habitat to raptor species.

5.3 Plant Species Observed

Plant species observed during the reconnaissance-level survey and focused sensitive plant survey include the following species in below in **Table 1, Plant Species Observed**.

TABLE 1
PLANT SPECIES OBSERVED

Scientific Name	Common name
MONOCOTS	
Iridaceae – Iris Family	
<i>Sisyrinchium bellum</i>	Blue-eyed grass
Liliaceae – Lily Family	
<i>Calochortus venustus</i>	Butterfly mariposa lily
Themidaceae – Brodiaea Family	
<i>Bloomeria crocea</i>	Common Goldenstar
Poaceae – Grass Family	
<i>Avena fatua</i> *	Wild oat
<i>Bromus diandrus</i> *	Ripgut brome
<i>Bromus hordeaceus</i> *	Soft chess
<i>Bromus madritensis</i> ssp. <i>rubens</i> *	Red brome
<i>Elymus glaucus</i> ssp. <i>glaucus</i>	Western wild-rye
<i>Festuca myuros</i> *	Rattail
<i>Hordeum marinum</i> ssp. <i>gusseoneanum</i> *	Medeterranean barley
<i>Hordeum marinum</i> ssp. <i>marinum</i> *	Wall barley
<i>Melica imperfecta</i>	Little California melica
<i>Schismus barbatus</i> *	Mediterranean grass
EUDICOTS	
Adoxaeae – Muskroot Family	

TABLE 1
PLANT SPECIES OBSERVED

Scientific Name	Common name
<i>Sambucus nigra</i> ssp. <i>caerulea</i>	Blue elderberry
Amaranthaceae – Amaranth Family	
<i>Amaranthus albus</i> *	Tumbleweed
Anacardiaceae – Cashew Family	
<i>Schinus molle</i> *	Peruvian peppertree
<i>Toxicodendron diversilobum</i>	Poison oak
Apiaceae – Carrot Family	
<i>Sanicula arguta</i> ²	Sanicle
<i>Torilis nodosa</i> *	Short sock-destroyer
Asteraceae – Sunflower Family	
<i>Artemisia californica</i>	California sage
<i>Baccharis salicifolia</i>	Mule fat
<i>Carduus pycnocephalus</i> *	Italian thistle
<i>Centaurea melitensis</i> *	Tocalote
<i>Centaurea solstitialis</i> *	Yellow star thistle
<i>Cirsium vulgare</i> *	Bull thistle
<i>Corethrogyne filaginifolia</i>	Sand aster
<i>Dienandra fasciculata</i>	Fascicled Tarplant
<i>Erigeron Canadensis</i>	Horseweed
<i>Hypochaeris glabra</i> *	Smooth cats-ear
<i>Lactuca serriola</i> *	Prickly lettuce
<i>Logfia gallica</i> *	Daggerleaf cottonrose
<i>Madia gracilis</i>	Gumweed
<i>Pseudognaphalium californicum</i>	California everlasting
<i>Silybum marianum</i> *	Milk thistle
<i>Sonchus oleraceus</i> *	Common sow thistle
<i>Stephanomeria elata</i>	Wreathplant
<i>Uropappus lindleyi</i>	Silver puffs
Brassicaceae – Mustard Family	
<i>Brassica nigra</i> *	Black mustard
<i>Lepidium strictum</i>	peppergrass
<i>Lobularia maritima</i> *	Sweet alyssum
<i>Sisymbrium irio</i> *	London rocket
Chenopodiaceae -- Goosefoot Family	
<i>Chenopodium murale</i> *	Pigweed
Euphorbiaceae – Spurge Family	
<i>Croton setigerus</i>	Turkey-Mullein
Fabaceae – Legume Family	

TABLE 1
PLANT SPECIES OBSERVED

Scientific Name	Common name
<i>Acmisopon glaber</i> var. <i>glaber</i>	Deerweed
<i>Acmisopon wrangelianus</i>	Calf lotus
<i>Lupinus succulentus</i> ²	Lupine
<i>Medicago polymorpha</i> *	California burclover
<i>Melilotus indicus</i> *	Sourclover
<i>Robinia pseudoacacia</i> *	Black locust
<i>Trifolium wildenovii</i>	Tomcat clover
Fagaceae – Oak Family	
<i>Quercus agrifolia</i> var. <i>agrifolia</i>	Coast live oak
Geraniaceae – Geranium Family	
<i>Erodium cicutarium</i> *	Red-stem filaree
<i>Erodium botrys</i> *	Long-beak filaree
Juglandaceae – Walnut Family	
<i>Juglans californica</i>	Southern California black walnut
Lamiaceae – Mint Family	
<i>Marubium vulgare</i> *	Horehound
<i>Salvia leucophylla</i>	Purple sage
Malvaceae – Mallow Family	
<i>Abutilon theophrasti</i> *	Velvet-leaf
<i>Malva parviflora</i> *	Cheeseweed
Myrsinaceae – Myrsine Family	
<i>Lysimachia arvensis</i> *	Scarlet pimpernel
Onagraceae – Evening-Primrose Family	
<i>Clarkia bottae</i>	Punchbowl godetia
<i>Clarkia unguiculata</i>	Elegant clarkia
Polemoniaceae – Phlox Family	
<i>Leptosiphon parviflorus</i>	Coast baby-star
Ranunculaceae – Buttercup Family	
<i>Clematis lasiantha</i>	Virgin's bower
<i>Delphinium</i> sp.	Larkspur
Rhamnaceae – Buckthorn Family	
<i>Rhamnus ilicifolia</i>	Holly-leaf redberry
Rosaceae – Rose Family	
<i>Heteromeles arbutifolia</i>	Toyon
Rubiaceae – Madder Family	
<i>Galium parisiense</i> *	Wall bedstraw
Salicaceae – Willow Family	
<i>Populus fremontii</i>	Cottonwood

TABLE 1
PLANT SPECIES OBSERVED

Scientific Name	Common name
Simaroubaceae – Quassia Family	
<i>Ailanthus altissima</i> *	Tree of heaven
Solanaceae – Nightshade Family	
<i>Datura wrightii</i>	Jimson weed
<i>Nicotiana glauca</i> *	Tree tobacco
<i>Solanum sp.</i>	Nightshade
Urticaceae – Nettle Family	
<i>Urtica urens</i> *	Dwarf nettle
Verbenaceae – Vervain family	
<i>Verbena lasiostachys</i> var. <i>scabrida</i>	Vervain

* Represents Non-native species

² Due to the lateness of the season, a some species were exceedingly difficult to identify with certainty. These identifications were based on the known distributions as well as remaining stems, leaves, and fruits. A couple of species were impossible to identify to the specific epithet due to either the plant being underdeveloped (*Solanum sp.*), or as in the case of the *Delphinium sp.*, was missing too much material to rely on distribution information for identification.

5.4 Los Angeles County Protected Oak Trees

Several immature coast live oak trees exist naturally on the hillside and within the coast live oak/southern California black walnut woodland. A total of five (5) coast live oak trees that meet Los Angeles County’s criteria for protection (i.e., eight inches in diameter or two trunks that equal twelve inches or more in diameter when combined) occur on the site. As depicted on Figure 4, oak tree numbers 1 and 2 are located within the disturbed portion of the site near the existing double-wide mobile home, and oak tree numbers 3, 4 and 5 are located on the hillside. A summary of the data collected during the protected oak tree inventory are provided below in Table 2, Summary of Protected Oak Tree Data.

TABLE 2
SUMMARY OF PROTECTED OAK TREE DATA

Tree No.	DBH (inches)	Height (feet)	Canopy Spread (N/W/S/E)	Assessment Grades (health/vigor/balance/aesthetics)	Comments
1	21, 16, 21"	60	22/34/22/20	A/A/A/A	Broken limb on south-facing side
2	31, 15	35	36/35/20/39	A/A/B/A	
3	22	25	19/34/15/22	A/A/B/A	Approx. 40% of roots exposed on east-facing slope.
4	23	30	27/30/21/27	A/A/A/A	
5	35	30	23/15/21/19	A/A/B/A	

5.5 Lists of Persons Contacted For Technical Assistance

Shirley Imsand
Senior Biologist
Impact Analysis Section
Los Angeles County Department of Regional Planning

6. Sensitive Species and Communities

6.1 Special-Status Species

Special-status species are defined as those plants and animals that, because of their recognized rarity or vulnerability to various causes of habitat loss or population decline, are recognized by federal, state, or other agencies as under threat from human-associated developments. Some of these species receive specific protection that is defined by federal or state endangered species legislation. Others have been designated as special-status on the basis of adopted policies and expertise of state resource agencies or organizations with acknowledged expertise, or policies adopted by local governmental agencies such as counties, cities, and special districts to meet local conservation objectives. Special-status species include:

- Species listed or proposed for listing as threatened or endangered, or are candidates for possible future listing as threatened or endangered, under the federal Endangered Species Act or the California Endangered Species Act;
- Species that meet the definitions of rare or endangered under *CEQA Guidelines* Section 15380.
- Plants considered by the California Native Plant Society (CNPS) to be rare, threatened, or endangered (List 1A, 1B and 2 plants) in California;
- Plants listed by the CNPS as plants in which more information is needed to determine their status and plants of limited distribution (List 3 and 4 plants);
- Plants listed as rare under the California Native Plant Protection Act (Fish and Game Code 1900 et seq.);
- Species covered under an adopted NCCP/HCP;
- Species considered "sensitive" by USFS;
- Wildlife designated by CDFG as species of special concern;
- Wildlife "fully protected" in California (CDFG Code Sections 3511, 4700, and 5050); and
- Wildlife protected by the MBTA.

Note that the CDFG refers to the following categories of special status species as "sensitive species: "threatened or endangered species, fully protected species, and wildlife designated by

CDFG as species of special concern. The USFS Manual (2670.15) defines "sensitive species" as "those plant and animal species identified by a Regional Forester for which population viability is a concern as evidenced by significant current or predicted downward trend in numbers or density" and..."habitat capability that would reduce a species existing distribution."

Lists of special-status plant species and wildlife species, and natural communities are provided in **Tables 3, 4, and 5** respectively. These species have been previously recorded in the region to the California Natural Diversity Database (CNDDDB) and/or the CNPS Inventory of Rare and Endangered Plants and have potential to occur on the project site. The "Potential for Occurrence" category is defined as follows:

- **Unlikely:** The project site and/or immediate area do not support suitable habitat for a particular species, and therefore the project is unlikely to impact this species.
- **Low Potential:** The project site and/or immediate area only provide limited habitat for a particular species. In addition, the known range for a particular species may be outside of the immediate project area.
- **Medium Potential:** The project site and/or immediate area provide suitable habitat for a particular species, and proposed development may impact this species.
- **High Potential:** The project site and/or immediate area provide ideal habitat conditions for a particular species and/or known populations occur in the immediate area.

6.1.1 Special-Status Plant Species

A review of the most recent CNPS Electronic Inventory found 34 special-status plant species recorded in the region. The potential for special-status plant species to occur at the project site is based on the proximity to previously recorded occurrences in the CNDDDB and CNPS databases, on-site vegetation and habitat quality, topography, elevation, soils, surrounding land uses, habitat preferences, geographic ranges, and visual observations made during the focused sensitive plant survey. Based on these factors, 7 special-status plant species were determined to have a high potential to occur within the project site or in adjacent undisturbed habitats, including Catalina mariposa-lily (*Calochortus catalinae*), club-haired mariposa-lily (*Calochortus clavatus* var. *clavatus*), late-flowering mariposa-lily (*Calochortus fimbriatus*), round-leaved filaree (*California macrophylla*), Peirson's morning-glory (*Calystegia peirsonii*), Plummer's mariposa-lily (*Calochortus plummerii*), and slender mariposa-lily (*Calochortus clavatus* var. *gracilis*). One special-status plant species – southern California black walnut – is known to occur on the project site. This species is on the CNPS Watch List of plants of limited distribution, but has not been afforded any specific protections. No other special-status plant species were observed during the focused sensitive plant survey conducted on the project site.

Special-status plant species that are known to occur or have been recorded in the region through the CNDDDB, CNPS Inventory of Rare and Endangered Plants, or other reporting programs, and that have potential to occur on the project site are listed in **Table 3** below. Potential to occur criteria was based on the methods described above.

TABLE 3
RARE AND SPECIAL-STATUS PLANTS WITH POTENTIAL TO OCCUR ON PROJECT SITE

Species	Status/ CNPS Rank	Growth Habit/ Flowering Period	Elevation (ft (m))	Habitat	Probability of Occurrence in Project Area
Braunton's milk-vetch (<i>Astragalus brauntonii</i>)	SE/1B.1	Perennial herb/January -August	15-2,100 (4- 640)	Often found in recently burned or disturbed areas with sandstone or carbonate substrates in chaparral, coastal scrub, and valley and foothill grassland habitats.	Medium. Project site provides suitable habitat for this species within the oak/walnut woodland. This species was not observed during the focused plant survey conducted in June 2012.
Nevin's barberry (<i>Berberis nevinii</i>)	SE/1B.1	Perennial evergreen shrub/March- June.	950-5,165 (290-1,575)	Found on steep, north- facing slopes or in low- grade sandy washes in chaparral, cismontane woodland, coastal scrub, and riparian scrub habitats.	Low. Project site provides marginal habitat for this species within the oak/walnut woodland. This species was not observed during the focused plant survey conducted in June 2012.
Catalina mariposa-lily (<i>Calochortus catalinae</i>)	None/4.2	Perennial bulbiferous herb/Februar y-June	50-2,295 (15- 700)	Commonly found in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland habitats.	High. Project site provides suitable habitat for this species within the oak/walnut woodland. This species was not observed during the focused plant survey conducted in June 2012.
club-haired mariposa-lily (<i>Calochortus clavatus</i> var. <i>clavatus</i>)	None/4.3	Perennial bulbiferous herb/May- June	245-4,265 (75-1,300)	Found on serpentine, clay, and rocky substrates in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland habitats.	High. Project site provides suitable habitat for this species within the oak/walnut woodland. This species was not observed during the focused plant survey conducted in June 2012.
Slender mariposa-lily (<i>Calochortus clavatus</i> var. <i>gracilis</i>)	None/1B.2	Perennial bulbiferous herb/March- June	1,375-2,500 (420-760)	Found in chaparral and coastal scrub habitats. Shaded foothill canyons; often on grassy slopes within other habitat.	High. Project site provides suitable habitat for this species within the oak/walnut woodland. This species was not observed during the focused plant survey conducted in June 2012.
late-flowered mariposa-lily (<i>Calochortus fimbriatus</i>)	None/1B.2	Perennial bulbiferous herb/June- August	900-6,250 (275-1,905)	Often found on serpentine substrates is chaparral, cismontane woodland, and riparian woodland habitats.	High. Project site provides suitable habitat for this species within the oak/walnut woodland. This species was not observed during the focused plant survey conducted in June 2012.

TABLE 3
RARE AND SPECIAL-STATUS PLANTS WITH POTENTIAL TO OCCUR ON PROJECT SITE

Species	Status/ CNPS Rank	Growth Habit/ Flowering Period	Elevation (ft (m))	Habitat	Probability of Occurrence in Project Area
Plummer's mariposa-lily (<i>Calochortus plummerae</i>)	None/1B.2	Perennial bulbiferous herb/May- July	295-5,250 (90-1,600)	Found in rocky and sandy sites, usually of granitic or alluvial material, within coastal sage scrub, chaparral, valley and foothill grassland, and forests and woodlands.	High. Project site provides suitable habitat for this species within the oak/walnut woodland. This species was not observed during the focused plant survey conducted in June 2012.
round-leaved filaree (<i>California macrophylla</i>)	None/1B.1	Annual herb/March- May	50-3,940 (15- 1,200)	Found on clay substrates in cismontane woodland, and valley and foothill grassland habitats.	High. Project site has suitable habitat for this species within the oak/walnut woodland. This species was not observed during the focused plant survey conducted in June 2012.
Pierson's morning-glory (<i>Calystegia piersonii</i>)	None/4.2	Perennial rhizomatous herb/April- June	100-4,920 (30-1,500)	Found in chaparral, chenopod scrub, cismontane woodland, coastal scrub, lower montane coniferous forest, and valley and foothill grassland habitats.	High. Project site has suitable habitat for this species within the oak/walnut woodland. This species was not observed during the focused plant survey conducted in June 2012.
white pygmy- poppy (<i>Canbya candida</i>)	None/4.2	Annual herb/March- June	1,970-4,790 (600-1,460)	Found on sandy, gravelly, and granitic substrates in Joshua tree woodland, Mojavean desert scrub, and pinyon and juniper woodland habitats.	Unlikely. Project site does not support suitable habitat. This species was not observed during the focused plant survey conducted in June 2012.
southern tarplant (<i>Centromadia parryi</i> ssp. <i>australis</i>)	None/1B.1	Annual herb/May- November	0-1,395 (0- 425)	Found in the margins of marshes and swamps, vernal mesic valley and foothill grasslands, and vernal pool habitats.	Medium. Project site provides marginal quality habitat for this species within the oak/walnut woodland. This species was not observed during the focused plant survey conducted in June 2012.
island mountain- mahogany (<i>Cercocarpus betuloides</i> var. <i>blancheae</i>)	None/4.3	Perennial evergreen shrub/Februa- ry-May	100-1,970 (30-600)	Commonly found within close-cone coniferous forest and chaparral habitats.	Unlikely. Project site does not support suitable habitat. No recorded occurrences within the vicinity of the project site. This species was not observed during the focused plant survey conducted in June 2012.

TABLE 3
RARE AND SPECIAL-STATUS PLANTS WITH POTENTIAL TO OCCUR ON PROJECT SITE

Species	Status/ CNPS Rank	Growth Habit/ Flowering Period	Elevation (ft (m))	Habitat	Probability of Occurrence in Project Area
San Fernando Valley spineflower (<i>Chorizanthe parryi</i> var. <i>fernandina</i>)	FC, SE/1B.1	Annual herb/April-July	295-1,640 (90-500)	Found in sandy substrates on foothills, mixed grassland and chaparral communities.	Medium. Project site provides marginal quality habitat for this species within the oak/walnut woodland. This species was not observed during the focused plant survey conducted in June 2012.
Santa Susana tarplant (<i>Deinandra minthornii</i>)	CR/1B.2	Perennial deciduous herb/July-November	920-2,495 (280-760)	Found on rocky substrates within chaparral and coastal scrub communities.	Unlikely. Project site does not support habitat types required by the species. This species was not observed during the focused plant survey conducted in June 2012.
Slender-horned spineflower (<i>Dodecahema leptoceras</i>)	FE, SE/1B.1	Annual herb/April-June	660-2,500 (200-760)	Found in flood-deposited terraces and washes in chaparral, coastal scrub, and alluvial fan sage scrub habitats.	Low. Project site provides marginal quality habitat for this species within the oak/walnut woodland. This species was not observed during the focused plant survey conducted in June 2012.
Blochman's dudleya (<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>)	None/1B.1	Perennial herb/April-June	15-1,475 (5-450)	Found on rocky, clay, and serpentine substrates in coastal bluff scrub, chaparral, coastal scrub, and valley and foothill grassland habitats.	Low. Project site provides low quality habitat for this species within the oak/walnut woodland. This species was not observed during the focused plant survey conducted in June 2012.
Agoura Hills dudleya (<i>Dudleya cymosa</i> ssp. <i>agourensis</i>)	None/1B.2	Perennial herb/May-June	655-1,640 (200-500)	Found on rocky and volcanic substrates in chaparral and cismontane woodland habitats.	Low. Project site provides low quality habitat for this species within the oak/walnut woodland. This species was not observed during the focused plant survey conducted in June 2012.
many-stemmed dudleya (<i>Dudleya multicaulis</i>)	None/1B.2	Perennial herb/April-July	50-2,590 (15-790)	Often found on clay substrates in chaparral, coastal scrub, and valley and foothill grassland habitats.	Low. Project site provides low quality habitat for this species within the oak/walnut woodland. This species was not observed during the focused plant survey conducted in June 2012.

TABLE 3
RARE AND SPECIAL-STATUS PLANTS WITH POTENTIAL TO OCCUR ON PROJECT SITE

Species	Status/ CNPS Rank	Growth Habit/ Flowering Period	Elevation (ft (m))	Habitat	Probability of Occurrence in Project Area
Palmer's grapplinghook (<i>Harpagonella palmeri</i>)	None/4.2	Annual herb/March- May	65-3,135 (20- 955)	Commonly found in chaparral, coastal scrub, and valley and foothill grassland habitats.	Medium. Project site provides suitable habitat for this species within the oak/walnut woodland and undisturbed portions on the hillside. This species was not observed during the focused plant survey conducted in June 2012.
Newhall sunflower (<i>Helianthus inexpectus</i>)	None/1B.1	Perennial rhizomatous herb/August- October	~1,000 (~305)	Found in freshwater seeps, marshes and swamps, and riparian woodlands.	Unlikely. Project site does not support habitat types required by the species.
southern California black walnut (<i>Juglans californica</i>)	None/4.2	Deciduous tree/March- August	165-2,950 (50-900)	Found within chaparral, cismontane woodland, and coastal scrub or alluvial habitats.	Present. Species occurs on the project site.
Coulter's goldfields (<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>)	None/1B.1	Annual herb/Februar y-June	0-4,000 (0- 1220)	Found in coastal salt marshes and swamps, playas, and vernal pool habitats.	Unlikely. Project site does not support habitat types required by the species.
Robinson's pepper-grass (<i>Lepidium virginicum</i> L. var. <i>robinsonii</i>)	None/1B.2	Annual herb/ January-July	3-3,100 (1- 945)	Found in dry soils and shrubland in chaparral and coastal scrub habitats.	Medium. Project site provides marginal habitat for this species within the oak/walnut woodland. This species was not observed during the focused plant survey conducted in June 2012.
ocellated humboldt lily (<i>Lilium humboldtii</i> ssp. <i>ocellatum</i>)	None/4.2	Perennial bulbiferous herb/March- August	100-5,905 (30-1,800)	Found in openings within chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, and riparian woodland habitats.	Medium. Project site provides suitable habitat for this species within the oak/walnut woodland. This species was not observed during the focused plant survey conducted in June 2012.
Davidson's bush-mallow <i>Malacothamnus davidsonii</i>)	None/1B.2	Perennial deciduous shrub/June- January	590-2,800 (180-855)	Found in sandy washes in coastal scrub, riparian woodland, and chaparral habitats.	Low. Project site provides low quality habitat for this species within the oak/walnut woodland. This species was not observed during the focused plant survey conducted in June 2012.

TABLE 3
RARE AND SPECIAL-STATUS PLANTS WITH POTENTIAL TO OCCUR ON PROJECT SITE

Species	Status/ CNPS Rank	Growth Habit/ Flowering Period	Elevation (ft (m))	Habitat	Probability of Occurrence in Project Area
spreading navarretia (<i>Navarretia fossalis</i>)	FT/1B.1	Annual herb/April- June	100-2,150 (30-655)	Commonly found in chenopod scrub, assorted shallow freshwater marshes and swamps, playas, and vernal pool habitats.	Unlikely. Project site does not support habitat types required by the species. No recorded occurrences in the vicinity of the project site. Not observed during field surveys.
Ojai navarretia (<i>Navarretia ojaiensis</i>)	None/1B.1	Annual herb/May- July	900-2,035 (275-620)	Found in openings within chaparral, coastal scrub, and within valley and foothill grassland habitats.	Medium. Project site provides marginal habitat for this species within the oak/walnut woodland. This species was not observed during the focused plant survey conducted in June 2012.
Pine Mountains navarretia (<i>Navarretia setiloba</i>)	None/1B.1	Annual herb/April- July	1,000-6,890 (305-2,100)	Found on clay or gravelly loam substrates in cismontane woodland, pinyon and juniper woodland, and valley and foothill grassland habitats.	Low. Project site supports marginal habitat for the species. No recorded occurrences in the vicinity of the project site. Not observed during field surveys.
chaparral nolina (<i>Nolina cismontana</i>)	None/1B.2	Perennial evergreen shrub/May- July	460-4,185 (140-1,275)	Found on sandstone or gabbro substrates in chaparral and coastal scrub habitats.	Low. Project site provides marginal habitat for this species within the oak/walnut woodland. This species was not observed during the focused plant survey conducted in June 2012.
short-joint beavertail (<i>Opuntia basilaris</i> var. <i>brachyclada</i>)	None/1B.2	Perennial stem succulent/Ap ril-August	1,395-5,905 (425-1,800)	Found in chaparral, Joshua tree woodland, Mojavean desert scrub, and pinyon and juniper woodland habitats.	Low. Project site provides low quality habitat for this species within the oak/walnut woodland. This species was not observed during the focused plant survey conducted in June 2012.
California Orcutt grass (<i>Orcuttia californica</i>)	FE, SE/1B.1	Annual herb/April- August	50-2,165 (15- 660)	Found in vernal pool habitats.	Unlikely. Project site does not support habitat types required by the species.
Mojave phacelia (<i>Phacelia mohavensis</i>)	None/4.3	Annual herb/April- August	4,595-8,200 (1,400-2,500)	Found on sandy and gravelly substrates within cismontane woodland, lower montane coniferous forest, meadows and seeps, and pinyon and juniper woodland habitats.	Unlikely. Project site does not support habitat types required by the species.

**TABLE 3
RARE AND SPECIAL-STATUS PLANTS WITH POTENTIAL TO OCCUR ON PROJECT SITE**

Species	Status/ CNPS Rank	Growth Habit/ Flowering Period	Elevation (ft (m))	Habitat	Probability of Occurrence in Project Area
white rabbit- tobacco (<i>Pseudognapha- lium leucocephalum</i>)	None/2.2	Perennial herb/July- December	0-6,890 (0- 2,100)	Found on sandy and gravelly substrates in chaparral, cismontane woodland, coastal scrub, and riparian habitats.	Low. Project site provides suitable habitat for this species within the oak/walnut woodland. This species was not observed during the focused plant survey conducted in June 2012.
chaparral ragwort (<i>Senecio aphanactis</i>)	None/2.2	Annual herb/January -April	50-2,625 (15- 800)	Found in chaparral, cismontane woodland, and coastal scrub habitats, sometimes in alkaline soils.	Medium. Project site provides suitable habitat for this species within the oak/walnut woodland. This species was not observed during the focused plant survey conducted in June 2012.
Greata's aster (<i>Symphotrichu- m greatae</i>)	None/1B.3	Perennial rhizomatous herb/June- October	985-6,595 (300-2,010)	Found on mesic substrates within broadleafed upland forest, chaparral, cismontane woodland, lower montane coniferous forest, and riparian woodland habitats.	Medium. Project site provides suitable habitat for this species within the oak/walnut woodland. This species was not observed during the focused plant survey conducted in June 2012.

1. Federal status: USFWS Listing,
other non-CA specific listing

FE = Listed as endangered under the federal Endangered Species Act (ESA)

FT = Listed as threatened under ESA

FC = Candidate for listing (threatened or endangered) under Federal Endangered Species Act.

2. State status: CDFG Listing

SE = Listed as endangered under the California Endangered Species Act (CESA)

CR = Rare in California

3. Habitat description:

Habitat description information from the California Wildlife Habitat Relationships System
maintained by the CDFG

1 CNPS: CNPS Ranking

Rank 1B = Plant species that are rare, threatened, or endangered in California and elsewhere.

Rank 2 = Plant species that are rare, threatened, or endangered in California, but more common
elsewhere.

Rank 4 = Plants of limited distribution - a watch list

2 Habitat description: Habitat
description adapted from CNPS
online inventory (CNPS 2010)

Threat Ranks

0.1 – Seriously threatened in California (high degree/immediacy of threat)

0.2 – Fairly threatened in California (moderate degree/immediacy of threat)

0.3 – Not very threatened in California (low degree/immediacy of threats or no current threats
known)

SOURCES: USFWS 2012; CDFG 2012; CNPS 2012

6.1.2 Special-Status Wildlife

A review of the most recent CNDDDB for the project site found 58 special-status wildlife species recorded in the region. The potential for special-status wildlife species to occur at the project site is based on the proximity to previously recorded occurrences in the CNDDDB database, on-site vegetation and habitat quality, topography, elevation, soils, surrounding land uses, habitat preferences, geographic ranges, and visual observations made during the field assessment. Based on these factors, 13 special-status wildlife species were determined to have a high potential to occur in the vicinity of the project site.

No special-status wildlife species were observed or are expected to occur with the previously disturbed portions of the property. However, the coast live oak/southern California black walnut woodland provides marginal habitat for the following special-status species recorded in the area: grasshopper sparrow (*Ammodramus savannarum*), coast horned lizard (*Phrynosoma blainvillii*), coastal whiptail (*Aspidoscelis tigris stejnegeri*), Cooper's hawk (*Accipiter cooperii*), white-tailed kite (*Elanus leucurus*), loggerhead shrike (*Lanius ludovicianus*), San Diego desert woodrat (*Neotoma lepida intermedia*), silvery legless lizard (*Anniella pulchra pulchra*), oak titmouse (*Baeolophus inornatus*), Nuttall's woodpecker (*Picoides nuttallii*), pallid bat (*Antrozous pallidus*), spotted bat (*Euderma maculatum*), and western mastiff bat (*Eumops perotis californicus*). Focused surveys for these species were not conducted for the project site, and none are recommended due to lack of suitable habitat within the portion of the site where the project is proposed. With the exception of the aforementioned special-status avian species, the hillside provides only marginal habitat quality for many of due to the lack of shrub species, and dominance of non-native annual grasses.

Special-status wildlife species that are known to occur or have been recorded in the region through the CNDDDB or other reporting programs, and that have potential to occur on the project site are listed below in **Table 4 Special-Status Wildlife Species**. Potential to occur criteria was based on the methods described above.

TABLE 4
SPECIAL-STATUS WILDLIFE SPECIES

Species	Status: Federal/State	Preferred Habitat	Probability of Occurrence Natural Areas on Project Site
Invertebrates			
vernal pool fairy shrimp (<i>Branchinecta lynchi</i>)	FT/None	Associated with vernal pools and other sources of ephemeral freshwater in a variety of soils types.	Unlikely. Suitable habitat for the species is not present on the project site.
monarch butterfly (<i>Danaus plexippus</i>)	None/None	Prefers open fields and meadows with milkweed in the spring and summer. Overwinters on the southern California coast and central Mexican highlands. Requires eucalyptus groves for suitable roosting habitat.	Medium. Recorded occurrences within the vicinity of the project site. The hillside at the western portion of the site provides low quality roosting and foraging habitat; however, migrants may pass through the site.

**TABLE 4
SPECIAL-STATUS WILDLIFE SPECIES**

Species	Status: Federal/State	Preferred Habitat	Probability of Occurrence Natural Areas on Project Site
quino checkerspot butterfly (<i>Euphydryas editha quino</i>)	FE/None	Known to occur in meadows and upland sage scrub or chaparral habitats. Larvae require dwarf plantain, owl's clover as hostplants. Adults feed primarily on the nectar of annuals, including goldfields, cryptanthas, and trefoils.	Medium. Potentially suitable habitat for the species is present within the vicinity of the project site. Recorded occurrences within the vicinity of the project site.
Gertsch's socialchemmis spider (<i>Socalchemmis gertschi</i>)	None/None	Known to occur in sage scrub, chaparral, oak woodland, coniferous forest, and rocky outcrops near Brentwood and Topanga.	Low. The project site is outside of the known geographic range of the species; however, suitable host plants are present.
Amphibians			
arroyo toad (<i>Anaxyrus californicus</i>)	FE/SSC	Sandy/gravelly areas of permanent and intermittent rivers and creeks with sandy banks.	Unlikely. Suitable habitat for the species is not present on or adjacent to the project site.
California red-legged frog (<i>Rana draytonii</i>)	FT/SSC	Requires 11 to 20 weeks of permanent water for larval development; must have access to aestivation habitat. Occurs in lowlands and foothills in or near permanent sources of deep water with dense, shrubby, or emergent riparian vegetation.	Unlikely. Suitable habitat for the species is not present on or adjacent to the project site.
Sierra Madre yellow-legged frog (<i>Rana muscosa</i>)	FE/SC, SSC	Inhabits lakes, ponds, meadow streams, isolated pools, and riverbanks in the southern Sierra Nevada Mountains. In the mountains of southern California, inhabits rocky streams in narrow canyons and chaparral habitats.	Unlikely. Suitable habitat for the species is not present on or adjacent to the project site.
western spadefoot (<i>Spea hammondi</i>)	None/SSC	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands. Vernal pools are essential for breeding and egg-laying.	Low. Project site does not support suitable breeding habitat for the species. Recorded occurrences within the vicinity of the project site.
Coast Range newt (<i>Taricha torosa</i>)	None/SSC	Endemic to California. Found wet forest, oak forest, chaparral, and grassland habitats from Mendocino to San Diego counties. A disjunct population occurs in the southern Sierra Nevada Mountains.	Low. Marginal habitat exists within the oak/walnut woodland habitat on the hillside.

**TABLE 4
SPECIAL-STATUS WILDLIFE SPECIES**

Species	Status: Federal/State	Preferred Habitat	Probability of Occurrence Natural Areas on Project Site
Fish			
arroyo chub (<i>Gila orcuttii</i>)	None/SSC	South coast flowing streams. Adapted to hypoxic conditions and large temperature fluctuations.	Unlikely. Suitable habitat for the species is not present on or adjacent to the project site.
Santa Ana sucker (<i>Catostomas santaanae</i>)	FT/SSC	South coast flowing waters. Prefers small to medium streams with higher gradients, clear water, and coarse substrates.	Unlikely. Suitable habitat for the species is not present on or adjacent to the project site.
unarmored threespine stickleback (<i>Gasterosteus aculeatus williamsoni</i>)	FE/SE, FP	South coast flowing waters. Endemic to the southern California region.	Unlikely. Suitable habitat for the species is not present on or adjacent to the project site.
Santa Ana speckled dace (<i>Rhinichthys osculus</i>)	None/SSC	Prefers habitat that includes clear, well oxygenated water, with movement due to a current or waves. In addition the fish thrive in areas with deep cover or overhead protection from vegetation or woody debris. Speckled dace predominantly occupy small streams of the second to third order where they feed and forage for aquatic insects.	Unlikely. Suitable habitat for the species is not present on or adjacent to the project site.
Reptiles			
silvery legless lizard (<i>Anniella pulchra pulchra</i>)	None/SSC	Sandy or loose loamy soils in chaparral, coastal dunes, and coastal scrub. Requires soils with a high moisture content.	High. Potentially suitable habitat exists within the oak/walnut woodland habitat on the hillside. Recorded occurrences also within the vicinity of the project site.
Coastal western whiptail (<i>Aspidoscelis tigris stejnegeri</i>)	None/None	Found in deserts & semiarid areas with sparse vegetation and open areas. Also found in woodland & riparian areas. Ground may be firm soil, sandy, or rocky.	High. Potentially suitable habitat exists within the oak/walnut woodland habitat on the hillside. Recorded occurrences also within the vicinity of the project site.
western pond turtle (<i>Emys marmorata</i>)	None/SSC	Slow-moving permanent or intermittent streams, ponds, small lakes, reservoirs with emergent basking sites; adjacent uplands used during winter.	Unlikely. Project site does not support suitable habitat.

**TABLE 4
SPECIAL-STATUS WILDLIFE SPECIES**

Species	Status: Federal/State	Preferred Habitat	Probability of Occurrence Natural Areas on Project Site
Coast horned lizard (<i>Phrynosoma blainvillii</i>)	None/SSC	A wide variety of habitats, most common in sandy washes with scattered, low bushes. Requires open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	High. Potentially suitable habitat exists within the oak/walnut woodland habitat on the hillside. Recorded occurrences also within the vicinity of the project site.
two-striped garter snake (<i>Thamnophis hammondi</i>)	None/SSC	Marshes, meadows, sloughs, ponds, and slow-moving water courses.	Unlikely. Project site does not support suitable habitat.
Birds			
Cooper's hawk (<i>Accipiter cooperii</i>)	None/WL	Nests in woodlands and sometimes suburban settings if mature trees are present. Broken woodlands or near habitat edges with the exception of their desert occurrences; seldom found in areas that do not have dense, or patchy, wooded areas. Occurs in dense stands of live oak, riparian, deciduous, or other forest habitats near water.	High. Potentially suitable habitat exists within the oak/walnut woodland habitat on the hillside and taller trees located in the eastern portion of the site provide good foraging and nesting habitat. Recorded occurrences also within the vicinity of the project site.
tricolored blackbird (<i>Agelaius tricolor</i>)	None/SSC	Highly colonial species, requiring open water, protected nesting substrate and foraging areas with insect prey in the vicinity of the colony.	Unlikely. Project site does not support suitable habitat.
southern California rufous-crowned sparrow (<i>Aimophila ruficeps canescens</i>)	None/WL	Frequents relatively steep, often rocky hillsides with grass and forb species. Resident in Southern California coastal sage scrub and mixed chaparral.	Medium. Marginal suitable habitat exists within the oak/walnut woodland habitat on the hillside. Recorded occurrences also within the vicinity of the project site.
grasshopper sparrow (<i>Ammodramus savannarum</i>)	None/SSC	Occurs in dry, dense grasslands, especially those with a variety of grasses and tall forbs and scattered shrubs for singing perches. Occurs primarily on hillsides and mesas in coastal areas.	High. Potentially suitable habitat exists within the oak/walnut woodland habitat on the hillside. Recorded occurrences also within the vicinity of the project site.
Bell's sage sparrow (<i>Amphispiza belli belli</i>)	None/WL	Nests on the ground beneath shrubs or in shrubs 6 to 18 inches above the ground within chaparral communities dominated by fairly dense stands of chamise or in coastal scrub in southern part of its range.	Medium. Potentially suitable habitat exists within the oak/walnut woodland habitat on the hillside. No recorded occurrences within the vicinity of the project site.

**TABLE 4
SPECIAL-STATUS WILDLIFE SPECIES**

Species	Status: Federal/State	Preferred Habitat	Probability of Occurrence Natural Areas on Project Site
Golden eagle (<i>Aquila chrysaetos</i>)	None/FP, WL	Species known to nest in region on cliff ledges or in trees on very steep slopes. Species typically forages over open scrubland and grassland habitats.	Medium. No suitable nesting habitat on or within the vicinity of the project site. This species could use the oak/walnut woodland on the hillside for foraging. No recorded occurrences within the vicinity of the project site.
burrowing owl (<i>Athene cunicularia</i>)	None/SSC	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. A subterranean nester dependent upon burrowing mammals, particularly the California ground squirrel.	Low. Burrowing owl typically prefers flat areas with low growing vegetation for foraging and nesting. The flat disturbed portions of the site do not provide habitat for this species. However, there is a (very) low potential that this species could occur on the hillside. No recorded occurrences within the vicinity of the project site.
oak titmouse (<i>Baeolophus inornatus</i>)	None/None	Year-round resident of dry oak and pine woodlands in the Pacific United States and Mexico. Nests primarily in natural cavities, including woodpecker holes.	High. Suitable habitat for the species is present on the hillside and within all oak trees that occur on and adjacent to the site.
Swainson's hawk (<i>Buteo swainsoni</i>)	None/ST	Within California, the species is strongly associated with riparian areas within desert, shrubsteppe, grassland, and agricultural habitats. Primary stronghold of the species is concentrated in two disjunct populations, one in the Central Valley, and the other in the Great Basin.	Unlikely. The project site is well outside of the known range of this species.
Costa's hummingbird (<i>Calypte costae</i>)	None/None	Species occurs primarily in arid scrub and chaparral habitats, and in riparian edge communities.	Medium. Potentially suitable habitat for the species is present on the project site. No recorded occurrences within the vicinity of the project site.

TABLE 4
SPECIAL-STATUS WILDLIFE SPECIES

Species	Status: Federal/State	Preferred Habitat	Probability of Occurrence Natural Areas on Project Site
coastal cactus wren (<i>Campylorhynchus brunneicapillus sandiegensis</i>)	None/SSC	Species is considered an obligate inhabitant of coastal sage scrub communities. Nests are constructed almost exclusively in prickly pear and coast cholla.	Medium. Project site does not support typical nesting habitat; however, this species could be found passing through or foraging within the oak/walnut woodland area of the project site. There are recorded occurrences within the vicinity of the project site.
lark sparrow (<i>Chondestes grammacus</i>)	None/None	Breeds in open habitats, often where grasslands intermix with scattered trees or shrubs in sandy soils. Known to inhabit open woodlands, mesquite grasslands, and fallow agricultural fields.	Medium. Potentially suitable habitat exists within the oak/walnut woodland habitat on the hillside. No recorded occurrences also within the vicinity of the project site.
western yellow-billed cuckoo (<i>Coccyzus americanus occidentalis</i>)	FC/SE	Riparian forests along broad, low flood-bottoms of larger river systems. Nests in riparian jungles of willow and cottonwoods with dense understories.	Unlikely. Project site does not support suitable habitat.
yellow warbler (<i>Dendroica petechia brewsteri</i>)	None/SSC	Summer resident found in riparian deciduous habitats featuring cottonwoods, willows, alders, and other small trees and shrubs typical of low, open-canopy riparian woodland.	Low. Project site does not support suitable habitat; however, migrants may be observed foraging or passing through the site.
white-tailed kite (<i>Elanus leucurus</i>)	None/FP	Rolling foothills and valley margins with scattered oaks and river bottomlands or marshes next to deciduous woodland.	High. Suitable nesting and foraging habitat for the species is present on the project site. However, no raptor nests have been observed on the site. Recorded occurrences within the vicinity of the project site.
willow flycatcher (<i>Empidonax trailii</i>)	None/SE	Neotropical migrant. Breeds in southern California in willow-dominated riparian habitat.	Unlikely. Project site does not support suitable habitat.
southwestern willow flycatcher (<i>Empidonax trailii extimus</i>)	FE/SE	Neotropical migrant. Breeds in southern California in willow-dominated riparian habitat.	Unlikely. Project site does not support suitable habitat.

TABLE 4
SPECIAL-STATUS WILDLIFE SPECIES

Species	Status: Federal/State	Preferred Habitat	Probability of Occurrence Natural Areas on Project Site
California horned lark (<i>Eremophila alpestris actia</i>)	None/WL	The subspecies prefers open terrain to construct nests on the ground, often in sparsely vegetated areas. Highest nesting densities are generally found in annual grassland and oak savannah habitats in the foothill regions.	Medium. Marginal habitat for the species is present on hillside; however, this species usually found within flatter areas with suitable vegetation requirements. No recorded occurrences within the vicinity of the project site.
Merlin (<i>Falco columbarius</i>)	None/WL	Occurs primarily as a winter resident within California. Typically does not nest within California. Prefers open country for foraging habitat throughout its range.	Low. Potentially suitable habitat exists within the oak/walnut woodland habitat on the hillside. No recorded occurrences also within the vicinity of the project site.
American peregrine falcon (<i>Falco peregrines anatum</i>)	FD/SD, FP	Primarily occurs near wetlands, lakes, rivers, or other water; on cliffs, banks, dunes, mounds; also, human-made structures.	Low. Project site does not support suitable habitat. However, this species could potentially pass through the site or forage within the open woodland area. Recorded occurrences within the vicinity of the project site.
California condor (<i>Gymnogyps californianus</i>)	FE/SE	Primarily inhabit rugged canyons, gorges, and forested mountains in restricted portions of California and Arizona. Nests are typically located in extremely steep, rugged terrain, often located in caves, crevices, and on natural rock ledges.	Unlikely. Project site does not support suitable habitat. Given the known range and recorded occurrences of this species in the region, California condors would not be expected to forage on the project site.
yellow-breasted chat (<i>Icteria virens</i>)	None/SSC	Summer resident of riparian thickets of willow or other brushy tangles near watercourses. Nests in low, dense riparian habitat.	Unlikely. Project site does not support suitable habitat.
loggerhead shrike (<i>Lanius ludovicianus</i>)	None/SSC	Lowlands and foothills throughout California. Prefers open habitats with scattered shrubs, trees, posts, fences, and other perches.	High. Suitable habitat is supported on the project site; primarily within the undisturbed areas on the hillside.

**TABLE 4
SPECIAL-STATUS WILDLIFE SPECIES**

Species	Status: Federal/State	Preferred Habitat	Probability of Occurrence Natural Areas on Project Site
Nuttall's woodpecker (<i>Picoides nuttallii</i>)	None/None	Permanent resident of oak woodland habitats, known to occur in deciduous riparian and chaparral habitats as well. Associated with riparian communities in much of its limited range.	High. Suitable habitat is supported on the project site; primarily within the oak/walnut woodland areas on the hillside.
coastal California gnatcatcher (<i>Polioptila californica californica</i>)	FT/SSC	Obligate, permanent resident of coastal sage scrub below 760m in southern California. Low, coastal sage scrub in arid washes, on mesas & slopes. Not all areas classified as coastal sage scrub are occupied.	Low. Low quality habitat exists within the oak/walnut woodland habitat on the hillside. This species is not expected to nest on the site, but the undisturbed areas on the hillside may provide foraging opportunities.
black-tailed gnatcatcher (<i>Polioptila melanura</i>)	None/None	Species considered resident throughout their range, but known to wander in the non-breeding season. Commonly nests in densely lined arroyos and washes dominated by scrub species.	Unlikely. Project site is outside of the known range of this species. Marginal quality foraging habitat exists within the oak/walnut woodland habitat on the hillside. The project site and vicinity does not provide good nesting habitat for this species.
bank swallow (<i>Raparia riparia</i>)	None/FT	Species is associated with streamside habitats. Commonly nests in riverside banks and bluffs. Also known to nest away from riparian areas in areas of human disturbance, including quarries and road cuts. Species forages over open lowlands near water.	Low. Low quality foraging habitat exists within the oak/walnut woodland habitat on the hillside. Suitable nesting habitat is absent from the site.
least Bell's vireo (<i>Vireo bellii pusillus</i>)	FE/SE	Riparian forest, scrub, and woodland habitats. Nests primarily in willow riparian habitats.	Unlikely. Project site does not support suitable habitat.
Mammals			
pallid bat (<i>Antrozous pallidus</i>)	None/SSC	Occurs throughout California at low elevations; occupies a wide variety of habitats including grasslands, shrublands, woodlands, and coniferous forests; most common in open, dry habitats with rocky areas for roosting.	High. Suitable foraging habitat exists on the hillside; however, roosting or maternal nesting would not be expected on the project site. Recorded occurrences in the vicinity of the project site. No evidence of roosting in existing structures was observed during field surveys.

**TABLE 4
SPECIAL-STATUS WILDLIFE SPECIES**

Species	Status: Federal/State	Preferred Habitat	Probability of Occurrence Natural Areas on Project Site
spotted bat (<i>Euderma maculatum</i>)	None/SSC	Species prefers to roost in rock crevices, although known to occur in caves, cliffs, and buildings. Nocturnal species primarily feeds on moths.	High. Good foraging habitat exists on the hillside; however, roosting or maternal nesting would not be expected on the project site. Recorded occurrences in the vicinity of the project site. No evidence of roosting in existing structures was observed during field surveys.
western mastiff bat (<i>Eumops perotis californicus</i>)	None/SSC	Many open, semi-arid to arid habitats, including conifer & deciduous woodlands, coastal scrub, grasslands, chaparral, etc. Roosts in crevices in cliff faces, high buildings, trees & tunnels.	High. Good foraging habitat exists on the hillside; however, roosting or maternal nesting would not be expected on the project site. Recorded occurrences in the vicinity of the project site. No evidence of roosting in existing structures was observed during field surveys.
San Diego black-tailed jackrabbit (<i>Lepus californicus bennettii</i>)	None/SSC	Often occurs in open or semi-open areas, typically in grasslands, agricultural fields, or open coastal scrub habitats.	Medium. Potentially suitable habitat exists within the oak/walnut woodland habitat on the hillside. However, no recorded occurrences also within the vicinity of the project site.
silver-haired bat (<i>Lasionycteris noctivagans</i>)	None/None	Species prefers temperate woodland environments with water nearby. Will often roost behind the loose bark of trees. Often associated with willow, maple, and ash trees.	Medium. Marginal habitat exists in the oak/walnut woodland; however, roosting or maternity nesting on the site is unlikely. No recorded occurrences within the vicinity of the project site.
hoary bat (<i>Lasiurus cinereus</i>)	None/None	Prefers open habitats or habitat mosaics, with access to trees for cover & open areas or habitat edges for feeding. Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water.	Medium. Marginal habitat exists in the oak trees on the site. No recorded occurrences within the vicinity of the project site.

TABLE 4
SPECIAL-STATUS WILDLIFE SPECIES

Species	Status: Federal/State	Preferred Habitat	Probability of Occurrence Natural Areas on Project Site
California leaf-nosed bat (<i>Macrotus californicus</i>)	None/SSC	Primarily found in arid habitats. Known to roost in caves, mines, and abandoned buildings. Species often roosts in well-lit areas. Known to select mines and caves that stay warm in the winter months.	Low. Marginal foraging habitat exists on the hillside; however, roosting or maternal nesting would not be expected on the project site. No recorded occurrences in the vicinity of the project site. No evidence of roosting in existing structures was observed during field surveys.
cave myotis (<i>Myotis velifer</i>)	None/SSC	California population is restricted to the extreme southeast of the state. Species prefers to roost in caves, mines, rock crevices, abandoned buildings, barns, and under bridges.	Low. Project is outside the known geographic range of the species. Roosting or maternal nesting would not be expected on the project site. No recorded occurrences in the vicinity of the project site. No evidence of roosting in existing structures was observed during field surveys.
San Diego desert woodrat (<i>Neotoma lepida intermedia</i>)	None/SSC	Coastal scrub of southern California from San Diego county to San Luis Obispo county. Moderate to dense canopies preferred. They are particularly abundant in rock outcrops & rocky cliffs & slopes.	High/Present. Species known to occur within the vicinity of the project site. A woodrat nest of an undetermined species was observed in the oak/walnut woodland of the site.
southern grasshopper mouse (<i>Onychomys torridus ramona</i>)	None/SSC	Known to occur in alkali desert scrub, desert scrub, succulent scrub, desert wash, riparian areas, chaparral, and coastal scrub habitats within its California range.	Low. Marginal quality habitat is present on the project site. No recorded occurrences within the vicinity of the project site.
Los Angeles pocket mouse (<i>Perognathus longimembris brevinasus</i>)	None/SSC	Known to occur in areas with fine, sandy soils, often in arid grassland or coastal sage scrub habitats. Require friable soils to allow for the construction of burrows.	Medium. Suitable habitat occurs within the oak/walnut woodland area on the project site. No recorded occurrences within the vicinity of the project site.

**TABLE 4
SPECIAL-STATUS WILDLIFE SPECIES**

Species	Status: Federal/State	Preferred Habitat	Probability of Occurrence Natural Areas on Project Site
American badger (<i>Taxidea taxus</i>)	None/SSC	Most abundant in drier, open stages of most shrub, forest, and herbaceous habitats with friable soils. Requires open, uncultivated ground and sufficient burrowing rodent prey.	Low. Suitable habitat occurs within the project site; however, no burrows of the typical size to support this species were observed during field surveys. The existing fence that borders the site makes access onto the site for this species difficult. However, this species could burrow under the fence and could potentially forage on the site. No recorded occurrences within the vicinity of the project site.
1. Federal status: USFWS Listing, other non-CA specific listing	FE = Listed as endangered under the federal Endangered Species Act (ESA) FT = Listed as threatened under ESA FC = Candidate for listing (threatened or endangered) under Federal Endangered Species Act. FD = Delisted in accordance with the ESA		
2. State status: CDFG Listing	SE = Listed as endangered under the California Endangered Species Act (CESA) ST = Listed as threatened under the CESA SC = Candidate for listing (threatened or endangered) under CESA SD = Delisted in accordance with the CESA SSC = Species of Special Concern as identified by the CDFG FP = Listed as fully protected under CDFG code WL = Watch Listed		
3. Habitat description:	Habitat description information from the California Wildlife Habitat Relationships System maintained by the CDFG		

SOURCES: USFWS 2012; CDFG 2012

6.1.3 Sensitive Plant Communities

Sensitive natural communities are those that are considered sensitive due to their decline in the region and/or their ability to support special-status plant and/or wildlife species. These communities include those that, if eliminated or substantially degraded, would sustain a significant adverse impact as defined under CEQA. Sensitive natural communities are important ecologically because their degradation and destruction could threaten populations of dependent plant and wildlife species and significantly reduce the regional distribution and viability of the community. Loss of sensitive natural communities also can remove or reduce important ecosystem functions, such as water filtration by wetlands or bank stabilization by riparian woodlands, etc...

Sensitive natural communities occurring in the region include coast live oak woodland and California walnut woodland, scrub oak chaparral, coastal sage scrub, alluvial scrub, valley oak woodland, mainland cherry woodland, native grassland, southern willow scrub, and cottonwood-willow riparian forest. These communities or closely related designations are considered highest-inventory priority communities by the CDFG, indicating that they are experiencing a decline throughout their range. One of these sensitive plant communities – California walnut woodland – is present on the project site. This community is considered very threatened in California due to urbanization and other development in the region. Sensitive plant communities recorded in the region are summarized below in **Table 5, Natural Communities of Special Concern.**

**TABLE 5
NATURAL COMMUNITIES OF SPECIAL CONCERN**

Community Name	CNDDDB Element Rank: Global/State	Community Description	Presence on Project Site
California Walnut Woodland	G2/S2.1	Similar to and intergrading with Interior Live Oak Woodland or Coast Live Oak Woodland but with a more open tree canopy locally dominated by <i>Juglans californica</i> . The open tree canopy allows development of a grassy understory. In most sites, this understory is comprised of introduced winter-active annuals that complete most of their growth cycle before the deciduous <i>Juglans</i> leaves out in spring.	Present. This community was observed within the project site during field surveys.
Cismontane Alkali Marsh	G1/S1.1	Very similar to Coastal Brackish Marsh with many of the same species. Most growth and flowering occur in summer. Standing water or saturated soil present during most or all of year. High evaporation and low input of fresh water render these marshes somewhat salty, especially during the summer. Probably similar to Coastal Brackish Marsh in quantitative range of saltiness, but more alkaline and usually with salts other than sodium chloride.	Not Present. Project site does not support characteristic species or habitats of the community
Mainland Cherry Forest	G1/S1.1	Populations of <i>Prunus ilicifolia</i> are known to occur as tree and shrub forms on mainland southern California. Is more often seen as shrubs. Stands with large trees are exceptional. Description suggests that large trees of hollyleaf cherry associate with local series rather than forming one.	Not Present. Project site does not support characteristic species or habitats of the community

**TABLE 5
NATURAL COMMUNITIES OF SPECIAL CONCERN**

Community Name	CNDDB Element Rank: Global/State	Community Description	Presence on Project Site
Riversidian Alluvial Fan Sage Scrub	G1/S1.1	Scrub community found on alluvial fans that experience infrequent but severe flood events. It typically is found on coarse particles riverwash soils near the flood channels or in areas that are frequently inundated. Soils supporting alluvial scrub drain rapidly, have slow runoff, and contain low amounts of organic matter. It is made up predominantly of drought tolerant soft-leaved shrubs, but includes a significant number of larger perennial species typically found in chaparral in its mature phases.	Not Present. Project site does not support characteristic species or habitats of the community
Southern California Threespine Stickleback Stream	_/SNR	Characterized by slow, low turbidity, continuous and perennial water flow in non-storm-event periods. Times of low flow often occur and may be necessary to provide associated species with breeding isolation.	Not Present. Project site does not support characteristic species or habitats of the community.
Southern Coast Live Oak Riparian Forest	G4/S4	Open to locally dense evergreen sclerophyllous riparian woodlands dominated by <i>Quercus agrifolia</i> . This type appears to be richer in herbs and poorer in understory shrubs than other riparian communities. Similar to and questionably distinct from Central Coast Live Oak Riparian Forest.	Not Present. The project site supports a remnant area of this community. Recorded occurrences within the vicinity of the project site.
Southern Cottonwood Willow Riparian Forest	G3/S3.2	Tall, open, broadleaved winter-deciduous riparian forests dominated by <i>Populus fremontii</i> , <i>Populus trichocarpa</i> , and several tree willows. Similar to Central Coast Cottonwood-Sycamore Riparian Forest, although apparently with less <i>Quercus agrifolia</i> or <i>Alnus rhombifolia</i> . Understories usually are shrubby willows.	Not Present. Project site does not support characteristic species or habitats of the community. However, there are two to three cottonwood trees located within the disturbed portion of the project site. These specimens may be remnant species of a larger stand of trees. Southern Cottonwood Willow Riparian Forest does not currently exist adjacent to the site.

TABLE 5
NATURAL COMMUNITIES OF SPECIAL CONCERN

Community Name	CNDDB Element Rank: Global/State	Community Description	Presence on Project Site
Southern Mixed Riparian Forest	G2/S2.1	Similar to Southern Cottonwood Willow Riparian Forest, Southern Sycamore Alder Riparian Woodland, and Southern Coast Live Oak Riparian Forest, except does not show that species dominance characteristic of these communities, but rather a heterogeneous mixture of common riparian tree species.	Not Present. Project site does not support characteristic species or habitats of the community.
Southern Riparian Scrub	G3/S3.2	This habitat type has the same potential species composition as riparian forest, but at a younger successional stage, either because of a more recent disturbance or more frequent flooding. In addition to the species listed in the description of riparian forest habitat types, riparian scrub also may include <i>Baccharis salicifolia</i> .	Not Present. Project site does not support characteristic species or habitats of the community.
Southern Sycamore Alder Riparian Woodland	G4/S4	A tall, open, broadleaved, winter-deciduous streamside woodland dominated by <i>Platanus racemosa</i> (and often also <i>Alnus rhombifolia</i>). These stands seldom form closed canopy forests, and even may appear as trees scattered in a shrubby thicket of sclerophyllous and deciduous species. Lianas include <i>Rubus ursinus</i> and <i>Toxicodendron diversilobum</i> . This habitat type is similar to Sycamore Alluvial Woodland.	Not Present. Project site does not support characteristic species or habitats of the community.
Southern Willow Scrub	G3/S2.1	Dense, broadleaved, winter-deciduous riparian thickets dominated by several <i>Salix</i> species, with scattered emergent <i>Populus fremontii</i> and <i>Platanus racemosa</i> . Most stands are too dense to allow much understory development.	Not Present. Project site does not support characteristic species or habitats of the community.
Valley Needlegrass Grassland	G3/S3.1	A midheight (to 2 feet in height) grassland dominated by perennial, tussock-forming <i>Nassella pulchra</i> . Native and introduced annuals occur between the perennials, often actually exceeding the bunchgrasses in cover.	Not Present. Project site does not support characteristic species or habitats of the community.

**TABLE 5
NATURAL COMMUNITIES OF SPECIAL CONCERN**

Community Name	CNDDB Element Rank: Global/State	Community Description	Presence on Project Site
Valley Oak Woodland	G3/S2.1	Similar to Oregon Oak Woodland and Blue Oak Woodland, but typically more open, forming a grassy-understoried savanna rather than a closed woodland. <i>Quercus lobata</i> is usually the only tree present. This winter-deciduous species is California's largest broad-leaved tree. Most stands consist of open-canopy growth form trees and seldom exceed 30-40% absolute cover.	Not Present. Project site does not support characteristic species or habitats of the community. However, this community is present in the vicinity of the project site.

Global Ranking

The global rank (G-rank) is a reflection of the overall condition of an element throughout its global range.

Species or Community Level

G1 = Less than 6 viable element occurrences (EOs) OR less than 1,000 individuals OR less than 2,000 acres.

G2 = 6-20 EOs OR 1,000-3,000 individuals OR 2,000-10,000 acres.

G3 = 21-80 EOs OR 3,000-10,000 individuals OR 10,000-50,000 acres.

G4 = Apparently secure; this rank is clearly lower than G3 but factors exist to cause some concern; i.e., there is some threat, or somewhat narrow habitat.

G5 = Population or stand demonstrably secure to ineradicable due to being commonly found in the world.

State Ranking

The state rank (S-rank) is assigned much the same way as the global rank, except state ranks in California often also contain a threat designation attached to the S-rank.

S1 = Less than 6 EOs OR less than 1,000 individuals OR less than 2,000 acres

S1.1 = very threatened

S1.2 = threatened

S1.3 = no current threats known

S2 = 6-20 EOs OR 1,000-3,000 individuals OR 2,000-10,000 acres

S2.1 = very threatened

S2.2 = threatened

S2.3 = no current threats known

S3 = 21-80 EOs or 3,000-10,000 individuals OR 10,000-50,000 acres

S3.1 = very threatened

S3.2 = threatened

S3.3 = no current threats known

S4 = Apparently secure within California; this rank is clearly lower than S3 but factors exist to cause some concern; i.e. there is some threat, or somewhat narrow habitat. NO THREAT RANK.

S5 = Demonstrably secure to ineradicable in California. NO THREAT RANK.

SNR = National, sub-national, or State conservation status not yet assessed.

7. Impacts

This section identifies the applicable significance criteria from CEQA to assess potential impacts from the proposed development and operation of a garage intended to store historic automobiles.

This section also focuses on the assessment of the direct, indirect and cumulative impacts associated with implementation of the project. As indicated previously in this report, the western (approximate) on-third of the site consists of a relatively undisturbed hillside with native

vegetation. These valuable biological resources that exist on the hillside include a coast live oak and southern California black walnut woodland and undefined grassland (which also exists as the understory within the woodland area). This hillside is also contiguous with the habitats of SEA #20 and supports biological resources considered valuable; therefore, the Applicant proposed to preserve these resources in perpetuity and no direct or indirect impacts are proposed within this native area. The remainder of the site (the eastern two-thirds) is heavily disturbed and contains few biological resources. Two large mature coast live oak trees exist on the flat, disturbed portion of the site near the toe of the slope.

The proposed project will be limited to this previously disturbed area and only a portion of these disturbed areas will be affected by the proposed project. Moreover, all oak trees located on the property will be protected and preserved indefinitely. The biological value of the site is described below in this section. Mitigation measures associated with impacts that are referenced in the following text are included in **Section 8.0, Mitigation Measures**.

7.1 Significance Threshold Criteria

Significant impacts of proposed development on the project site were determined from criteria included in the *CEQA Guidelines* (14 Cal.Code Regs. §§15000, et seq.). As stated in Appendix G (Environmental Checklist) of the *CEQA Guidelines* (2005), a project could have a significant impact on the environment if it would:

- have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFG or USFWS;
- have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFG or USFWS;
- have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;
- interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;
- conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Section 15065(a) of the *CEQA Guidelines* also states that a project may have a significant effect on the environment when the project has the potential to:

- substantially degrade the quality of the environment;

- substantially reduce the habitat of a fish or wildlife species;
- cause a fish or wildlife population to drop below self-sustaining levels;
- threaten to eliminate a plant or animal community; or
- substantially reduce the number or restrict the range of an Endangered, Rare or Threatened species.

7.2 Impact Assessment Approach and Methodology

Construction related impacts associated with a development project typically represent the physical alteration (i.e., habitat degradation or loss) of biological resources that occur on site as a result of project implementation. Operational impacts are generally indirect and can have a reasonably foreseeable effect on remaining or adjacent biological resources. The physical alteration of habitat is not in and of itself a “significant” impact under CEQA; rather, significance is determined when the physical alteration of habitat is evaluated in terms of each of the significance threshold criteria defined above. For example, if habitat alteration results in a direct or indirect loss or causes an otherwise substantial adverse effect on a species identified as a “candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the CDFG or USFWS,” impacts would be considered significant, assuming appropriate compensatory or other mitigation is not available or feasible.

An evaluation of whether an impact on biological resources would be “substantial,” and, therefore, a significant impact, must consider both the resource itself and the significance threshold criteria being evaluated. For example, because most plant and animal species are dependent on native habitats to satisfy various life cycle requirements, a habitat-based approach that addresses the overall biological value of a particular vegetation community or habitat area is appropriate when determining whether or not alteration of that habitat will “substantially” affect special-status species, sensitive habitats, wetlands or movement corridors. The relative biological value of a particular habitat area—its functions and values—can be determined by such factors as disturbance history, biological diversity, its importance to particular plant and wildlife species, its uniqueness or sensitivity status, the surrounding environment and the presence or absence of special-status resources.

However, direct impacts to specific plant and wildlife resources (e.g., active nests and individual plants and animals) are also evaluated and discussed when impacts to these resources, in and of themselves, could be considered significant or conflict with local, state and federal statutes or regulations. The significance of direct impacts on individuals or populations of plant and animal species takes into consideration the number of individual plants or animals potentially affected, how common or uncommon the species is both on the project site and from a regional perspective and the species' sensitivity status according to resource agencies. These factors are evaluated based on the results of on-site biological surveys and studies, results of literature and database reviews, discussions with biological experts, and established and recognized ecological and biodiversity theory and assumptions.

With mitigation, construction and operation of the proposed project would not impact sensitive biological resources. No nighttime lighting is proposed and no development would occur outside of the previously disturbed portion of the project site.

Given the present level of disturbance on the site combined with the proximity of the site to Interstate 5, the majority of the project site provides little ecological value to the surrounding biological mosaic. However, it is recognized that the western one-third of the property that consists of a native oak and walnut woodland and grassland does provide biological value. Therefore, this area would be completely avoided and preserved in perpetuity. The woodland area and this western one-third of the site will function as a natural buffer between contiguous natural woodland communities in the Santa Susana foothills that extend to the west.

7.3 Development Impacts

For purposes of this impact analysis, impacts are evaluated in the context of the proposed development, as well as on a regional basis in terms of habitat loss and potential effects to habitat linkages and wildlife corridors. Permanent direct impacts such as grading during construction of the proposed project were analyzed. Impacts would be concentrated within the previously disturbed portion of the site: No temporary impacts are proposed outside of the portion of the site that has been previously disturbed.

As indicated below in **Table 6**, approximately 0.18 acre of direct impacts would occur to previously disturbed areas as a result of project implementation. The remainder of the previously disturbed area is graded and was also disturbed by mobile homes, storage containers; and various other debris, most of which has since been cleared from the site by the Applicant. As indicated in **Table 6, Development Impacts to Vegetation Communities** no impacts would occur to the coast live oak/southern California black walnut woodland undefined grassland.

TABLE 6
DEVELOPMENT IMPACTS TO VEGETATION COMMUNITIES

Vegetation Community	Existing Cover (acre)	Direct Impacts (acre)	Cover Remaining (acre)
Coast live oak/southern California black walnut woodland	0.8	--	0.8
Undefined grassland	0.2	--	0.2
Disturbed	1.92	0.18 (approx.)	1.74 (approx.)

7.3.1 Special Status Plants

As described previously and in **Tables 3 and 4**, many special-status plant species have the potential to exist on the natural hillside within the western portion of the property. However, no special-status species were observed during a focused plant survey conducted in June 2012. The blooming period was short during 2012 due to limited rainfall and the plant survey was conducted during a period for which many annual species had completed their blooming period. Therefore,

there is potential for special-status plant species to exist within the coast live oak/southern California black walnut woodland and undefined grassland areas. The remainder of the site that is highly disturbed does not provide habitat for special-status plant species.

7.3.2 Common Wildlife and Special Status Species

A substantial adverse effect would occur if implementation of the project would (1) substantially reduce the number or restrict the range of any special status species; or(2) have the potential to result in a “taking” of a species that is listed, or proposed for listing, or a candidate for listing as an endangered or threatened species under the state and/or federal Endangered Species Act, a rare species, or a species that is protected by the Migratory Bird Treaty Act of 1918 or, Fish and Game Code Sections 3511, 4700, and 5050, or to modify the habitat for such a species, so as to result in such an impact.

The second standard, above is based on CEQA Guidelines Section 15065 which provides, in part, that a project may have a significant effect on the environment if it has the potential to substantially reduce the habitat of a fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or wildlife community. CEQA Guidelines Section 15065 also provides that a project may have a significant effect on the environment if it would “substantially reduce the number or restrict the range of an endangered, rare, or threatened species” The significance standards set forth above do not limit application of this test to endangered, rare, or threatened species, but extend it to all special-status species. Thus, a substantial adverse effect would be found under either standard, if implementation of the project would substantially reduce the number or restrict the range of any special-status species.

The natural woodland and undefined grassland on the site can provide habitat to many common and special-status wildlife species. Mature oak trees and other tree species found within both the undisturbed and disturbed areas can also provide nesting opportunities to a variety of bird species. Conversely, the existing chain-link fence that encloses the site limits the potential for mid-to large animals, such as badger, from using the site for foraging opportunities, shelter, and breeding; however, small rodent species such as the Los Angeles pocket mouse could conceivable occur within the natural communities on the hillside.

As stated throughout this document, the proposed project would be confined to the previously disturbed portions of the site. These disturbed areas do not provide habitat for supporting special-status fish, amphibian, reptile, or mammal species. Mature oak trees and other mature trees on and adjacent to the site can provide nesting habitat to raptors and song birds, including special-status species such as Nuttall’s woodpecker. Implementation of **Mitigation Measure BIO-1, Avoidance of Nesting Birds**, would reduce potential impacts to nesting birds to a level of less than significant.

7.3.3 Sensitive Natural Communities

Southern California black walnut woodland, which is associated with coast live oak woodland, exists on the hillside of the proposed project site and within the SEA. This community is natural,

undisturbed, and contiguous with the greater walnut woodland in the immediate area and throughout the expanses of SEA #20. The proposed project would be confined to the previously disturbed portions of the site, and therefore, no direct or indirect impacts to this sensitive natural community would occur as a result of implementation of the proposed project.

7.3.4 Jurisdictional Resources

Jurisdictional resources typically include "Waters of the United States" that are regulated by the United States Army Corps of Engineers (USACOE) and the U.S. Environmental Protection Agency (EPA) under Section 404 of the Clean Water Act. Jurisdictional resources also include state protected waters. Under Section 1601-1616 of the California Fish and Game Code, DFG regulates projects that divert, obstruct, or change the natural flow or bed, channel, or bank of any river, stream, or lake; or use material from a streambed.

There are no federally or state protected waters on or adjacent to the proposed project site. Therefore, the proposed project would not have a direct or indirect impact to such resources or associated riparian habitats as a result of construction or operation of the proposed project.

To control runoff from the site, the Applicant proposes to capture runoff from the building's roof through an underground cistern. Water collected will be used for irrigation and percolation into the water table.

7.3.5 Oak Trees

Coast live oak trees are considered a valuable resource under the SEA and are protected under the Los Angeles County Oak Tree Ordinance. No protected oak trees would be impacted by project implementation.

There are a total of five mature coast live oak trees on the site. These trees are labeled numbers 1 through 5 on Figure 4. Numbers 1 and 2 occur on the flat, disturbed portion of the site and numbers 3 through 5 occur within the undisturbed portion of the hillside. These trees contribute to the vast coast live oak woodland community of the vicinity and region-wide.

The Applicant does not propose any disturbances near any of the coast live oak trees on the site (or offsite). All oak trees are located up gradient from the proposed development; therefore, no indirect impacts associated with runoff or debris would occur. The nearest disturbance to an oak tree would consist of the proposed garage structure, which is estimated to be approximately 125 feet to the northeast of coast live oak tree #1 (See Figure 4). To ensure that there are no inadvertent impacts during construction to native oak (and walnut) trees, Mitigation Measure **BIO-2, Protection of Native Oaks and Southern California Black Walnut Trees** shall be implemented.

7.4 Integrity of the SEA

The Santa Susana Mountains/Simi Hills Significant Ecological Area (#20) includes much of the Santa Susana Mountains to the north, the Santa Susana Pass, Chatsworth Reservoir, and the eastern portion of the Simi Hills in the south. SEA #20 is representative of the small, dry interior mountain ranges of Los Angeles County, much of which is in a relatively natural condition and has not been heavily disturbed by human use, even as urban growth continues in the San Fernando and Simi Valleys and the Saugus-Newhall area.

The proposed project is located along the eastern edge of the SEA. The proposed project would impact a portion of the SEA that has been in a disturbed condition for several years and the amount of area that would be disturbed in the context of the entire SEA is insignificant. The proposed project is intended to improve the site by removing foreign debris such as a mobile home, storage containers, animal kennels, and various other types of unsightly debris. The site has recently been cleared of such debris and the proposed garage structure would be situated within the previously disturbed area. Moreover, the Applicant has agreed to remove the highly invasive, non-native tree-of-heaven from the site and replace with native coast live oaks and southern California black walnuts (See Mitigation Measure **BIO-3, Removal of Tree-of-Heaven**). No direct impacts would occur to the SEA. Currently, there is nighttime lighting on the project site; however, the Applicant intends to remove all existing nighttime lighting and does not intend to include new nighttime lighting in the proposed project. Therefore, indirect impacts associated with nighttime lighting would be considered less than significant following implementation of **BIO-4, Nighttime Lighting**. Resulting from this analysis, the proposed project would not divide the whole of the SEA, impair its values or functions, or diminish its present character.

7.5 Brush Clearance

A limited amount of vegetation clearing would be required for construction of the garage structure. Existing ornamental species may be removed during construction and eventually replaced with non-invasive fruit trees and other non-invasive vegetation. The proposed garage structure would be situated approximately 50 feet from the toe of the hillside to the west where the undefined grassland exists. Brush clearing for fire control is expected to extend a minimum of 200 feet from the proposed garage structure, as well as the caretakers unit and office (these are existing structures). Mitigation Measure **BIO-5, Brush Clearance** described measures to control the fuel load within the fuel modification zone. With the implementation of BIO-5, brush clearance activities would be considered less than significant.

7.6 Accessory Structures

There are no accessory structures associated with the project site.

7.7 Wildlife Corridors and Habitat Linkages

The Santa Susana Mountains and Simi Hills provide vast open space for regional wildlife movement. The native undisturbed habitats located near the site and within the SEA also provide habitat and movement opportunities for a number of wildlife species. Wildlife is expected to use these areas for local movement. The mountains and hills of the region also provide linkages to other open space area.

The project site is located in northwestern Los Angeles County, less than one mile southwest of the City of Santa Clarita. Interstate 5 is located approximately 500 feet to the northeast of the site. Adjacent land uses to the north include a mostly disturbed (previously graded) private property containing two structures and an adobe-type bunk house, with scattered coast live oak and blue gum trees, beyond which is Townsend Canyon Road; immediately to the east is The Old Road, beyond which is private property with scattered storage containers, abandoned vehicles, and other various items; to the south is a post office distribution center; to the southwest is undisturbed coast live oak/southern California black walnut woodland; and to the west is undisturbed northern mixed chaparral/scrub oak woodland, which appears to continue further west into the Santa Susana Mountains.

Currently, a chain-link fence creates a physical barrier between the site and the adjacent undisturbed habitats of the Santa Susana Mountains. The chain-link fence appears to be intact based on a visual inspection during the assessment; however, it is conceivable that there are openings near the ground surface that would allow wildlife to utilize the hillside portion of the site that would remain undisturbed. Therefore, the undeveloped areas within the site itself may provide habitat connectivity beneficial to broader wildlife movement in the area, mostly for small, terrestrial species, and it may be utilized for avian refugium and small animal local movement.

The proposed construction impact would occur entirely within the disturbed portion of the site and would not further fragment open space areas that contribute to local wildlife movement, nor would the project impact the local wildlife movement. As requested by the SEATAC, the Applicant will cease future maintenance of the chain-link fence on the hillside area, so that future access onto the hillside portion of the property may be obtainable by larger wildlife species. Although the proposed project does not present a significant impact to wildlife movement, the Applicant has agreed to implement Mitigation Measure **BIO-6, No Fence Maintenance on Hillside.**

7.8 Cumulative Impacts

The proposed project involves the removal of foreign debris from the project site and the construction of a garage structure for storing a vintage car collection. The project would not significantly impact biological resources on the site, offsite in the vicinity, or regionally. The Applicant proposes to improve the existing conditions of the site by not only by removing foreign debris and unsightly structures, but also eradicating invasive species such as tree-of-heaven from

the site and replacing with native species that include coast live oak and endemic walnut trees. As such, the proposed project would not contribute to a cumulative impact to biological resources in a regional (or local) context. Cumulative impacts are less than significant.

8. Mitigation Measures

The following mitigation measures will be implemented by the project Applicant to avoid impacts to sensitive biological resources.

BIO-1: Avoidance of Nesting Birds

- Brush removal, tree trimming, building demolition, or grading activities should be conducted outside of the nesting season (February 1 through August 15). If these activities are proposed within the breeding season, then the following shall occur:
 - The Applicant and/or its contractors shall retain a qualified biologist to conduct nest surveys in potential nesting habitat within and adjacent to the Project Site prior to construction or site preparation activities that are proposed during the nesting season.
 - At least one survey shall be conducted within 30 days of ground disturbance activities associated with construction or grading. A survey shall also be conducted no more than five days prior to initiation of clearance or construction work. If ground disturbance activities are delayed, additional pre-construction surveys will be conducted such that no more than five days will have elapsed between the last survey and the commencement of ground disturbance activities.
 - If active nests are found, construction activity within 100 feet of an active nest should be delayed until the nest is no longer active and there is no evidence of a second attempt at nesting during the same year, as determined by the biologist.

BIO-2: Protection of Native Oaks and Southern California Black Walnut Trees

- Fencing shall be installed a minimum of 5 ft from all oak and walnut tree driplines that are located within 50 ft of proposed construction activities, including access routes and staging areas. Documentation of protective fence installation shall be provided to the County prior to the issuance of building permits.

BIO-3: Removal of Tree-of-Heaven

- All invasive tree-of-heaven [*Ailanthus altissima*] shall be removed from the subject property to the greatest extent feasible via root extraction.
- Removed plant parts shall be mulched or disposed of off-site in a landfill.
- Locations in which the removal of tree-of-heaven may result in subsequent erosion or establishment of highly flammable non-native herbaceous species, shall be planted with locally-indigenous native coast live-oak (*Quercus agrifolia* var. *agrifolia*) and southern

California black walnut (*Juglans californica*) in order to provide an erosion preventative function and a woodland barrier that is less flammable than invasive non-native annual species. Acorns and walnuts collected from the project site are suitable and recommended.

BIO-4: Nighttime Lighting

- Existing lighting that impacts natural areas shall be removed or reoriented.
- Any lighting associated with the project shall be shielded from the sky above and from adjacent on and off-site natural areas.
- Any outdoor lighting required for safety shall be of low intensity (lights not exceeding 800 lumens), in the yellow area of spectrum, and low stature fixtures (2.5-3 ft.).
- Lights shall be directed downwards with good shielding against projection into the nighttime sky, surrounding properties, and undeveloped areas.
- If DPW does not require public lighting, then none shall be used.
- Security lighting, if used, shall be on an infrared detector or a motion sensor.

BIO-5: Brush Clearance

- Fire fuels management shall be accomplished by mechanical means, such as weed whips, and shall be executed prior to May in order to minimize effects to soils and native plants. Grazing, soil-disturbance methods such as disking, and herbicide applications are prohibited.

BIO-6: No Fence Maintenance on Hillside

- Because of extensive establishment of vegetation along the existing peripheral fence enclosing the western, natural area of the property, removal of the fence is not recommended. Nevertheless, this fence shall not be maintained and shall be allowed to collapse naturally as time passes. This will allow larger wildlife into the property and promote connectivity. Fencing may be installed at the toe of the slope outside of the protected zones of any oak trees.

BIO-7: Filling of Oak and Walnut Tree Cavities

- To prevent occupation of oak and walnut tree cavities by bee and wasp colonies in a manner least harmful to trees, the filling of cavities is prohibited.
- Any cavities to be made inaccessible to colonizing bees and wasps shall be screened with wire mesh of an appropriate gauge to prevent passage. Cavities in oak and walnut trees within the undeveloped portion of the project site and further than 100 ft. from the proposed garage structure (but on the project site) shall not be screened in order to allow access by native wildlife.

9. SEA Design Compatibility

The proposed project is designed to be compatible with the biotic resources of the SEA. No water bodies, sensitive natural communities, or other sensitive biological resources are associated with the construction impact area. Impacts to native habitats would be completely avoided as part of the proposed project. The project was designed to keep away from sensitive vegetation and to preserve the all native oak and walnut trees, as well as preserving the natural undisturbed areas for use in wildlife movement. The SEATAC Guidance Compliance Checklist is included in Appendix A.

10. Monitoring Program

Prior to finalization of CEQA documentation for the proposed project (if applicable), a Mitigation Monitoring and Reporting Program (MMRP) will be prepared as part of the Findings. The MMRP will identify the mitigation measures, state the responsible party for implementing each measure, give the period for implementing the measure, and provide a space for the date on which the measure is implemented. Ensuring implementation of all mitigation measures is the responsibility of the Lead Agency. The MMRP will address SEATAC monitoring plan requirements.

11. References

- California Department of Fish and Game (CDFG 2010), California Natural Diversity Database. Records of Occurrence for Newhall, Warm Springs Mountain, Green Valley, Mint Canyon, San Fernando, Oat Mountain, Santa Susana, Val Verde, and Whitaker Peak. USGS quadrangle maps. Sacramento, CA: CDFG, Natural Heritage Division, 2010.
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U.S. Geological Survey (USGS). 1980. 7.5-Minute Topographic Quadrangle, Oat Mountain, California.

APPENDIX A

Guideline Compliance Checklist

Appendix A—GUIDELINE COMPLIANCE CHECKLIST

	PAGE	PREPARER'S INITIALS
Setting	<u>6</u>	<u>JA</u>
Original topographical quad sheet (or color photocopy)	<u>7</u>	<u>JA</u>
Project site photographs or color photocopies	APPENDIX <u>C</u>	<u>JA</u>
Color aerial photographs	<u>5, 10</u>	<u>JA</u>
SEA/SERA map	<u>7</u>	<u>JA</u>
Biotic survey of the project site	<u>10</u>	<u>JA</u>
Floral and faunal lists in systematic/alphabetic order	<u>18, 19</u>	<u>JA</u>
Table of sensitive species impacts matrix	<u>25, 32, 43</u>	<u>JA</u>
Document showing CNDDDB contact	CONTACT ATTEMPTED, BUT NOT MADE.	<u>JA</u>
Site/grading plans	<u>5</u>	<u>JA</u>
Initial study questionnaire	COUNTY PLANNING TO PROVIDE	<u>JA</u>
Impacts	<u>47</u>	<u>JA</u>
Mitigation measures	<u>54</u>	<u>JA</u>
Mitigation monitoring	<u>56</u>	<u>JA</u>
Preparer's resume/qualifications	APPENDIX <u>F</u>	<u>JA</u>

APPENDIX B

Table of Sensitive Species Impacts Matrix

Species								
Scientific Name	<i>Accipiter cooperii</i>	<i>Agelaius tricolor</i>	<i>Aimophila ruficeps canescens</i>	<i>Ammodramus savannarum</i>	<i>Amphispiza belli belli</i>	<i>Anaxyrus californicus</i>	<i>Anniella pulchra pulchra</i>	<i>Antrozous pallidus</i>
Common Name	Cooper's hawk	tricolored blackbird	southern California rufous-crowned sparrow	grasshopper sparrow	Bell's sage sparrow	arroyo toad	silvery legless lizard	pallid bat
Habitat present and species is reasonably expected to occur onsite? (YES/NO)	Yes	No	Yes	No	Yes	Yes	Yes	Yes
Species impacted directly by habitat loss? (YES/NO)	No	No	No	No	No	No	No	No
Habitat loss substantial? (YES/NO)	No	No	No	No	No	No	No	No
Species impacted indirectly on adjacent lands by edge effects? (YES/NO)	No	No	No	No	No	No	No	No
Potential to eliminate species onsite? (YES/NO)	No	No	No	No	No	No	No	No
Potential to reduce population size below self sustaining levels? (YES/NO)	No	No	No	No	No	No	No	No
Potential for substantial reduction in numbers of individuals? (YES/NO)	No	No	No	No	No	No	No	No
Potential restriction of range of rare or endangered species? (YES/NO)	No	No	No	No	No	No	No	No
Impact significant? (YES/NO)	No	No	No	No	No	No	No	No
Mitigation	BIO-1	None	BIO-1	None	BIO-1	None	None	None

Species								
Scientific Name	<i>Aquila chrysaetos</i>	<i>Aspidoscelis tigris stejnegeri</i>	<i>Astragalus brauntonii</i>	<i>Athene cunicularia</i>	<i>Baeolophus inornatus</i>	<i>Berberis nevadensis</i>	<i>Branchinecta lynchi</i>	<i>Buteo swainsoni</i>
Common Name	golden eagle	coastal whiptail	Braunton's milk-vetch	burrowing owl	oak titmouse	Nevadensis barberry	vernal pool fairy shrimp	Swainson's hawk
Habitat present and species is reasonably expected to occur onsite? (YES/NO)	Yes	Yes	No	No	Yes	No	No	No
Species impacted directly by habitat loss? (YES/NO)	No	No	No	No	No	No	No	No
Habitat loss substantial? (YES/NO)	No	No	No	No	No	No	No	No
Species impacted indirectly on adjacent lands by edge effects? (YES/NO)	No	No	No	No	No	No	No	No
Potential to eliminate species onsite? (YES/NO)	No	No	No	No	No	No	No	No
Potential to reduce population size below self sustaining levels? (YES/NO)	No	No	No	No	No	No	No	No
Potential for substantial reduction in numbers of individuals? (YES/NO)	No	No	No	No	No	No	No	No
Potential restriction of range of rare or endangered species? (YES/NO)	No	No	No	No	No	No	No	No
Impact significant? (YES/NO)	No	No	No	No	No	No	No	No
Mitigation	None	None	None	None	Bio-1	None	None	None

Species					
Scientific Name	<i>Centromadia parryi</i> ssp. <i>australis</i> southern tarplant	<i>Cercocarpus betuloides</i> var. <i>blanchae</i>	<i>Chondestes grammacus</i>	<i>Chorizanthe parryi</i> var. <i>fernandina</i>	Cismontane Alkali Marsh
Common Name	southern tarplant	island mountain-mahogany	lark sparrow	San Fernando Valley spineflower	Cismontane Alkali Marsh
Habitat present and species is reasonably expected to occur onsite? (YES/NO)	No	No	Yes	No	No
Species impacted directly by habitat loss? (YES/NO)	No	No	No	No	No
Habitat loss substantial? (YES/NO)	No	No	No	No	No
Species impacted indirectly on adjacent lands by edge effects? (YES/NO)	No	No	No	No	No
Potential to eliminate species onsite? (YES/NO)	No	No	No	No	No
Potential to reduce population size below self sustaining levels? (YES/NO)	No	No	No	No	No
Potential for substantial reduction in numbers of individuals? (YES/NO)	No	No	No	No	No
Potential restriction of range of rare or endangered species? (YES/NO)	No	No	No	No	No
Impact significant? (YES/NO)	No	No	No	No	No
Mitigation	None	None	None	None	None

Species						
Scientific Name	<i>Dudleya cymosa</i> ssp. <i>agourensis</i>	<i>Dudleya multicaulis</i>	<i>Elanus leucurus</i>	<i>Empidonax traillii</i>	<i>Empidonax traillii extimus</i>	<i>Emys marmorata</i>
Common Name	Agoura Hills dudleya	many-stemmed dudleya	white-tailed kite	willow flycatcher	southwestern willow flycatcher	western pond turtle
Habitat present and species is reasonably expected to occur onsite? (YES/NO)	No	No	Yes	No	No	No
Species impacted directly by habitat loss? (YES/NO)	No	No	No	No	No	No
Habitat loss substantial? (YES/NO)	No	No	No	No	No	No
Species impacted indirectly on adjacent lands by edge effects? (YES/NO)	No	No	No	No	No	No
Potential to eliminate species onsite? (YES/NO)	No	No	No	No	No	No
Potential to reduce population size below self sustaining levels? (YES/NO)	No	No	No	No	No	No
Potential for substantial reduction in numbers of individuals? (YES/NO)	No	No	No	No	No	No
Potential restriction of range of rare or endangered species? (YES/NO)	No	No	No	No	No	No
Impact significant? (YES/NO)	No	No	No	No	No	No
Mitigation	None	None	Bio-1	None	None	None

Species					
Scientific Name	<i>Navarretia fossalis</i>	<i>Navarretia ojaiensis</i>	<i>Navarretia setiloba</i>	<i>Neotoma lepida intermedia</i>	<i>Nolina cismontana</i>
Common Name	spreading navarretia	Ojai navarretia	Piute Mountains navarretia	San Diego desert woodrat	chaparral nolina
Habitat present and species is reasonably expected to occur onsite? (YES/NO)	No	No	No	Yes	No
Species impacted directly by habitat loss? (YES/NO)	No	No	No	No	No
Habitat loss substantial? (YES/NO)	No	No	No	No	No
Species impacted indirectly on adjacent lands by edge effects? (YES/NO)	No	No	No	No	No
Potential to eliminate species onsite? (YES/NO)	No	No	No	No	No
Potential to reduce population size below self sustaining levels? (YES/NO)	No	No	No	No	No
Potential for substantial reduction in numbers of individuals? (YES/NO)	No	No	No	No	No
Potential restriction of range of rare or endangered species? (YES/NO)	No	No	No	No	No
Impact significant? (YES/NO)	No	No	No	No	No
Mitigation	None	None	None	None	None

Species					
Scientific Name	<i>Onychomys torridus ramona</i>	<i>Opuntia basilaris var. brachyclada</i>	<i>Orcuttia californica</i>	<i>Perognathus longimembris brevinasus</i>	<i>Phacelia mohavensis</i>
Common Name	southern grasshopper mouse	short-joint beavertail	California Orcutt grass	Los Angeles pocket mouse	Mojave phacelia
Habitat present and species is reasonably expected to occur onsite? (YES/NO)	No	No	No	No	No
Species impacted directly by habitat loss? (YES/NO)	No	No	No	No	No
Habitat loss substantial? (YES/NO)	No	No	No	No	No
Species impacted indirectly on adjacent lands by edge effects? (YES/NO)	No	No	No	No	No
Potential to eliminate species onsite? (YES/NO)	No	No	No	No	No
Potential to reduce population size below self sustaining levels? (YES/NO)	No	No	No	No	No
Potential for substantial reduction in numbers of individuals? (YES/NO)	No	No	No	No	No
Potential restriction of range of rare or endangered species? (YES/NO)	No	No	No	No	No
Impact significant? (YES/NO)	No	No	No	No	No
Mitigation	None	None	None	None	None

Species						
Scientific Name	<i>Phrynosoma blainvillii</i>	<i>Picoides nuttallii</i>	<i>Polioptila californica californica</i>	<i>Polioptila melanura</i>	<i>Pseudognaphalium leucocephalum</i>	<i>Rana draytonii</i>
Common Name	coast horned lizard	Nuttall's woodpecker	coastal California gnatcatcher	black-tailed gnatcatcher	white rabbit-tobacco	California red-legged frog
Habitat present and species is reasonably expected to occur onsite? (YES/NO)	Yes	Yes	No	No	No	No
Species impacted directly by habitat loss? (YES/NO)	No	No	No	No	No	No
Habitat loss substantial? (YES/NO)	No	No	No	No	No	No
Species impacted indirectly on adjacent lands by edge effects? (YES/NO)	No	No	No	No	No	No
Potential to eliminate species onsite? (YES/NO)	No	No	No	No	No	No
Potential to reduce population size below self sustaining levels? (YES/NO)	No	No	No	No	No	No
Potential for substantial reduction in numbers of individuals? (YES/NO)	No	No	No	No	No	No
Potential restriction of range of rare or endangered species? (YES/NO)	No	No	No	No	No	No
Impact significant? (YES/NO)	No	No	No	No	No	No
Mitigation	None	Bio-1	None	None	None	None

Species					
Scientific Name	<i>Southern California Threespine Stickleback Stream</i>	<i>Southern Coast Live Oak Riparian Forest</i>	<i>Southern Cottonwood Willow Riparian Forest</i>	<i>Southern Mixed Riparian Forest</i>	<i>Southern Riparian Scrub</i>
Common Name	Southern California Threespine Stickleback Stream	Southern Coast Live Oak Riparian Forest	Southern Cottonwood Willow Riparian Forest	Southern Mixed Riparian Forest	Southern Riparian Scrub
Habitat present and species is reasonably expected to occur onsite? (YES/NO)	No	No	No	No	No
Species impacted directly by habitat loss? (YES/NO)	No	No	No	No	No
Habitat loss substantial? (YES/NO)	No	No	No	No	No
Species impacted indirectly on adjacent lands by edge effects? (YES/NO)	No	No	No	No	No
Potential to eliminate species onsite? (YES/NO)	No	No	No	No	No
Potential to reduce population size below self sustaining levels? (YES/NO)	No	No	No	No	No
Potential for substantial reduction in numbers of individuals? (YES/NO)	No	No	No	No	No
Potential restriction of range of rare or endangered species? (YES/NO)	No	No	No	No	No
Impact significant? (YES/NO)	No	No	No	No	No
Mitigation	None	None	None	None	None

Species					
Scientific Name	<i>Southern Sycamore Alder Riparian Woodland</i>	<i>Southern Willow Scrub</i>	<i>Spea hammondi</i>	<i>Symphytotrichum greatae</i>	<i>Taricha torosa</i>
Common Name	Southern Sycamore Alder Riparian Woodland	Southern Willow Scrub	western spadefoot	Greata's aster	Coast Range newt
Habitat present and species is reasonably expected to occur onsite? (YES/NO)	No	No	No	No	Yes
Species impacted directly by habitat loss? (YES/NO)	No	No	No	No	No
Habitat loss substantial? (YES/NO)	No	No	No	No	No
Species impacted indirectly on adjacent lands by edge effects? (YES/NO)	No	No	No	No	No
Potential to eliminate species onsite? (YES/NO)	No	No	No	No	No
Potential to reduce population size below self sustaining levels? (YES/NO)	No	No	No	No	No
Potential for substantial reduction in numbers of individuals? (YES/NO)	No	No	No	No	No
Potential restriction of range of rare or endangered species? (YES/NO)	No	No	No	No	No
Impact significant? (YES/NO)	No	No	No	No	No
Mitigation	None	None	None	None	None

Species					
Scientific Name	<i>Taxidea taxus</i>	<i>Thamnophis hammondi</i>	Valley Needlegrass Grassland	Valley Oak Woodland	<i>Vireo bellii pusillus</i>
Common Name	American badger	two-striped garter snake	Valley Needlegrass Grassland	Valley Oak Woodland	least Bell's vireo
Habitat present and species is reasonably expected to occur onsite? (YES/NO)	No	No	No	No	No
Species impacted directly by habitat loss? (YES/NO)	No	No	No	No	No
Habitat loss substantial? (YES/NO)	No	No	No	No	No
Species impacted indirectly on adjacent lands by edge effects? (YES/NO)	No	No	No	No	No
Potential to eliminate species onsite? (YES/NO)	No	No	No	No	No
Potential to reduce population size below self sustaining levels? (YES/NO)	No	No	No	No	No
Potential for substantial reduction in numbers of individuals? (YES/NO)	No	No	No	No	No
Potential restriction of range of rare or endangered species? (YES/NO)	No	No	No	No	No
Impact significant? (YES/NO)	No	No	No	No	No
Mitigation	None	None	None	None	None

APPENDIX C

Photo Exhibits

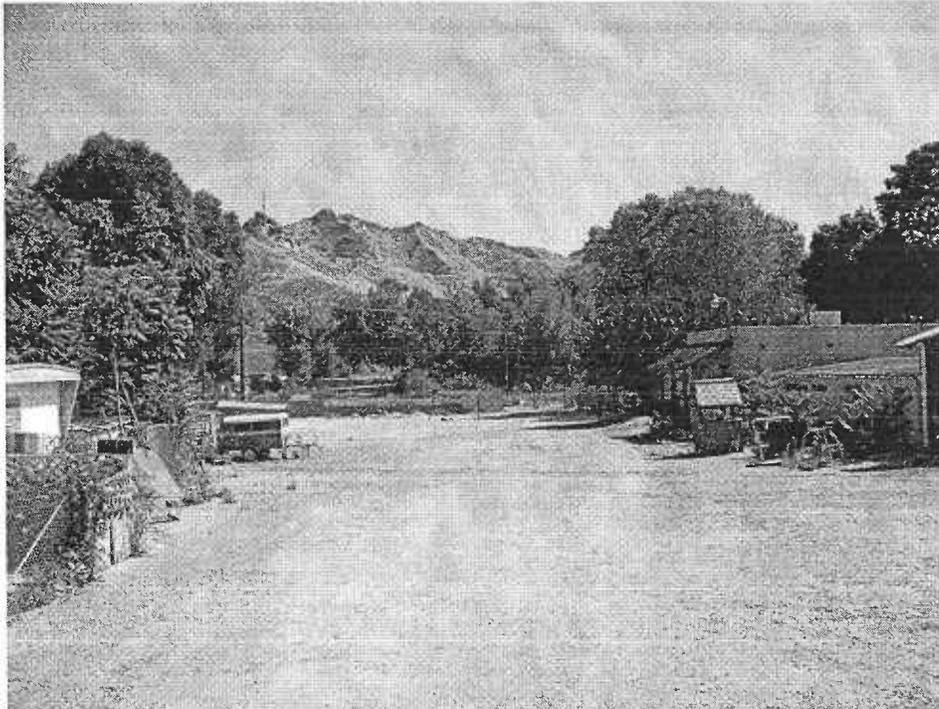


Photo 1. Facing east from site towards The Old Road.

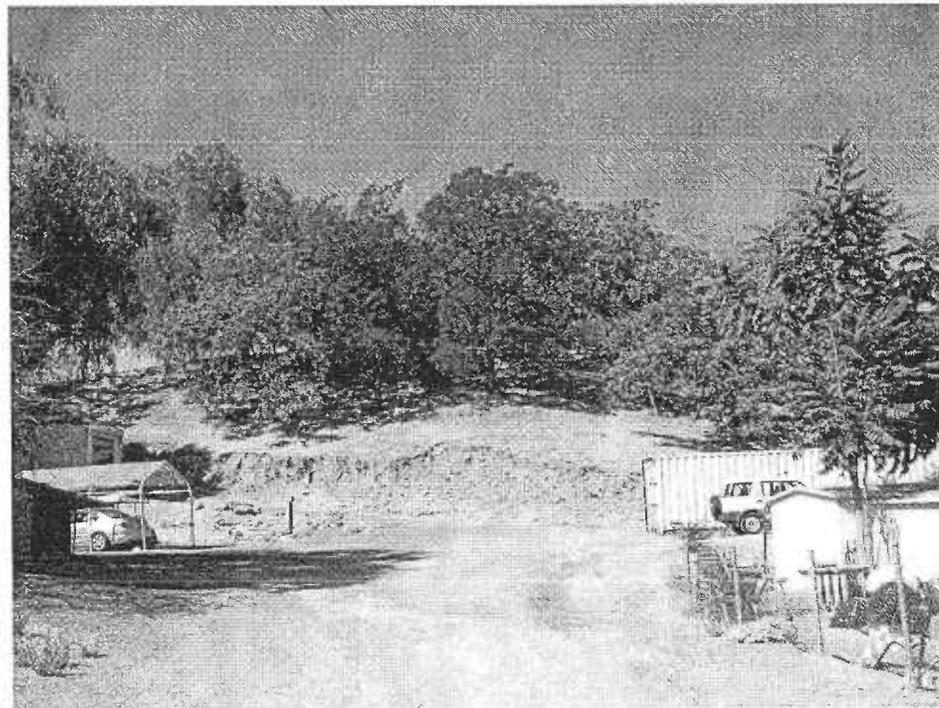


Photo 2. Facing west from site towards disturbed hillside with non-native grasses and trees.



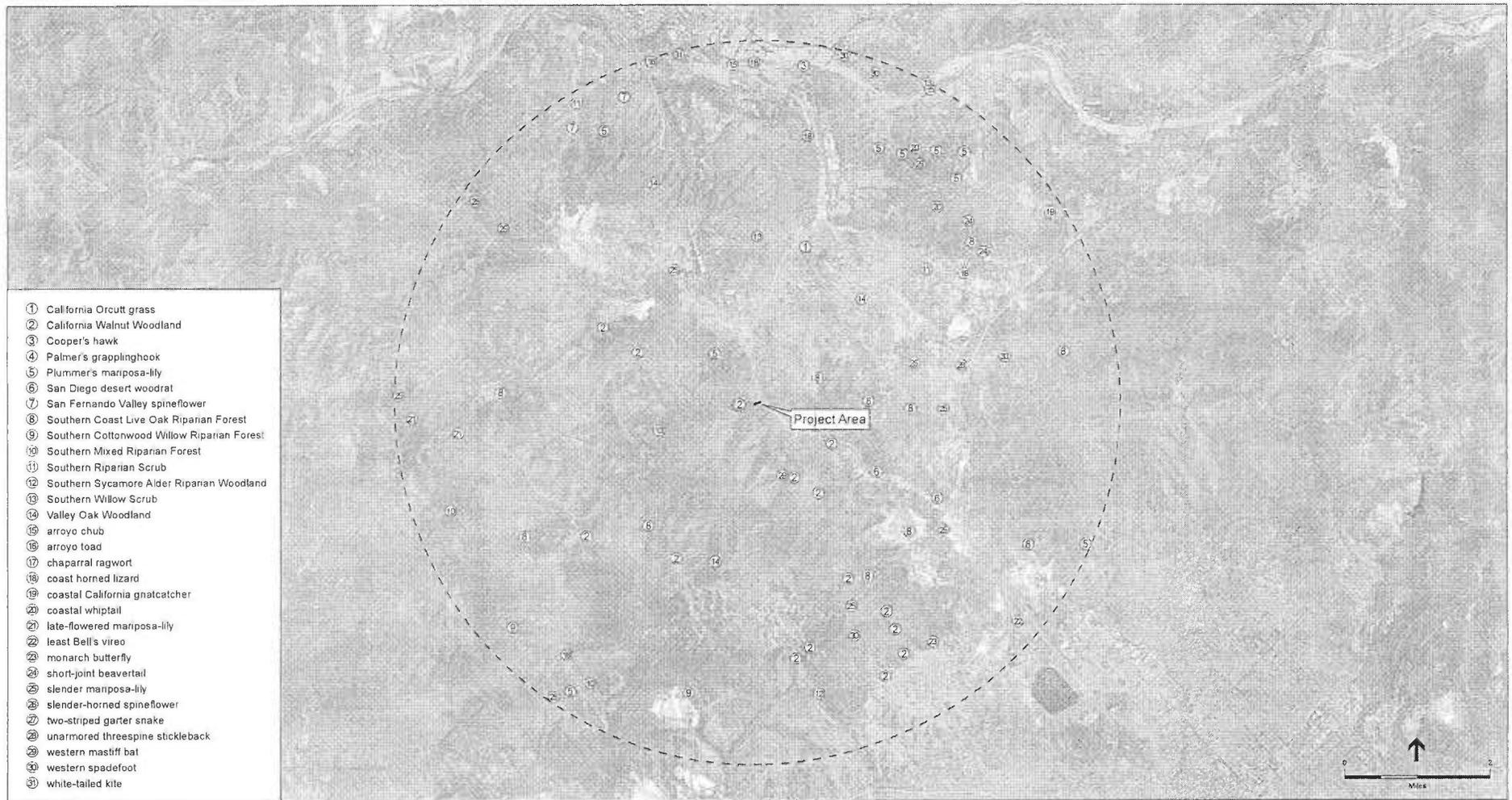
Photo 3. Facing northeast from hillside at view of coast live oak/southern California black walnut woodland.



Photo 4. View of previously graded area on hillside where water tower is proposed.

APPENDIX D

CNDDDB and CNPS Search Results



SOURCE California Department of Fish and Game, California Natural Diversity Database 2012

24233 The Old Road, 211740

Figure 5
Special Status Species Occurrences within 5-Mile Radius of the Project Site



Selected Elements by Scientific Name
 California Department of Fish and Game
 California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFG SSC or FP
arroyo chub <i>Gila orcuttii</i>	AFCJB13120	None	None	G2	S2	SSC
arroyo toad <i>Anaxyrus californicus</i>	AAABB01230	Endangered	None	G2G3	S2S3	SSC
bank swallow <i>Riparia riparia</i>	ABPAU08010	None	Threatened	G5	S2S3	
Bell's sage sparrow <i>Amphispiza belli belli</i>	ABPBX97021	None	None	G5T2T4	S2?	WL
burrowing owl <i>Athene cunicularia</i>	ABNSB10010	None	None	G4	S2	SSC
California condor <i>Gymnogyps californianus</i>	ABNKA03010	Endangered	Endangered	G1	S1	
California horned lark <i>Eremophila alpestris actia</i>	ABPAT02011	None	None	G5T3Q	S3	WL
California leaf-nosed bat <i>Macrotus californicus</i>	AMACB01010	None	None	G4	S2S3	SSC
California Orcutt grass <i>Orcuttia californica</i>	PMPOA4G010	Endangered	Endangered	G1	S1	1B.1
California red-legged frog <i>Rana draytonii</i>	AAABH01022	Threatened	None	G4T2T3	S2S3	SSC
California Walnut Woodland <i>California Walnut Woodland</i>	CTT71210CA	None	None	G2	S2.1	
chaparral ragwort <i>Senecio aphanactis</i>	PDAST8H060	None	None	G3?	S1.2	2.2
Cismontane Alkali Marsh <i>Cismontane Alkali Marsh</i>	CTT52310CA	None	None	G1	S1.1	
coast horned lizard <i>Phrynosoma blainvillii</i>	ARACF12100	None	None	G4G5	S3S4	SSC
coastal California gnatcatcher <i>Polioptila californica californica</i>	ABPBJ08081	Threatened	None	G3T2	S2	SSC
coastal whiptail <i>Aspidoscelis tigris stejnegeri</i>	ARACJ02143	None	None	G5T3T4	S2S3	
Cooper's hawk <i>Accipiter cooperii</i>	ABNKC12040	None	None	G5	S3	WL
Davidson's bush-mallow <i>Malacothamnus davidsonii</i>	PDMAL0Q040	None	None	G1	S1.1	1B.2
grasshopper sparrow <i>Ammodramus savannarum</i>	ABPBXA0020	None	None	G5	S2	SSC
Greata's aster <i>Symphotrichum greatae</i>	PDASTE80U0	None	None	G2	S2.3	1B.3
hoary bat <i>Lasiurus cinereus</i>	AMACC05030	None	None	G5	S4?	



Selected Elements by Scientific Name
 California Department of Fish and Game
 California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFG SSC or FP
late-flowered mariposa-lily <i>Calochortus fimbriatus</i>	PMLIL0D1J2	None	None	G3G4	S2.2	1B.2
least Bell's vireo <i>Vireo bellii pusillus</i>	ABPBW01114	Endangered	Endangered	G5T2	S2	
lodgepole chipmunk <i>Neotamias speciosus speciosus</i>	AMAFB02172	None	None	G4T2T3	S2S3	
loggerhead shrike <i>Lanius ludovicianus</i>	ABPBR01030	None	None	G4	S4	SSC
Mainland Cherry Forest <i>Mainland Cherry Forest</i>	CTT81820CA	None	None	G1	S1.1	
monarch butterfly <i>Danaus plexippus</i>	IILEPP2010	None	None	G5	S3	
Nevin's barberry <i>Berberis nevinii</i>	PDBER060A0	Endangered	Endangered	G1	S1	1B.1
Newhall sunflower <i>Helianthus inexpectatus</i>	PDAST4N250	None	None	G1	S1	1B.1
Ojai navarretia <i>Navarretia ojaiensis</i>	PDPLM0C130	None	None	G1	S1	1B.1
pallid bat <i>Antrozous pallidus</i>	AMACC10010	None	None	G5	S3	SSC
Palmer's grapplinghook <i>Harpagonella palmeri</i>	PDBOR0H010	None	None	G4	S3.2	4.2
Parry's spineflower <i>Chorizanthe parryi var. parryi</i>	PDPGN040J2	None	None	G3T2	S2	1B.1
Peirson's morning-glory <i>Calystegia peirsonii</i>	PDCON040A0	None	None	G3	S3.2	4.2
Piute Mountains navarretia <i>Navarretia setiloba</i>	PDPLM0C0S0	None	None	G1	S1.1	1B.1
Plummer's mariposa-lily <i>Calochortus plummerae</i>	PMLIL0D150	None	None	G3	S3	1B.2
Riversidian Alluvial Fan Sage Scrub <i>Riversidian Alluvial Fan Sage Scrub</i>	CTT32720CA	None	None	G1	S1.1	
Ross' pitcher sage <i>Lepechinia rossii</i>	PDLAM0V060	None	None	G1	S1.2	1B.2
rosy boa <i>Charina trivirgata</i>	ARADA01020	None	None	G4G5	S3S4	
round-leaved filaree <i>California macrophylla</i>	PDGER01070	None	None	G2	S2	1B.1
San Diego black-tailed jackrabbit <i>Lepus californicus bennettii</i>	AMAEB03051	None	None	G5T3?	S3?	SSC
San Diego desert woodrat <i>Neotoma lepida intermedia</i>	AMAFF08041	None	None	G5T3?	S3?	SSC



Selected Elements by Scientific Name
California Department of Fish and Game
California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFG SSC or FP
San Fernando Valley spineflower <i>Chorizanthe parryi</i> var. <i>fernandina</i>	PDPGN040J1	Candidate	Endangered	G2T1	S1.1	1B.1
San Gabriel bedstraw <i>Galium grande</i>	PDRUB0N0V0	None	None	G2	S2.2	1B.2
Santa Ana sucker <i>Catostomus santaanae</i>	AFCJC02190	Threatened	None	G1	S1	SSC
Santa Susana tarplant <i>Deinandra minthornii</i>	PDAST4R0J0	None	Rare	G2	S2.2	1B.2
short-joint beavertail <i>Opuntia basilaris</i> var. <i>brachyclada</i>	PDCAC0D053	None	None	G5T3	S3	1B.2
Sierra Madre yellow-legged frog <i>Rana muscosa</i>	AAABH01330	Endangered	Candidate Endangered	G1	S1	SSC
silvery legless lizard <i>Anniella pulchra pulchra</i>	ARACC01012	None	None	G3G4T3T4Q	S3	SSC
slender mariposa-lily <i>Calochortus clavatus</i> var. <i>gracilis</i>	PMLIL0D096	None	None	G4T2	S2	1B.2
slender-horned spineflower <i>Dodecahema leptoceras</i>	PDPGN0V010	Endangered	Endangered	G1	S1	1B.1
southern California rufous-crowned sparrow <i>Aimophila ruficeps canescens</i>	ABPBX91091	None	None	G5T2T4	S2S3	WL
Southern California Threespine Stickleback Stream <i>Southern California Threespine Stickleback Stream</i>	CARE2320CA	None	None	G?	SNR	
Southern Coast Live Oak Riparian Forest <i>Southern Coast Live Oak Riparian Forest</i>	CTT61310CA	None	None	G4	S4	
Southern Cottonwood Willow Riparian Forest <i>Southern Cottonwood Willow Riparian Forest</i>	CTT61330CA	None	None	G3	S3.2	
southern grasshopper mouse <i>Onychomys torridus ramona</i>	AMAFF06022	None	None	G5T3?	S3?	SSC
Southern Mixed Riparian Forest <i>Southern Mixed Riparian Forest</i>	CTT61340CA	None	None	G2	S2.1	
Southern Riparian Scrub <i>Southern Riparian Scrub</i>	CTT63300CA	None	None	G3	S3.2	
Southern Sycamore Alder Riparian Woodland <i>Southern Sycamore Alder Riparian Woodland</i>	CTT62400CA	None	None	G4	S4	
Southern Willow Scrub <i>Southern Willow Scrub</i>	CTT63320CA	None	None	G3	S2.1	
spotted bat <i>Euderma maculatum</i>	AMACC07010	None	None	G4	S2S3	SSC
spreading navarretia <i>Navarretia fossalis</i>	PDPLM0C080	Threatened	None	G1	S1	1B.1
two-striped garter snake <i>Thamnophis hammondi</i>	ARADB36160	None	None	G3	S2	SSC



Selected Elements by Scientific Name
California Department of Fish and Game
California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFG SSC or FP
unarmored threespine stickleback <i>Gasterosteus aculeatus williamsoni</i>	AFCPA03011	Endangered	Endangered	G5T1	S1	FP
Valley Oak Woodland <i>Valley Oak Woodland</i>	CTT71130CA	None	None	G3	S2.1	
western mastiff bat <i>Eumops perotis californicus</i>	AMACD02011	None	None	G5T4	S3?	SSC
western pond turtle <i>Emys marmorata</i>	ARAAD02030	None	None	G3G4	S3	SSC
western spadefoot <i>Spea hammondi</i>	AAABF02020	None	None	G3	S3	SSC
western yellow-billed cuckoo <i>Coccyzus americanus occidentalis</i>	ABNRB02022	Candidate	Endangered	G5T3Q	S1	
white-tailed kite <i>Elanus leucurus</i>	ABNKC06010	None	None	G5	S3	FP
yellow warbler <i>Dendroica petechia brewsteri</i>	ABPBX03018	None	None	G5T3?	S2	SSC
yellow-breasted chat <i>Icteria virens</i>	ABPBX24010	None	None	G5	S3	SSC

Record Count: 72



CNPS
California Native Plant Society

Inventory of Rare and Endangered Plants

v7-12mar 3-28-12

Status: search results - Thu, Mar. 29, 2012 04:40 c

Tip: +DNT Jun Jul returns Del Norte taxa with those blooming both months listed first.
[\[all tips and help.\]](#) [\[search history\]](#)

Your Quad Selection: Oat Mountain (138D) 3411835, Canoga Park (112A) 3411825, Calabasas (112B) 3411826, Mint Canyon (137B) 3411844, San Fernando (137C) 3411834, Van Nuys (111B) 3411824, Newhall (138A) 3411845, Val Verde (138B) 3411846, Santa Susana (138C) 3411836

Hits 1 to 26 of 26
Requests that specify topo quads will return only Lists 1-3.

To save selected records for later study, click the ADD button.

Selections will appear in a new window.

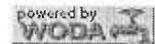
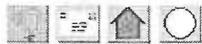
open	save	hits	scientific	common	family	CNPS
<input type="checkbox"/>	<input type="checkbox"/>	1	<u>Astragalus brauntonii</u>	Braunton's milk-vetch	Fabaceae	List 1B.1
<input type="checkbox"/>	<input type="checkbox"/>	1	<u>Berberis nevinii</u>	Nevin's barberry	Berberidaceae	List 1B.1
<input type="checkbox"/>	<input type="checkbox"/>	1	<u>California macrophylla</u>	round-leaved filaree	Geraniaceae	List 1B.1
<input type="checkbox"/>	<input type="checkbox"/>	1	<u>Calochortus clavatus</u> var. <u>gracilis</u>	slender mariposa lily	Liliaceae	List 1B.2
<input type="checkbox"/>	<input type="checkbox"/>	1	<u>Calochortus fimbriatus</u>	late-flowered mariposa lily	Liliaceae	List 1B.2
<input type="checkbox"/>	<input type="checkbox"/>	1	<u>Calochortus plummerae</u>	Plummer's mariposa lily	Liliaceae	List 1B.2
<input type="checkbox"/>	<input type="checkbox"/>	1	<u>Centromadia parryi</u> ssp. <u>australis</u>	southern tarplant	Asteraceae	List 1B.1
<input type="checkbox"/>	<input type="checkbox"/>	1	<u>Chorizanthe parryi</u> var. <u>fernandina</u>	San Fernando Valley spineflower	Polygonaceae	List 1B.1
<input type="checkbox"/>	<input type="checkbox"/>	1	<u>Deinandra minthornii</u>	Santa Susana tarplant	Asteraceae	List 1B.2
<input type="checkbox"/>	<input type="checkbox"/>	1	<u>Dodecahema leptoceras</u>	slender-horned spineflower	Polygonaceae	List 1B.1
<input type="checkbox"/>	<input type="checkbox"/>	1	<u>Dudleya blochmaniae</u> ssp. <u>blochmaniae</u>	Blochman's dudleya	Crassulaceae	List 1B.1
<input type="checkbox"/>	<input type="checkbox"/>	1	<u>Dudleya cymosa</u> ssp. <u>agourensis</u>	Agoura Hills dudleya	Crassulaceae	List 1B.2
<input type="checkbox"/>	<input type="checkbox"/>	1	<u>Dudleya multicaulis</u>	many-stemmed dudleya	Crassulaceae	List 1B.2
<input type="checkbox"/>	<input type="checkbox"/>	1	<u>Helianthus inexpectatus</u>	Newhall sunflower	Asteraceae	List 1B.1
<input type="checkbox"/>	<input type="checkbox"/>	1	<u>Lasthenia glabrata</u> ssp. <u>coulteri</u>	Coulter's goldfields	Asteraceae	List 1B.1
<input type="checkbox"/>	<input type="checkbox"/>	1	<u>Lepidium virginicum</u> var. <u>robinsonii</u>	Robinson's pepper-grass	Brassicaceae	List 1B.2

	<input type="checkbox"/>	1	<u>Malacothamnus davidsonii</u>	Davidson's bush-mallow	Malvaceae	List 1B.2
	<input type="checkbox"/>	1	<u>Navarretia fossalis</u>	spreading navarretia	Polemoniaceae	List 1B.1
	<input type="checkbox"/>	1	<u>Navarretia ojaiensis</u>	Ojai navarretia	Polemoniaceae	List 1B.1
	<input type="checkbox"/>	1	<u>Navarretia setiloba</u>	Piute Mountains navarretia	Polemoniaceae	List 1B.1
	<input type="checkbox"/>	1	<u>Nolina cismontana</u>	chaparral nolina	Ruscaceae	List 1B.2
	<input type="checkbox"/>	1	<u>Opuntia basilaris</u> var. <u>brachyclada</u>	short-joint beavertail	Cactaceae	List 1B.2
	<input type="checkbox"/>	1	<u>Orcuttia californica</u>	California Orcutt grass	Poaceae	List 1B.1
	<input type="checkbox"/>	1	<u>Pseudognaphalium leucocephalum</u>	white rabbit-tobacco	Asteraceae	List 2.2
	<input type="checkbox"/>	1	<u>Senecio aphanactis</u>	chaparral ragwort	Asteraceae	List 2.2
	<input type="checkbox"/>	1	<u>Symphotrichum greatae</u>	Greata's aster	Asteraceae	List 1B.3

To save selected records for later study, click the ADD button.

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No more hits.



APPENDIX E

Resumes



GREGORY C. AINSWORTH

Director, Senior Managing Biologist

Gregory Ainsworth directs the Southern California Biological Resources Group. Greg has provided biological resource consulting on numerous community development projects, solar and wind development, infrastructure, and water agency projects. He is a certified arborist, an experienced wetland delineator, and an approved biologist on several city and county approved lists. Greg's technical strengths include biological resource constraints studies and fatal flaw assessments, rare plant surveys and vegetation mapping, special-status wildlife surveys, avian risk assessments, native plant restoration, wetland delineations, and permitting. He has managed dozens of CEQA and NEPA projects, and projects involving compliance with the Endangered Species Act and has extensive knowledge of habitats found between the California deserts and the coastal shoreline.

Education

M.C.R.P., Environmental Planning, California Polytechnic State University, San Luis Obispo

B.S., Environmental Horticulture Science, California Polytechnic State University, San Luis Obispo

11 Years Experience

Certifications

International Certified Arborist (Cert# WE 7473A)

California Department of Fish and Game Scientific Collection Permit

Southwestern Willow Flycatcher Section 10(a)(1)(A) Recovery Permit (Pending)

Wetland Delineation & Management (ACOE, #2128), 2003

Specialized Training

Snowy plover nesting and roosting surveys, Los Angeles Audubon, 2004-present

Desert Tortoise Workshop, The Desert Tortoise Council, 2006

Mohave ground squirrel Workshop, The Wildlife Society, 2005

California Native Plant Society Plant Survey Techniques, 2004 and 2006

Relevant Experience in Ventura County

California Public Utilities Commission, SCE Presidential Substation EIR, Ventura County, CA. Senior Biologist. Greg is co-managing the preparation of an EIR for the SCE Presidential Substation Project located in Ventura County. The proposed project would involve construction of a substation and associated subtransmission source lines that run through a rural residential area. ESA has implemented a rigorous public and agency outreach program to engage the stakeholders in the CEQA process. Key biological resource issues to be addressed in the EIR include state- and federally-endangered fairy shrimp species, the federally threatened coastal California gnatcatcher, and the federally-listed plant: Lyon's pentachaeta.

Department of Water Resources, Piru Creek Special Use Permit Renewal, Los Angeles and Ventura Counties, CA. Project Manager/Senior Biologist. Greg is providing environmental compliance and permitting for the Department of Water Resources (DWR) for the renewal of a Special Use Permit to operate and maintain access to an existing stream gauging station to measure flows into Pyramid Lake. The permit would also include necessary improvements at a high and low flow gauging station. Greg conducted a habitat assessment for potentially occurring special-status species, a focused plant survey, protocol surveys for the federally endangered arroyo toad, wetland delineation, and wildlife migration corridor analysis. Greg managed the preparation of a BE/BA for Endangered Species Act (ESA) compliance and prepared an EA in accordance with NEPA. Greg will be engaging in formal consultation with the USFWS for their preparation of a Biological Opinion under Section 7b of the ESA.

California Department of Water Resources (DWR), Arroyo Toad Monitoring Plan, Los Padres National Forest, Ventura County, CA. Project Manager/Senior Biologist. Mr. Ainsworth is providing three consecutive years' of biological monitoring and technical analysis for DWR's monitoring program for the federally endangered arroyo toad and other special-status species including California red-legged frog, southwestern pond turtle, and two-striped garter snake in middle Piru Creek in the Los Padres National Forest. Greg

Relevant Experience (Continued)

managed the implementation of the U.S. Fish and Wildlife Service-approved monitoring plan, and is conducting clutch surveys to monitor arroyo toad reproductive success, habitat quality, and hydrological features on middle Piru Creek.

County of Ventura Harbor Department, Channel Islands Harbor, Ventura County, CA. *On-call Arborist and Biologist.* Mr. Ainsworth serves as the Harbor Department's on-call Arborist and has conducted numerous tree health surveys and pre-trimming or removal guidance. Greg also serves as the Department's on-call biologist for conducting focused surveys on herons and egrets for various construction projects within the harbor.

County of Ventura Harbor Department, Channel Islands Harbor, Ventura County, CA. *Construction Monitor.* Greg is conducting weekly monitoring of the construction of the Boating Instruction and Safety Center (BISC). Monitoring includes assessing potential construction-related impacts on great blue herons and black-crowned night herons and other species protected under the Migratory Bird Treaty Act of 1918 and other agency protection.

Greystar Real Estate Partners, Channel Islands Harbor, Ventura County, CA. *Lead Biologist.* Mr. Ainsworth conducted an assessment of all trees within the Paz Mar Select and Paz Mar Reserve condominium complexes for presence of bird nests and active heron roost sites prior to annual tree trimming activities. All trees with sign of heron presence were flagged and specific tree trimming procedures were applied based on recommendations provided by Mr. Ainsworth.

E. Rojas Landscape Inc., Channel Islands Harbor, Ventura County, CA. *Lead Biologist.* Mr. Ainsworth conducted an assessment of all trees within the Paz Mar Select and Paz Mar Reserve condominium complexes for presence of bird nests and active heron roost sites prior to annual tree trimming activities. All trees with sign of heron presence were flagged and specific tree trimming procedures were applied based on recommendations provided by Mr. Ainsworth.

County of Ventura. *Qualified Biologist.* Mr. Ainsworth was a qualified biologist with the County of Ventura from April 2003 through May 2005. He was responsible for conducting biological assessments and special-status species surveys. He prepared numerous biological resource sections of CEQA Initial Studies based on findings. He was a member of the County's committee for establishing criteria for identifying wetlands and vernal pools within the County as well as identifying locally important plant and animal species.

Channel Islands Development Partners, Wildwood Stable Estates, Ventura County, CA. *Project Manager/Senior Biologist.* Mr. Ainsworth prepared a Biological Assessment Report for the Wildwood Stable Estates Project Site. In support of the Report, he mapped all plant communities on the site, conducted focused surveys for southwestern pond turtle, two-striped garter snake, least Bell's vireo, raptors, and special-status plants, and conducted a protected tree survey and prepared a tree report per the Ventura County Protected Tree Ordinance. While conducting focused plant surveys he identified an unknown

Relevant Experience (Continued)

population of Conejo dudleya (*Dudleya parva*), a federally threatened plant species.

Vintage Marina, Channel Islands Harbor, Ventura County, CA. *Project Manager/Senior Biologist.* Managed and conducted construction monitoring for potential impacts to great blue herons and black-crowned night herons at the Channel Islands Harbor, Oxnard, California. Monitor efforts includes an assessment of short- and long-term construction related impacts on breeding and foraging herons. Provided on-call biological resource-related services for various projects within the Harbor.

Marine Emporium Landing, LLC, Channel Islands Harbor, Ventura County, CA. *Lead Biologist.* Conducted biological assessments and prepared technical reports for two separate development projects at the Channel Islands Harbor. Conducted construction monitoring for potential impacts to great blue herons and black-crowned night heron during the construction phases.

Ventura County Regional Sanitation District, Toland Landfill, Ventura County, CA. *Lead Biologist.* Mr. Ainsworth identified ecologically sensitive areas, performed habitat assessments and reconnaissance-level biota surveys, and established a mitigation and monitoring plan for future expansions of the Toland Road Landfill in Santa Paula, California.

City of Oxnard, Parks Division, *Lead Biologist.* Mr. Ainsworth conducted nesting/breeding bird surveys and assessment of active heron roosts prior to tree removal or pruning activities at various location in the City of Oxnard.

Essex Property Trust, Inc., Hidden Valley Development, Ventura County, CA. *Monitoring Biologist.* Mr. Ainsworth managed the implementation of a Revegetation Plan for the creation of wetland and riparian habitats along the Arroyo Simi Creek in Ventura County, California. He monitored weed abatement and restoration activities for the creation of a floodplain terrace and new riparian habitat along the banks of the creek. He helped established weed abatement and planting guidelines for the restoration efforts.

Soule Park Golf Course, Ojai, Ventura County, CA. *Monitoring Biologist.* Greg monitored the installation of a span bridge across a jurisdictional creek. Greg was responsible for ensuring that all BMPs were conducted in accordance with permit conditions and was responsible to for providing recommendations to avoid potential impacts to the creek and its indigenous flora and fauna. Greg led daily construction meetings and was responsible for preparing daily monitoring reports and communication with jurisdictional agencies.

City of Ojai, Libbey Bowl Reconstruction Project, Ventura County, CA. *Arborist.* Greg conducted a focused survey of all trees located at the Libbey Bowl. Greg prepared a detailed tree assessment report for the City of Ojai that included data collected on the health and physical structure of each tree, as well as recommendation for preserving trees and mitigating those trees that would be removed or otherwise impacted.

Relevant Experience (Continued)

Conejo Valley Development Corporation, Corporate Ridge Development Project, Ventura County, CA. *Arborist.* Greg conducted on-call monitoring of oaks to be preserved within the development project. Greg prescribed specific measures for avoiding impacts to oak trees and monitored all construction activities within 15 feet from all protected tree canopies. Greg prepared monitoring logs and communicated directly with the City of Agoura Hills Arborist on prescribed preservation and avoidance measures.

City of Simi Valley. *Lead Biologist.* Prepared biological resource section of the Lost Canyon Specific Plan EIR; mapped all plant communities and biological resources on the 1,200 acre project site, conducted a floristic inventory and rare plant survey and assessment of impacts to wildlife migration corridors.

Rockwell Scientific. *Lead Biologist.* Mr. Ainsworth conducted a protected tree survey and prepared a tree report per the City of Thousand Oaks and County of Ventura protected tree ordinances for proposed residential development.

City of Santa Paula. *Lead Biologist.* Mr. Ainsworth prepared a biological impact assessment, mapping and characterization of plant communities, and a migration corridor study on the proposed East Area I Specific Plan project site in Santa Paula, California. Conducting a protected tree survey per the requirements of the City of Santa Paula's Protected Tree Guidelines.

Pinnacle Development Group. *Lead Biologist.* Mr. Ainsworth conducted a jurisdictional resources delineation (i.e., streams and drainages) per the recent Corps Rapanos decision and prepared a draft jurisdictional delineation report for over 300 stream reaches located on the Adams Canyon Preserve Project site located in Santa Paula, California. Mapped all plant communities and conducted a focused floristic inventory and rare plant survey and general wildlife surveys for proposed development areas. Prepared biological technical studies in support of future EIR.

City of Oxnard. *Lead Biologist.* Mr. Ainsworth conducted nesting/breeding bird surveys and monitored a great blue heron heronry and American crow rookery prior to grading of the 1,200 acre Riverpark Development Site in Oxnard, California.

Weston, Benschopf, Rochefort, Rubalcava, MacCuish, LLP. *Lead Biologist.* Mr. Ainsworth conducted a biological resource assessment and focused presence/absence botanical survey for potentially-occurring special status plant species on proposed residential development in Malibu, Unincorporated Ventura County, California.

Hilltop Builders, LLC. *Lead Biologist.* Conducted a biological resource assessment and focused presence/absence botanical survey for potentially-occurring special status plant species on the on the Gateway Commercial Development Project in Newbury Park, California.

Relevant Experience (Continued)

Additional Project Experience

Grossmont High School Tree Survey, San Diego, CA. *Arborist.* Greg conducted a tree survey for a proposed high school alternative location for the Grossmont Union High School District. The locations of oak trees and mature riparian woodland species located on the alternative high school site were assessed and mapped by Greg, our certified arborist. A subsequent tree report was prepared and all attribute data (e.g., tree number, size, health, balance) collected were provided in the report. The report identified the number of trees that were removed, encroached, and preserved by the proposed alternative high school location.

Helix Water District, El Monte Groundwater Recharge, Mining and Reclamation Project EIR, San Diego, CA. *Arborist.* Greg conducted a tree survey and identify trees that should be removed based on poor health conditions and which should be preserved based on overall value and aesthetics. He collected specific information during the assessment such as: type of species, trunk diameter, estimated height and radius of canopy, physical conditional and overall health rating. A subsequent tree report was prepared and all attribute data collected were provided in the report. The report identified the number of trees that were removed, encroached, and preserved.

Western Wind Energy Corporation, Aero Windswept Lower Resource Energy Project Biota Surveys, Tehachapi, CA. *Project Manager.* Greg is the project director and daily manager of all data collection, reporting, and permitting service being provided on this project. Biota surveys have included rare plant surveys, wildlife surveys including burrowing owl, desert tortoise, Mojave ground squirrel, bats, bird use counts, and raptor surveys (in accordance with CEC Guidelines for Reducing Impacts to Birds and Bats from Wind Development). Greg is the primary author of the biological technical report and avian risk assessment being prepared to support the project's EIR.

San Diego Gas and Electric, Manzanita Wind Generation Project, San Diego County, CA. *Project Manger of Biological Resources.* Greg is managing all focused surveys for the proposed gen-tie line, substation locations, switchyard, and other ancillary features. Focused studies under the management of Greg include: avian studies (bird use counts, small bird counts and migration counts), Quino checkerspot butterfly and Hermes copper butterfly, rare plant surveys, wetland delineation, vegetation mapping, and biological constraints analysis. Greg will be managing the preparation of the PEA for the proposed project and participating in Section 7 consultation related to potential impacts to the Golden Eagle.

Sunshine Canyon Landfill Arborist Support and Revegetation Plan, Los Angeles, CA. *Biological Resources Task Leader.* Greg is conducting annual monitoring for several mitigation requirements that include City of Los Angeles oak tree mitigation, PM10 tree buffer mitigation, big cone Douglas fir mitigation, coastal sage scrub restoration, coastal sage scrub and chaparral revegetation required by the Air Quality Control Management District. Greg prepared a

Relevant Experience (Continued)

restoration and revegetation plan introducing native coastal sage scrub and chaparral vegetation between the landfill and adjacent neighborhoods. Greg is monitoring the implementation of the plan for the next five years. Greg is providing on-call services that include: preconstruction bird surveys, protected tree surveys for proposed grading activities, and identification of suitable native revegetation sites throughout the landfill property.

City of Calabasas, On-Call Services, Calabasas, CA. *Arborist.* Greg is the City of Calabasas' on-call arborist. His services include providing oak tree damage assessments for the Code Enforcement Department, review of oak tree reports prepared by city-approved arborists, and preparation of oak tree damage and appraisal reports.

Department of Water Resources, Templin HWY Culvert Repair, Los Angeles County, CA. *Senior Biologist.* ESA is providing environmental compliance and permitting for the Department of Water Resources for their installation of a new culvert below Templin Highway. The proposed culvert is within a blue line stream that falls under the jurisdiction of the USACE, RWQCB and the CDFG. Greg conducted a wetland delineation for Waters of the U.S. and State jurisdictional waters and is preparing permits in accordance to the Clean Water Act (401/404) and California Department of Fish and Game Code (1602), Streambed Alteration Agreement.

Metropolitan Water District City of La Verne Tree Ordinance Compliance and Breeding Bird Surveys, La Verne, CA. *Senior Biologist.* Greg conducted a significant tree survey, prepared a tree report, and submitted a tree permit to the City of La Verne for the Metropolitan Water District Weymouth Treatment Plan Main Line Project. Greg conducted a preconstruction breeding bird and nest survey for the proposed project and identified appropriate buffers to avoid impacts to breeding birds.

Private Wind Developers, Los Angeles County, CA. *Biological Resources Task Leader.* Greg has managed and conducted several confidential biological resource fatal flaw assessments for potential wind development projects in the Mojave desert and rural areas of Los Angeles County. Tasks included reconnaissance-level biological field assessments, identification of adjacent land uses and zoning, and preparation of technical biological constraints reports. Greg has provided consultation to wind developers on the local, state, and federal permitting requirements associated with biological resources and wind development.

Red Mountain Ridge Wind Project, San Diego, CA. *Biological Resources Task Leader.* Greg managed a 30-day fatal flaw analysis for biological, cultural, and paleo resources on a proposed 7.5 square mile wind development project known as the Red Mountain Ridge Wind Project, which includes approximately 8 miles of transmission line. The results of the fatal flaw assessment was used to develop a detailed scope and budget for conducting baseline biology and cultural assessments that will support the preparation of an EIR by Kern County's CEQA

Relevant Experience (Continued)

consultant for a zone change, Wind Energy overlay, CUP for the solar portion, and a variance.

Bureau of Land Management, Ocotillo Wind Farm Express, El Centro, CA.
Biological Resources Task Leader. The Ocotillo Express Wind Energy Project is a 15,000-acre, 561 megawatt wind energy project including a substation, transmission facilities, administration facilities, operations and maintenance facilities, and temporary construction lay-down areas. The project would be located almost entirely on BLM administered lands in the Imperial Valley, approximately 5 miles west of Ocotillo, Imperial County, California. Greg is serving as a third-party biological consultant under the direction of the BLM El Centro Field Office. Specifically, Greg and ESA are contracted to assist with implementation of the BLM NEPA process including review and support for the project's Plan of Development, Notice of Intent, formal scoping meetings, Plan Amendment to the BLM California Desert Conservation Area Plan, EIS/EIR, required technical studies, Notice of Availability, and ultimately the Record of Decision. Greg is providing field verification to the BLM on data collection efforts being conducted by the applicants biological consultants.

Solar Millennium Blythe and Palen Solar Power Projects, Blythe, CA.
Biological Resources Task Leader. The Blythe Solar Power Project will be a concentrated STE generating facility with two adjacent, independent, and identical solar plants of 250 MW nominal capacity each for a total capacity of 500 MW nominal. The project site is located approximately two miles north of Interstate 10 and eight miles west of the City of Blythe in an unincorporated area of Riverside County. Greg served as a third-party biological consultant under the direction of the BLM Palm Springs Field Office. Greg assisted with implementation of the BLM NEPA process including review and support for the project's Plan of Development, Notice of Intent, formal scoping meetings, Plan Amendment to the BLM California Desert Conservation Area Plan, EIS/EIR, required technical studies, Notice of Availability, and ultimately the Record of Decision. Greg provided field verification to the BLM on data collection efforts being conducted by the applicants biological consultants.

Desert Sunlight Solar Project BLM Support Services, Desert Center, CA.
Biological Resources Task Leader. The Desert Sunlight Solar project will be a solar PV energy generating facility with a total capacity of 550 MW. The project is proposed to be located on federal lands managed by the BLM approximately six miles north of the community of Desert Center, in Riverside County. Greg is serving as a third-party biological consultant under the direction of the BLM Palm Springs Field Office. Specifically, Greg and ESA are contracted to assist with implementation of the BLM NEPA process including review and support for the project's Plan of Development, Notice of Intent, formal scoping meetings, Plan Amendment to the BLM California Desert Conservation Area Plan, EIS/EIR, required technical studies, Notice of Availability, and ultimately the Record of Decision. Greg is providing field verification to the BLM on data collection efforts being conducted by the applicants biological consultants.

Relevant Experience (Continued)

NextEra Genesis Solar Energy Project, BLM Support Services, Palm Springs, CA. *Senior Biologist.* Greg and ESA provided regulatory review for the California South Coast BLM for the Genesis Solar project application. Greg's role in this project included review of the biological resources technical reports that accompanied the permit applications. He determined appropriate mitigation strategies in consultation with project managers to help facilitate compliance with the Endangered Species Act and BLM Wildlife Management Areas.

Sun Peak Chuckwalla and Superstition Solar, Riverside County, CA. *Biological Resources Task Leader.* The Chuckwalla Solar I project is a 200 megawatt photovoltaic power plant located in Riverside County. All components of the proposed facility would be located on public lands managed by the BLM, under the jurisdiction of the Palm Springs Field Office. Specifically, Greg and ESA are contracted to assist with implementation of the BLM NEPA process including review and support for the project's Plan of Development, Notice of Intent, formal scoping meetings, Plan Amendment to the BLM California Desert Conservation Area Plan, EIS/EIR, required technical studies, Notice of Availability, and ultimately the Record of Decision. Greg is providing field verification to the BLM on data collection efforts being conducted by the applicants biological consultants.

Hollywood Heights Biological Resource Assessment, Los Angeles, CA. *Project Manager.* Greg prepared a biological resource assessment for a proposed residential development in the Hollywood Heights area of Los Angeles County. Following a literature and database review of the project area, Greg prepared a technical biological assessment report documenting the methods and results of the database and field assessment and provided mitigation measures and recommendations, where applicable, to reduce potential impacts to biological resources to levels of less than significant (per CEQA thresholds).

Department of Water Resources, East Branch Enlargement Project, Los Angeles and San Bernardino Counties, CA. *Senior Biologist.* Greg conducted habitat assessments for special-status plant and animal species in proposed construction areas, as well as, presence/absence surveys for burrowing owls. He is currently conducting a floristic inventory and rare plant survey within the Department's easement areas. ESA has conducted technical studies to complete the EIR and has begun negotiating permit requirements and restoration planning with resource agencies including the USACE, RWQCB, and USFWS.

Las Virgenes Municipal Water District, April Road Reservoir Environmental Constraints Analysis, Agoura Hills, CA. *Senior Biologist.* Greg is preparing a Biological Constraints Analysis for the proposed April Road Recycled Water Reservoir Site for the Las Virgenes Municipal Water District. The purpose of the assessment is to identify fatal flaws of the site and to characterize key biological resource hurdles. His analysis includes an assessment of potential incompatibilities with Los Angeles County's Sensitive Ecological Areas, impacts to wildlife migration corridors and sensitive plants and wildlife, and potential mitigation options. Greg prepared a draft oak tree appraisal to

Relevant Experience (Continued)

assessment the potential cost of impacting approximately 200 coast live oak trees and conducted a rare plant survey of the proposed project site.

County of Los Angeles Department of Public Works (LADPW), Sorensen Community Park Phase III MND, Los Angeles, CA. Senior Biologist. Greg prepared the biological resource section of the EIR/EA for the LADPW for Phase III of the Stephen Sorensen County Park Project. Greg conducted and managed special-status wildlife surveys including protocol-level surveys for burrowing owl (*Athene cunicularia*) and southern grasshopper mouse (*Onychomys torridus Ramona*), terrestrial mammal trapping and relocation, and implementing an employee education and awareness training.

Orange County Sanitation District, Newport Trunk Sewer Biological Mitigation Monitoring and Reporting Program, Newport, CA. Senior Biologist. Greg provided construction monitoring efforts for sensitive biological resources in the area of the Santa Ana River Marsh. Greg assisted in the demarcation of boundaries for construction through the marsh area and conducted breeding surveys for the federally and state listed Belding's savannah sparrow. He also provided training for the construction workers to ensure they are aware of their responsibilities with regard to protecting sensitive species and habitats in the area.

Irvine Ranch Water District (IRWD), Baker Regional Water Treatment Plant MND. Irvine, CA. Senior Biologist. Greg prepared the biological resource section of this Initial Study and MND for the IRWD Baker Regional Water Treatment Plant project. The goal of the proposed project is to increase water supply reliability in southern Orange County by creating redundancy of treatment system capacity and distribution infrastructure for potable water in the event of facility outages due to routine maintenance or unforeseen emergencies. Greg conducted a rare plant survey, habitat assessment for potentially occurring special-status species, mapped plant communities and sensitive habitats, and assessment potential mitigation options.

City of San Juan Capistrano, Terminal Reservoir MND, San Juan Capistrano, CA. Senior Biologist. Greg conducted a biological resource assessment, floristic inventory and rare plant survey, and prepared the biological resource section of the MND.

Additional Professional Experience

- Senior Biologist, Impact Sciences (05/2004 – 02/2009)
- Southwestern Willow Flycatcher Surveying Biologist, SWCA (05/2008 - 07/2008)
- Environmental Scientist/Biologist, ENSR International (04/2003 - 5/2004)
- Environmental Scientist, Rincon Environmental Consultants, Inc (10/2001-04/2004)
- Project Manager/ Field Biologist, Pacific Agricultural Research and Vintners Lab (06/1999 - 09/2001)



JON WEST

Associate Biologist II, Southern California Biological Resources and Land Management

Jon West is an Associate Biologist II in ESA's Biological Resources and Land Management Group and has over 4 years of experience as a biologist with private consulting firms and federal agencies. Jon has worked on numerous community development projects, solar and wind development, infrastructure, and water agency projects throughout Southern California and the southwest region. He has a wide variety of experience in biology and resource management, including habitat assessments and focused surveys for rare and special-status plants and wildlife. Other experience includes biological and mitigation monitoring, avian studies and nest searches, wetland and riparian jurisdictional delineations, vegetation mapping, terrestrial mammal trapping, and exotic plant management. Jon also has experience with GPS and ArcGIS software, and provides a variety of technical analysis functions in support of CEQA, NEPA and Endangered Species Act compliance and documentation.

Education

B.A. Environmental Studies

B.A. Writing,

Ithaca College, Ithaca, NY

Years Experience: 05

Relevant Training

38 Hour Army Corps of Engineers Wetland Delineation Training Program

USFWS protocol-level surveys for southwest willow flycatcher presence/absence surveys and nest monitoring.

USFWS protocol-level surveys for arroyo toad presence/absence and breeding surveys.

Successful CEQA Compliance – UCLA Extension.

Professional Affiliations

Association of Environmental Professionals – Channel Counties Chapter

Wildlife Society – Western Section

Los Angeles Audubon Society – western snowy plover (*Charadrius alexandrinus*) survey volunteer

Relevant Experience

Focused Studies

California Department of Water Resources (DWR) Arroyo Toad Monitoring Plan. Los Padres National Forest, CA. *Wildlife Biologist and Technical Analyst.* Jon assisted ESA with biological monitoring and technical analysis for DWR's monitoring program for the federally endangered arroyo toad (*Anaxyrus californicus*) and other special-status species including California red-legged frog (*Rana aurora draytonii*), southwestern pond turtle (*Actinemys marmorata pallida*), and two-striped garter snake (*Thamnophis hammondi*) in middle Piru Creek in the Los Padres National Forest. Jon assisted in formulating and implementing the U.S. Fish and Wildlife Service-approved monitoring plan, and conducting field surveys to monitor *A. californicus* reproductive success, habitat quality, and hydrological features on Piru Creek.

DWR Lake Perris Remediation Project. Riverside County, CA. *Wildlife Biologist.* Jon assisted ESA in performing protocol-level presence/absence surveys for least Bell's vireo (*Vireo bellii pusillus*) at Lake Perris and multiple mitigation sites in Riverside County. Focused surveys were performed to assist in assessing impacts from a drawdown of the lake and to provide the basis for impact mitigation under the MSHCP.

Aero Lower West Biota Surveys. Kern County, CA. *Deputy Project Manager, Wildlife Biologist.* Jon assisted ESA in performing biota surveys for a technical biological study for Aero Energy's submittal package to Kern County for pursuing wind energy development in the Tehachapi Pass Wind Resource Area. Jon helped coordinate and perform focused bird and bat studies in accordance with the California Energy Commission's *Guidelines for Reducing Impacts to Birds and Bats from Wind Energy Development*. Bat studies were conducted using digital mist netting and SonoBat software. Bat studies were conducted using digital mist netting and SonoBat software to analyze and compare high-resolution full-spectrum sonograms of bat echolocation calls. Jon assisted with coordinating field efforts and performing

Relevant Experience (Continued)

focused surveys for desert tortoise (*Gopherus agassizii*), Mohave ground squirrel (*Xerospermophilus mohavensis*), and burrowing owl (*Athene cunicularia*). Jon also provided technical analysis in drafting the technical biological report.

San Diego Gas and Electric (SDG&E) Wind Interconnection Project. San Diego County, CA. Technical Analyst and Biological Technician. Jon assisted ESA in developing a Biological Resources Technical Report and Proponent's Environmental Assessment for SDG&E's project to construct a switchyard and 6.7 miles of interconnection facilities to provide transmission interconnection for current and future wind energy projects in east San Diego County. Jon performed general wildlife reconnaissance surveys and focused rare plant surveys on the site and assisted SDG&E with siting of transmission poles and stringing sites in the field. Jon also provided technical analysis in developing the reports for the Project.

DWR Piru Creek Special Use Permit Renewal. Los Padres National Forest, Ventura County, CA. Technical Analyst and Wildlife Biologist. Jon assisted ESA with completing a Biological Assessment in support of DWR's renewal of a Special Use Permit to access and maintain the Piru Creek Gauging Station in Los Padres National Forest. Presence/absence surveys and habitat assessments were conducted for special-status species including arroyo toad, southwestern pond turtle, red-legged frog, and two-striped garter snake. Jon also assisted in the technical analysis of biological data and project plans while drafting the document in consultation with DWR, USFS, and USFWS.

DWR Templin Highway Culvert Repair. Angeles National Forest, San Bernardino County, CA. Biological Technician. Jon assisted ESA with conducting biological resources reconnaissance surveys and performing jurisdictional wetland delineations in support of DWR's environmental compliance and federal permitting for installation of a new culvert below Templin Highway. Jon assisted in characterizing and mapping vegetation in the project area, conducting a floristic inventory and rare plant survey, and surveying for special-status wildlife including arroyo toad and coastal California gnatcatcher (*Polioptila californica californica*).

Sunshine Canyon Landfill (SCL) Vegetation Plan. Los Angeles County, CA. Biological Technician and Technical Analyst. Jon assisted ESA in developing and implementing a vegetation plan to satisfy requirements of the South Coast Air Quality Management District's Order of Abatement for the landfill. The vegetation plan included augmentation of existing vegetation that remained after a wildfire swept through the site, selection of new planting trees, maintaining plants to maturity, replacement of dead trees, and an analysis of ownership of properties downslope of the landfill site. Jon performed field reconnaissance and monitoring surveys and provided technical analysis in developing and implementing the vegetation plan.

Santa Clarita Valley Sanitation District (SCVSD) Chloride Compliance Facilities Plan. Los Angeles County, CA. Technical Analyst and Biological

Relevant Experience (Continued)

Technician. Jon assisted ESA in preparing an EIR and Biological Technical Report for the SCVSD's project which aims to provide alternatives to reduce chloride discharges into the Santa Clara River in compliance with the Regional Water Quality Control Board's Chloride TMDL limit levels of 100 milligrams per liter (mg/L) for the District's wastewater treatment and discharge facilities. Jon performed field reconnaissance surveys of the site and provided technical analysis in drafted the reports for the Project.

Cadiz Groundwater Project. San Bernardino County, CA. *Biological Technician and Technical Analyst.* Jon assisted ESA with developing a Biological Technical Report and EIR for Cadiz, Inc's. Project to develop a water conservation program that involves capturing natural recharge in the Fenner and northern Bristol valley's and implementing a groundwater storage component that would involve extraction of native groundwater from subsurface groundwater in storage. Jon performed reconnaissance biological surveys and focused rare plant surveys of the proposed pipeline corridor and other project impact areas.

Las Virgenes Municipal Water District Environmental Constraints Assessment for Recycled Water Reservoir Site. Los Angeles County, CA. *Technical Analyst and Biological Technician.* Jon assisted ESA in conducting a reconnaissance-level biological survey and drafting a constraints assessment identifying fatal flaws and significant environmental and regulatory hurdles to developing a reservoir site in the Santa Monica Mountains.

Las Virgenes Municipal Water District Seminole Check Valve Project. Los Angeles County, CA. *Technical Analyst and Biological Technician.* Jon assisted ESA with completing a Biological Constraints Assessment for LVMWD's proposed project to install three check valves as safety measures to protect an existing potable water main that passes through a canyon in the Santa Monica Mountains. The assessment evaluated the existing conditions of biological resources in the area and identified potential impacts to said resources as a result of implementation of the proposed project.

Tylerhorse Wind Energy Project. Kern County, CA. *Technical Analyst.* Jon assisted ESA with developing an Environmental Impact Statement (EIS) for the U.S. Bureau of Land Management (BLM) to analyze potential impacts to environmental resources from the construction, operation, and maintenance of up to 40 wind turbines in the Tehachapi Pass Wind Resource Area. The analysis included the proposed project as well as three alternatives.

DWR California Aqueduct East Branch Extension Project. San Bernardino County, CA. *Biological Technician.* Jon assisted ESA with conducting biological resources reconnaissance surveys for special-status wildlife and rare and special-status plants along segments of DWR's proposed East Branch Extension Project.

Los Angeles County Waterworks District No. 40 (LACWWD40) Regional Recycled Water Project. Los Angeles County, CA. *Biological Technician*

Relevant Experience (Continued)

and Technical Analyst. Jon is assisted ESA with conducting biological resource reconnaissance surveys and providing technical analysis in support of LACWWD40's Program EIR for the Project.

Irvine Ranch Water District (IRWD) Baker Water Treatment Plant Project. Orange County, CA. *Biological Technician and Technical Analyst.* Jon assisted ESA with conducting biological resources reconnaissance surveys and providing technical analysis in support of IRWD's Program EIR for the Project.

24233 The Old Road Focused Biological Constraints Assessment. Los Angeles County, CA. *Biological Technician and Technical Analyst.* Jon assisted ESA with conducting a focused Biological Constraints Assessment, oak tree survey, and providing support with Los Angeles County permitting support for a private development project in Newhall, CA. The focused study was conducted for submittal to the Los Angeles County Significant Ecological Areas Technical Advisory Committee (SEATAC).

Saddle Crest Homes Environmental Impact Report (EIR). Orange County, CA. *Biological Technician and Technical Analyst.* Jon assisted ESA with developing an EIR for the proposed development of 65 single family homes on approximately 113 acres within the Foothill/Trabuco Specific Plan area of Orange County. Jon performed field reconnaissance surveys on-site and provided technical analysis for the EIR's evaluation of two project designs.

Construction Monitoring

San Diego Gas and Electric (SDG&E) TL-680A Reconductor Project. San Diego County, CA. *Biological and Wetland Monitor.* Jon served as a construction monitor for biological and wetland resources for SDG&E's Project to reconductor approximately 4.5 miles of existing and new transmission and distribution lines along TL-680 in Oceanside and Carlsbad, CA. Duties included conducting pre-construction reconnaissance surveys for special-status species, nesting birds, and other sensitive biological and wetland resources. Other responsibilities included holding pre-construction meetings with crews and monitoring construction activities to assist crews in avoiding and minimizing impacts to NCCP habitats during project-related activities.

U.S. Bureau of Land Management (BLM) Desert Sunlight Solar Farm Project. Riverside County, CA. *Compliance Monitor.* Jon assisted ESA in providing BLM-third party compliance monitoring and documentation as part of the Project's Environmental and Construction Compliance Monitoring Plan (ECCMP). The project includes the construction of a 550-megawatt solar photovoltaic generating facility and 220-kilovolt generation interconnection line on approximately 4,144 acres of BLM-managed land in the Mojave Desert.

Metropolitan Water District of Southern California (MWD) F.E. Weymouth Water Treatment Plant Mitigation Monitoring and Reporting

Relevant Experience (Continued)

Program (MMRP). Los Angeles County, CA. *Construction Monitor*. Jon is assisting ESA's Consulting Mitigation Monitoring Team with providing on-site construction monitoring and reporting for MWD's Inlet Conduit Construction, Power Systems and Seismic Upgrades, and Filter Rehabilitation Demonstration Projects, respectively. Jon is monitoring construction activities and mitigation measures, and providing reporting and communication documentation in support of the Project's MMRP.

Southern California Edison (SCE) Tehachapi Renewable Transmission Project. Los Angeles County, CA. *Construction and Bird Nest Monitor*. Jon monitored construction activities and active bird nests on Segments 4-11 of SCE's Project to construct transmission lines, substations, and other support structures intended to connect renewable energy generated at the Tehachapi Pass Wind Resource Area to the Greater Los Angeles Area. Jon performed pre-construction reconnaissance surveys and monitored construction activities and active bird nests to reduce impacts to sensitive biological resources from project-related activities. Other duties included monitoring for burrowing owls and other nesting bird species, ensuring compliance with adopted BMP's, and communicating with crews.

Long Beach Unified School District Early College Academic and Training School Project. Los Angeles County, CA. *Biological Monitor*. Under the provisions of the Project's MMRP, Jon monitored protected oak trees and nesting birds during demolition activities and worked with the Project's engineer on-site to ensure that activities did not negatively impact protected biological resources.

County of Los Angeles Department of Public Works Steven Sorensen County Park, Gymnasium/Community Building Project. Los Angeles County, CA. *Biological Monitor*. Jon assisted ESA with providing biological resources mitigation monitoring and reporting for Phase III of the Project. Monitoring responsibilities included pre-construction focused surveys for burrowing owl and southern grasshopper mouse (*Onychomys torridus Ramona*). Other duties included pre-construction terrestrial mammal trapping and relocation, and implementing an employee education and awareness training program.

U.S. Bureau of Land Management (BLM) Ocotillo Wind Energy Project. Imperial County, CA. *Biological Monitor*. Jon assisted ESA with conducting pre-construction biological resources clearance surveys for meteorological tower installation in support of the Ocotillo Wind Energy Project in the Sonoran Desert of Imperial County, CA. Pre-construction clearance surveys were conducted for rare and special-status vegetation and wildlife.

Orange County Sanitation District (OCSD) Newport Trunk Sewer Biological Mitigation Monitoring and Reporting Program. Orange County, CA. *Biological Monitor*. Jon assisted ESA in providing biological monitoring in support of OCSD's Mitigation Monitoring and Reporting Program for the Project located in the area of the Santa Ana River Marsh. Monitoring

Relevant Experience (Continued)

responsibilities included BMP inspections, special-status plant and wildlife clearance surveys, nest searches, and supporting employee education and awareness programs.

Prior to ESA

U.S Bureau of Reclamation Southwestern Willow Flycatcher Management Plan. Lower Colorado River, CA/AZ. *Biological Technician and Survey Coordinator.* Jon conducted USFWS protocol-level, presence/absence surveys and nest monitoring for the southwestern willow flycatcher (*Empidonax traillii extimus*) along the lower Colorado River. In addition to performing focused surveys for southwestern willow flycatcher, Jon also surveyed for other special-status bird species such as least Bell's vireo (*Vireo bellii pusillus*), yellow-breasted chat (*Icteria virens*), summer tanager (*Piranga rubra*), clapper rail (*Rallus longirostris*), black rail (*Laterallus jamaicensis*), and yellow-billed cuckoo (*Coccyzus americanus occidentalis*). Study methods included collecting resight and behavioral data for *E. traillii*, analyzing microclimate conditions, and maintaining field data equipment, such as data loggers. Jon collected hydrology, vegetation, and wildlife data in the field for field reports, and used GPS to map localities of *E. traillii* and other biological resource data.

National Park Service. White Sands National Monument, NM. *Biological Science Technician.* As a member of the Exotic Plant Management Team, Jon surveyed and mitigated exotic plant species, including salt cedar (*Tamarix*) and African rue (*Peganum harmala*) in backcountry environments using foliar spray and cut-stump treatment techniques in accordance with NPS protocol and safety procedures. He used GPS and ArcMap software to document and map localities of exotic plant infestations and treatment areas, maintained and analyzed exotic plant management data, and completed a management report to the NPS Exotic Plant Management Team. He also conducting various wildlife, hydrology, and paleontology surveys in support of NPS and independent research efforts.

BLM Resource Management Plan. Vernal, UT. *Biological Technician.* Jon conducted USBLM protocol-level presence/status surveys for special-status plants, including Uintah basin hookless cactus (*Sclerocactus wetlandicus*) and Pariette cactus (*Sclerocactus brevispinus*) in the oil and gas fields of the Uinta basin, Utah. Jon also conducted habitat delineation surveys for Graham's penstemon (*Penstemon grahamii*) in backcountry environments. Used GPS to map habitat delineations as well as proposed oil pad and pipeline locations.



PATRICK MCCONNEL

Biologist

Patrick has over eleven years experience in field biology, primarily in the subject area of botany, and has been involved in numerous survey efforts for state and federally listed plant species in a variety of ecosystems. He has been instrumental in the design of experimental efforts involving manipulation of habitat variables related to the success of the federally endangered willow monardella (*Monardella viminea*), the federally threatened thread leaf brodiaea (*Brodiaea filifolia*), designed and carried out long-term monitoring programs for the State endangered Orcutt's hazardia (*Hazardia orcuttii*), and the federally threatened San Diego thornmint (*Acanthomintha ilicifolia*). His experience incorporates current research and knowledge of monitoring methodology for chaparral, scrub, grassland, and forest systems, and has a working knowledge of statistical theory and practice. He has written several management plans, dozens of reports, and is proficient in ArcGIS and ArcPad software. Patrick is also involved with plant restoration in coastal and desert areas of California, he has a strong insect taxonomy background, and is permitted to survey for coastal California gnatcatchers (*Poliopitila californica californica*).

Education

MS, Biology, Emphasis in Ecology, San Diego State University, San Diego, CA,

BS, Biology, Emphasis in Ecology, San Diego State University, San Diego, CA,

11 Years Experience

Permits

USFWS Threatened Species Permit # TE 162656-0 (Cagn)

Additional Training: California Anostracan and Notostracan Identification, completed practical exam August 2005

Professional Affiliations

California Invasive Plant Council: Biology and Identification Instructor

California Native Plant Society: Former Vegetation Co-Chair for San Diego Chapter
Southern California Botanists

Relevant Experience

Mountains Recreation and Conservation Authority, Malibu Bluffs and Coral Canyon Campsites and Trail Improvement Project, Malibu, Los Angeles County, CA. Lead Botanist. Patrick conducted a focused rare plant survey botanical inventory at two proposed campsites in Malibu, CA. The project also included trail improvement areas. Patrick identified all plant species on the sites and provided a technical plant report for submittal to the California Coastal Commission.

Center for Natural Lands Management, San Diego County, CA. Preserve Manager. Responsible for the management of five preserves. Developed habitat evaluation procedures for San Diego thornmint, thread-leaf brodiaea (including estimation procedures), Orcutt's hazardia, wart-stem Ceanothus (*Ceanothus verrucosus*), coast scrub oak (*Quercus dumosa*), coast live oak woodland, valley needlegrass habitat, and developed long-term monitoring methodology for coastal sage scrub habitat among our north San Diego County preserves. Surveyed for and developed plant species lists for City of Carlsbad properties, and in the process drew attention to a species previously thought extinct; the exceedingly rare Wiggins Cryptantha (*Cryptantha wigginsii*). Created three management plans, and is responsible for the entirety of annual reports and work plans for each preserve that go to the agencies. These reports include geographical information relating to species distribution and abundance, and thus utilize ESRI ArcGIS 9.0 geographic information systems software. Use Systat software for both univariate and multivariate analyses of data relating to differences, interactions, estimation procedures, linear and non-linear modeling, and graphical presentation. Reports plant population and vegetative cover trend data, including population estimation, cover estimation, power and area curve comparisons used for improving field collection techniques. Patrick has installed and maintained of four restoration areas, totaling almost ten acres. Performed

Relevant Experience (Continued)

Property Analyses Records (PARs) using the Center's unique software to determine cost, in perpetuity, of managing open spaces. Recently completed mapping a preserve under his management using the new Vegetation Classification Manual for Western San Diego County (CNPS vegetation association classification methodology), and have also mapped many properties using the updated Holland methodology. Performs presence/absence surveys of the federally threatened coastal California gnatcatcher.

Ramona Airport, Ramona, CA. *Botanist.* Botanist for vernal pool floral surveys at the Ramona Airport vernal pool complex. Surveys included species richness, cover data collection, and comparison among pools for the purpose of establishing baseline conditions for created and enhanced pools. Consulted with maintenance contractors and supervised crews in weed removal activities.

Buchman Springs Road, San Diego County, CA. *Botanist.* Developed species list, and mapped vegetation assemblages for the Buchman Springs Road Project, entailing over five miles of right of way. Identified and mapped rare plants occurring along the right of way, and identified potential rare species locations based on habitat variables and CNDDDB information.

Cocklebur Mesa Ecosystem Conservation and Enhancement Plan, Marine Corps Base, Camp Pendleton, Oceanside, CA. *Biologist.* Responsible for collection, organization, and presentation of information relating to the current knowledge of the ecology of vernal pool, coastal sage scrub, grassland, riparian, marsh, and beach plant communities at Cocklebur Mesa. Research for suggested management actions included correspondence with local experts at San Diego State University, and the U.S. Fish and Wildlife Service in Carlsbad.

Kinder Morgan Energy Partners, L.P., MCB Camp Pendleton Pipeline Restoration Project, Oceanside, CA. *Biologist.* Monitored restoration progress in habitats representing coastal sage scrub, wetland, riparian scrub, riparian woodland, freshwater seep, oak woodland, non-native grassland, and native grassland along the Project also included mitigation for impacts to the federally threatened thread-leaf brodiaea populations along the pipeline. Responsible for qualitatively, and quantitatively monitoring these habitats during the last season of required reporting, helped in the production of the final report to Base, and the U.S. Fish and Wildlife Service. Drafted a suggested alternative mitigation for the thread-leaf brodiaea populations impacted by the construction of this pipeline. Research for this report involved current and past work with the restoration of this species, and suggesting alternative research that served to increase understanding of the species' ecology.

San Diego State University Foundation Resource Assessment Program. Responsible for surveying and building a species list for the newly acquired San Felipe Wildlife Management Area in eastern San Diego County. Involved mapping the distribution and abundance of state and CNPS listed rare plants throughout this area. Aided the Dept. of Fish and Game in mapping vegetation assemblages using CNPS rapid assessment criteria.

B. Project: Redding Car Collection, 24233 The Old Road, Newhall
Project Numbers: R2012-01036, RENV 201200120, RCUP 201200067
AIN: 2826-023-019
Applicant: Ernest Urioste
Biologist: Greg Ainsworth, E.S.A.
USGS Topographic quad, 7.5': Oat Mountain
Resources: SEA #20 Santa Susana Mountains

Please see agenda for description of project and resource area.

Applicant stated that the project is to create a property for storage of the car collection. The cars are taken to shows and visited by interested public at those venues, but the collection storage will not have visitation of the general public. The goal is not necessarily for a secure site, but the storage building will be secure and alarmed.

SEATAC COMMENTS AND RECOMMENDATIONS:

1. **BCA REVISION:** The Coordinator presented a list of needs for a BCA revision (see Appendix A). The BCA did not have the materials normally expected for SEATAC review. The BCA needed more maps and labeling of maps, a spring survey, vegetation map, grassland analysis, oak tree report, sensitive species table, and list of flora and fauna observed. SEATAC members added needs for proofreading and checking of current names for species and species distribution.
2. **LIGHTING:** Removal of mercury lamps will be important. Do not use anti-crime lights. With the six antique street lamps planned for the pathway, be careful of light pollution into natural areas. Shielding preventing projection of light into areas above and wildlife areas nearby should be done. That the lights will only be used when personnel is present is good. This will be important to mention as an improvement on the amount of initially existing light pollution.
3. **OAK TREE CAVITIES:** For cavities in trees near the structures, cover with a fine mesh screen that excludes bees but allows air exchange. These cavities are probably important to tree drainage and airing to protect from rot. For trees distant from structures, allow the cavities to remain open. They will function as animal homes as well as protect the tree from rot. For nuisance bee swarms and hives, use a beekeeper for removal. There is usually a time of less aggression before creation of the honeycomb when bees are fairly easy to capture and move.
4. **OAK TREE FENCING:** Provide protective fencing during construction for all oak trees that might be impacted at dripline + five ft. This is the protected zone. Neither equipment nor personnel should go into this protected zone during construction.
5. **OAK WOODLAND:** The trees near the buildings could be part of the woodland if the trees are interacting and the structures were placed into the woodland. It is confusing to have these large oak trees separate from the woodland but adjacent to it. Applicant stated that a mobile home and debris were removed from beneath the oaks, and this may cause the woodland area to look disturbed.
6. **GRASSLAND:** Applicant stated that only 5 non-native grasses were found in grassland of project. Coordinator explained that SEATAC needs to know if the grassland is native or non-native according to the SEATAC criterion of 10% relative cover of all native herbaceous plants being classified as "native grassland." This datum is needed since SEATAC deals with the entire parcel and its relation to the SEA.
7. **VEGETATION MAP:** Figure 4 is closest to a vegetation map, but needs more detail and needs to be specific for vegetation alone. The proposed project uses should be in a separate map. Show the invasive Tree-of-heaven also.

8. **FUEL MODIFICATION:** Do not use domestic animals (goats, sheep, cattle) for trimming grass fuels. Domestic animals could defecate weed seeds and will uproot native plants and contribute to erosion on the hill. Instead use weed whips with appropriate timing to allow native wildflowers to propagate—go to seed. Perpetuating and expanding the Coast live-oak woodland will also be a fire protection in that oaks are not very flammable and the woodland will shade out the grasses and other flashing fuel plants.

9. **FUEL MODIFICATION TIMING:** Late August would probably be the best for native plant seeds, but this might conflict with fire prescription. Late March before *Calochortus* sp. emerges would possibly be good timing for weed whackers. Glyphosate (Roundup) application in early January to early emerging non-natives might be beneficial. A comprehensive plant list of native plants in the grassland area will be a good aid to planning the timing and coordinating with fire department specifications. Be careful to observe the fuel modification prescription, stopping at 200 ft. from structures.

10. **FENCING:** Removal of fencing from the hilly, natural area of the project will open it up to wildlife movement, which is an important function of this SEA. Perhaps only the western end fencing would need removal to allow ready access. A replacement could be split-rail fencing.

11. **RATTLESNAKES:** Applicant stated they were considering moving the boundary fencing eastward to the area near the old residence pad. They will probably be using hardware cloth as a flashing 4-ft. high and 1-ft. deep into the ground around the outside periphery of fencing on the developed area to diminish access for rattlesnakes to the developed section of the project. The property has a large number of gophers, ground squirrels, and rabbits, which is an attraction for rattlesnakes. At the wildland-urban interface any project will always have more rattlesnakes than a more urban setting. Removal of protective fencing from the hilly, natural section will allow predators such as rattlesnakes to continue controlling the herbivores so that they do not overpopulate this area. The flashing will diminish access of rattlesnakes to the developed part of the property. Cleaning up the developed area of debris should also help control nuisance rodent habitat and provide less rattlesnake food inside the development.

12. **LIVESTOCK:** Keeping domestic animals on the property may create an attractive nuisance in that it could attract predators to the property (*Puma* or mountain lions). The high fence might be useful to retain in the area where the domestic animals will roam, but *Puma* would be able to jump a 6-7 ft. fence.

13. **REMOVAL OF INVASIVE PLANTS (Tree-of-Heaven)** The traditional method of painting cut-off trunks with Glyphosate does not work well for Tree-of-Heaven (*Ailanthus altissima*) because it sprouts so readily from roots and root pieces. A more effective removal practice is to dig out the tree and roots as much as possible, and send the pieces to the landfill. This will need to continue for several years. After removal, immediately plant and nurture native trees such as Coast live oak (*Quercus agrifolia*) and Southern California black walnut (*Juglans californica*). In fall, plant acorns and walnuts from the trees on the project parcels. Removal of the neighboring parcels' Tree-of-Heaven is a good prevention tactic also, because this plant also readily propagates from seed. This will really benefit the SEA.

14. **RCD:** The Resource Conservation District (RCD) for the project area may have funds for renewal of native plants at the wildland-urban interface and may be able to connect the applicant with possibilities for funding projects from Natural Resources Conservation Service in the form of low-interest loans or grants.

Contact:

Rosi Dagit, Senior Conservation Biologist, RCD of the Santa Monica Mountains, rdagit@rcdsmm.org
P.O. Box 638, 30000 Mulholland Highway, Agoura Hills, CA 91376-0638, 310-455-7528

ACTION: SEATAC recommended that the Biological Constraints Analysis be corrected, augmented as directed, and incorporated into a Biota Report. The Biota Report shall include lists of impacts and mitigations.

C. Presentation of the draft of the Significant Ecological Areas (SEA) Ordinance for the revision of the County General Plan by Ms. Emma Howard

Please see Appendix B for additional information.

1. A current focus of the design is how to provide Conditional Use Permit (CUP) exemptions for ministerial projects in the SEAs but still provide for the resources concerned. For example, Single Family Residences (SFRs) need to be ministerial, and by what procedure can the County gather the data it needs to monitor the SEAs and at the same time allow these projects by right? The process envisioned is a detailed checklist or perhaps a checklist of top five (5) resource types, filled out by a County biologist during a 1-day or shorter inspection, that will determine if special biological resource(s) is/are on the project site and additionally provide a record of the resources for the SEA program. **Structured burden-of-proof criteria need to be worked into this checklist, the top issues for impact that should be avoided.** These need to be assessed by objective criteria (that can be measured and monitored). The checklist must be the same for all applicants of ministerial projects. The business community's desire is to have less emphasis on potential resources. Applicants need to have certainty about the steps in the review process and have these steps made clear.
2. **Burden-of-proof criteria for SEAs** are currently (a) compatibility with the SEA resources in perpetuity; (b) water bodies, water courses, and tributaries maintained in natural condition; (c) wildlife movement corridors and connectivity maintained; (d) retention of sufficient natural vegetation to buffer SEA resources from development; (e) fences or walls provided to buffer SEA resources from development; and (f) roads and utility courses for the development must not conflict with critical resources, habitat areas, and migratory paths.
5. The perusal of SEATAC reports will lead to preparation of a map of resources identified in the reports. This will begin to build a sensitive resources map that can be a reference for planners and applicants.
6. **Public and government agencies** are no longer uniformly exempt; they may be subject to review when certain kinds of disturbance are involved. A precedent for this is being established with the lighting and dark skies ordinance that is under development.
7. DRP is seeking a better definition than "ground disturbance" or "vegetation clearing" for what constitutes an impact (§B.4.)
8. DRP focus questions: (a) What should qualify a project for SEATAC review? (b) What kinds of project features determined compatibility and no compatibility? (c) Provide reference to ordinances from other jurisdictions that seem applicable to the SEA program. (d) Should impact to the entire SEA need to be a consideration? (e) Does SEATAC recommend that there are aspects of process and procedures that are overemphasized and aspects that need deeper consideration? (f) Give DRP a list of data needed in a hierarchy of priority.
9. SEATAC is asked to provide a summary of the committee's concerns and positions on the SEA-CUP in a formal letter to Department of Regional Planning.

SEATAC COMMENTS AND RECOMMENDATIONS:

1. **PRE-DESIGNATION OF RESOURCES:** Expediting pre-designation of resources before development should be the main plan for the SEA process. A plan which enables development without requiring knowledge of biological resource distribution is bound for failure in conservation of the biological resources. Numerous examples of plans/ordinances in place demonstrate that resource definition is not something that is done well, when promised. Without personnel and funding, pre-designation of resources on a broad scale, such as all of Los Angeles County, is difficult, even impossible to meet as a goal. That is why resources should be investigated in some depth at the time that development is proposed, and this process of collecting resource data should be what is expedited. In this manner focus and timing of survey can concentrate on a small area as needed. Data collection from all sources needs to be ongoing. The current process should not be discarded and supplanted with promises to collect data. The County needs to make a first priority be good definition of resources as something the developer in conjunction with the County needs to do. Time scale for proper

definition of resources present needs to be understood by developer and County as a necessary part of development.

2. **HCP PRE-DESIGNATION OF RESOURCES:** As examples of how difficult pre-designation of resources or coincident collection of data on resources is, almost any Habitat Conservation Plan or Multiple Species Habitat Conservation Plan could be examined. Although promises are made by these documents to preserve and conserve valuable biological resources and to gather data needed, there has been across-the-spectrum failure to actually accomplish this. Development has been facilitated by these plans at great cost to natural resources.

3. **RESOURCE MAP:** SEATAC requests that they review any resource map that is made in this context of mapping of resources.

4. **EXPEDITING THE REVIEW PROCESS:** Rushing the process of survey and review will ultimately lead to absence of information and no data on resources that do exist and are important to the integrity of the SEA. There needs to also be a sense of the urgent need to collect the data needed to expedite the process. Development need is never so urgent as the need to conserve natural resources, which are disappearing everywhere at an appalling rate. It is really important to learn what specific resources are involved with each development plan. For this need, most projects should have at least a spring survey over several years. The need for several years is based on the fact that rainfall and climate vary tremendously from year to year, and many species and resources have adaptations to overcome this drawback, often by remaining cryptic in unfavorable years—they will not be discovered by ordinary survey methods in unfavorable years.

5. **MINISTERIAL PROJECTS:** Scrutiny of ministerial projects is important, because this may be a major source of loss of resources from the SEA.

6. **PREDESIGNATED EXEMPTION AREAS:** A safe way to do exemptions would be to use aerial photography and designate buildable areas. The County biologist's check would still be needed.

7. **LEGISLATION OF OTHER AGENCIES:** There may be a need to list laws and agencies with whom DRP consults and coordinates for the projects that SEATAC reviews. Many of these apply to ministerial projects as well as discretionary projects. Examples to include would be MBTA (Migratory Bird Treaty Act), ACOE (U.S. Army Corps of Engineers), RWQCB (Regional Water Quality Control Board), CDFG (California Department of Fish and Game). This may need to be extracted into objective procedures. For example, for MBTA, "avoid vegetation clearing and removal of trees during the period February 1 to September 30". As much as possible, the standards of those agencies and laws should be reiterated in development standards.

8. **COUNTY BIOLOGISTS:** Hiring more County biologists and having them do much of the survey work might solve some of the problems of expediting the process. However, this would diminish the amount of work for the consulting industry, but expedite the process which is delayed because of inadequate reports. Then the applicants might be paying less or more depending on fee adjustment, and some of the cost would be transferred to County taxpayers. The County taxpayers would benefit in having their biological resources better defined and conserved.

9. **SEATAC LETTER:** Dr. Thomas Scott has volunteered to do a first draft of the requested SEATAC letter to DRP on SEATAC positions with respect to the proposed SEA ordinance. It should distinguish what is good in the proposed ordinance, and propose what changes need to be made in parts that are not good. It should give a list of priorities for data needed, including maps.

ACTION: SEATAC will study the summary draft of the SEA ordinance and begin draft of a formal letter to DRP on its positions with respect to the proposed SEA ordinance.

C. **PUBLIC COMMENT:** Joan Rupert: County funds for biological survey and more biologists are unlikely, so the present system of surveys done project by project will need to continue.

REDDING CAR COLLECTION

24233 The Old Road, Newhall

Project Numbers: R2012-01036, RENV 201200120, RCUP 201200067

AIN: 2826-023-019

COMMENTS FROM COORDINATOR, Shirley Imsand, Ph.D., SEATAC meeting, 4 June 2012

(1) The Biological Constraints Analysis (BCA) will need to be revised to be a SEATAC BCA.

Please see the webpage-posted document that describes how these documents are done for SEATAC.

http://planning.lacounty.gov/assets/upl/case/sea_proc-guide.pdf

Although the project is outside the natural area, it is within the current SEA designation. We use the reports to provide information on many aspects of the SEA program, so accuracy is important and content is important.

(2) Report needs a map that shows open space and conserved natural areas in the vicinity.

(3) The report needs to be based on a spring survey of biota including vegetation. There are a few weeks left to do the field work this spring—otherwise the BCA report will need to be based on field research of spring 2013.

(4) Field work should include relevé analysis of the grassland. Description of this analysis is at

<http://www.cnps.org/cnps/vegetation/protocol.php>

SEATAC uses the following definition of native grassland:

Native grasslands are areas with less than 30% shrub cover that have 10% or greater relative cover of native herbaceous plants.

(5) Oak tree report is needed for SEATAC.

(6a-c) Vegetation map is needed. Include a soils map. Analyze vegetation acreages in a table.

(7) Sensitive species and habitat table is needed. Use a 9-quad analysis from CNDDDB and CNPS. Provide both indication of what sensitive species are observed and what sensitive species are possible given the habitats on the project parcels. Bats are missing from information provided. Organize the table by vertebrate classes and then either alphabetically or phylogenetically.

(8) Report needs a list of flora and fauna observed. Distinguish species observed from species possible.

RECOMMENDATIONS FROM SEATAC:

9. Typographical and nomenclatural errors are excessive. [Use spell-check.] Some examples of items to correct are:

9a. Filaree should have two different scientific names to go with two different common names to differentiate the different kinds.

9b. A number of scientific names are misspelled. Check all of these.

9c. *Diplacus aridus* is an unknown species—not in *Jepson Manual*, 1996, which is a standard for botanical nomenclature in this area.

9d. *Mimulus* [*Diplacus*] *aurantiacus* may be what is intended instead.

9e. *Mimulus aurantiacus* var. *aridus* lives in Baja California extending to the Peninsular Ranges, but is apparently the wrong variety for this area of the Santa Susanas.

9f. Herpetological names should be latest nomenclature and have subspecific epithets.

9g. *Batrachoseps attenuatus* is not the right species for this area.

9h. *Neotoma* sp. should be specified. This is considered a sensitive species.

9i. The last sentence claims the project will impact the SEA. Is this what was meant? All impacts should be listed separately in a detailed manner.

SEATAC was interested in the occurrence of brush rabbits (*Sylvilagus bachmani cinerascens*—note spelling) which are considered uncommon.

1. The **30-day letter** responding to Board of Supervisors' concerns, the **summary draft** and **change tracker table**, and comment letters received to date have been posted on the SEA revision webpage:

<http://planning.lacounty.gov/sea/cup>

Final comment date is 1 August 2012 for the second draft of the SEA ordinance. Focus on red changes, though all of ordinance is open to comment.

2. Technical reports include the **SEA descriptions**. These are now posted in the General Plan Appendix E and need any corrective review comments the SEATAC members may have.

http://planning.lacounty.gov/assets/upl/project/gp_2035_Appendices_E_2012.pdf

3. **Meeting room** is changed to the Regional Planning Commission Hearing Room (150) for the July meeting, but staff is also working on enabling use of 1385 for more informal sessions. Video capture is enabled for 150 but not for 1385 at this time. All applicants must speak into a microphone. Room will be determined eventually by attendance expected.

4. A **sensitive resource map** that will identify critical areas for protection due to location is under development by the GIS section at DRP for ministerial projects. It uses core habitat and linkage to define narrow choke areas in the SEAs in conjunction with building and other development layers to determine location of SEA areas that "must not be developed." This map is needed by August 2012 or this provision in development standards (#8 under D.1) cannot be retained.

5. The mandatory **initial project appraisal** will require only 6 documents provided by applicant: application, conceptual plan, map, photos aerial and panorama, proof of ownership, acreage values: estimated acreage in SEA on all development parcels, SEA acreage to be impacted, SEA acreage to be left natural. A County biologist will provide biological data. (This is very like the one-stop process of consultation, where the fee will be applicable to the application if the applicant decides to continue with the proposed project.)

6. **CUPs** usually have a **term limit** (a very few are unlimited), but renewal of a limited CUP is usually fairly automatic. The rationale for the limitation is that conditions and policy do change, and it is wise to have the CUPs have periodic update. **Determination of types of SEA-CUP** is the crux of the issue with applicants. Currently there are two kinds of CUP issued for SEA areas, and Department of Regional Planning (DRP) fees reflect this: \$18 thousand for an SEA-CUP, usually reviewed in summary by the Regional Planning Commission, and \$8 thousand for a standard CUP, usually reviewed before a Hearing Officer and concerning minor uses, usually when no impact is caused by the project. For SEA development by government agencies there may need to be a special fee. Revised ordinance proposes a basic CUP with no review by SEATAC and final review by Hearing Officer. This will be appropriate for minor uses. SEATAC-reviewed cases would be heard by RPC.

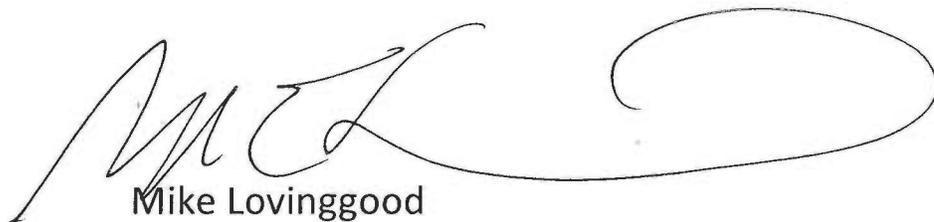
7. **Development standards** would be uniform for the SEA program, but standards that apply to a certain case would be determined by the kind of CUP and kind of impact.

8. **Findings and Burden-of-proof** may differ somewhat. Burden-of-proof can be more general as it defines the broad goals the project needs to meet. Findings need to be more detailed and objective and are presented as evidence to the RPC. Findings will be the same for both kinds of CUP, but not achieved through the same process.

9. What DRP currently does for **laws and agencies** with whom DRP consults and coordinates for the projects that SEATAC reviews, is request letters of consultation with the appropriate agency. This applies to MBTA (Migratory Bird Treaty Act), ACOE (U.S. Army Corps of Engineers), RWQCB (Regional Water Quality Control Board), CDFG (California Department of Fish and Game). **It would be good to have a complete list of those that apply to biological resources.**

To Whom It May Concern:

It has been brought to our attention that Redding Properties has applied for a Conditional Use Permit to construct an old style barn structure to house a private "Historical Vehicle Collection". The proposed project at 24233 The Old Road, Newhall Ca. 91321 by Redding Properties has improved the views and values from all neighboring properties. We have witnessed them removing load after load of trash in the most environmentally sensitive method. We are in favor of their Project and look forward to its completion. We are confident that this project will bring no adverse effect to our family home and business. If you have any questions, please call me.



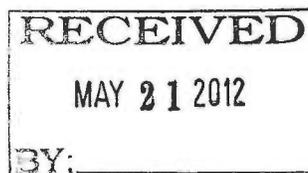
Mike Lovinggood

Calgrove Kennels

24136 The Old Road

Newhall Ca 91321

661-755-8500



To Whom It May Concern:

It has been brought to our attention that Redding Properties has applied for a Conditional Use Permit to construct an old style barn structure to house a private "Historical Vehicle Collection". The proposed project at 24233 The Old Road, Newhall Ca. 91321 by Redding Properties has improved the views and values from all neighboring properties. We have witnessed them removing load after load of trash in the most environmentally sensitive method. We are in favor of their Project and look forward to its completion. We are confident that this project will bring no adverse effect to our family home and business. If you have any questions, please call me.



Fernando Ornelas

Ornelas Construction

24136 The Old Road

Newhall Ca 91321

818-445-5511

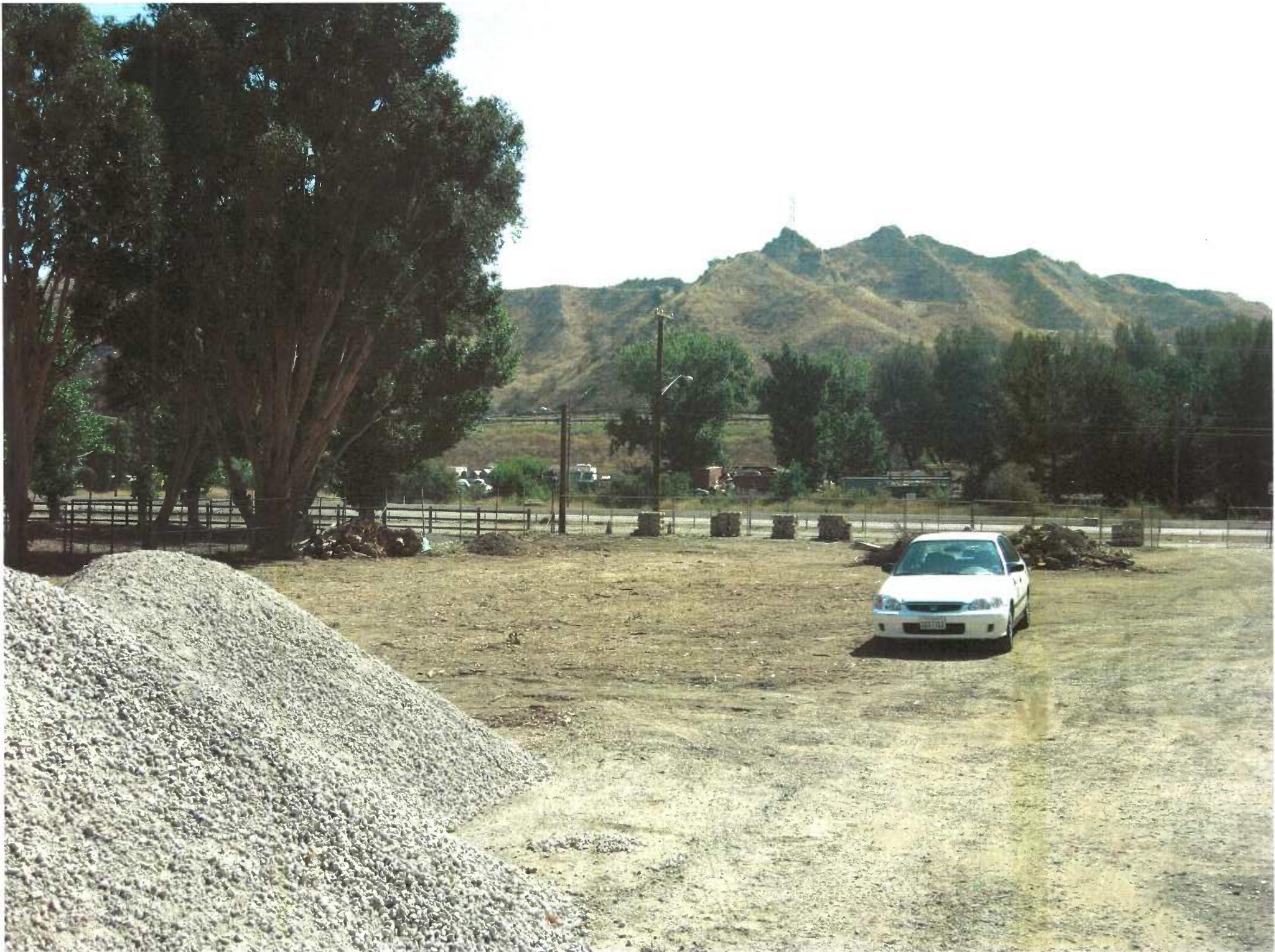
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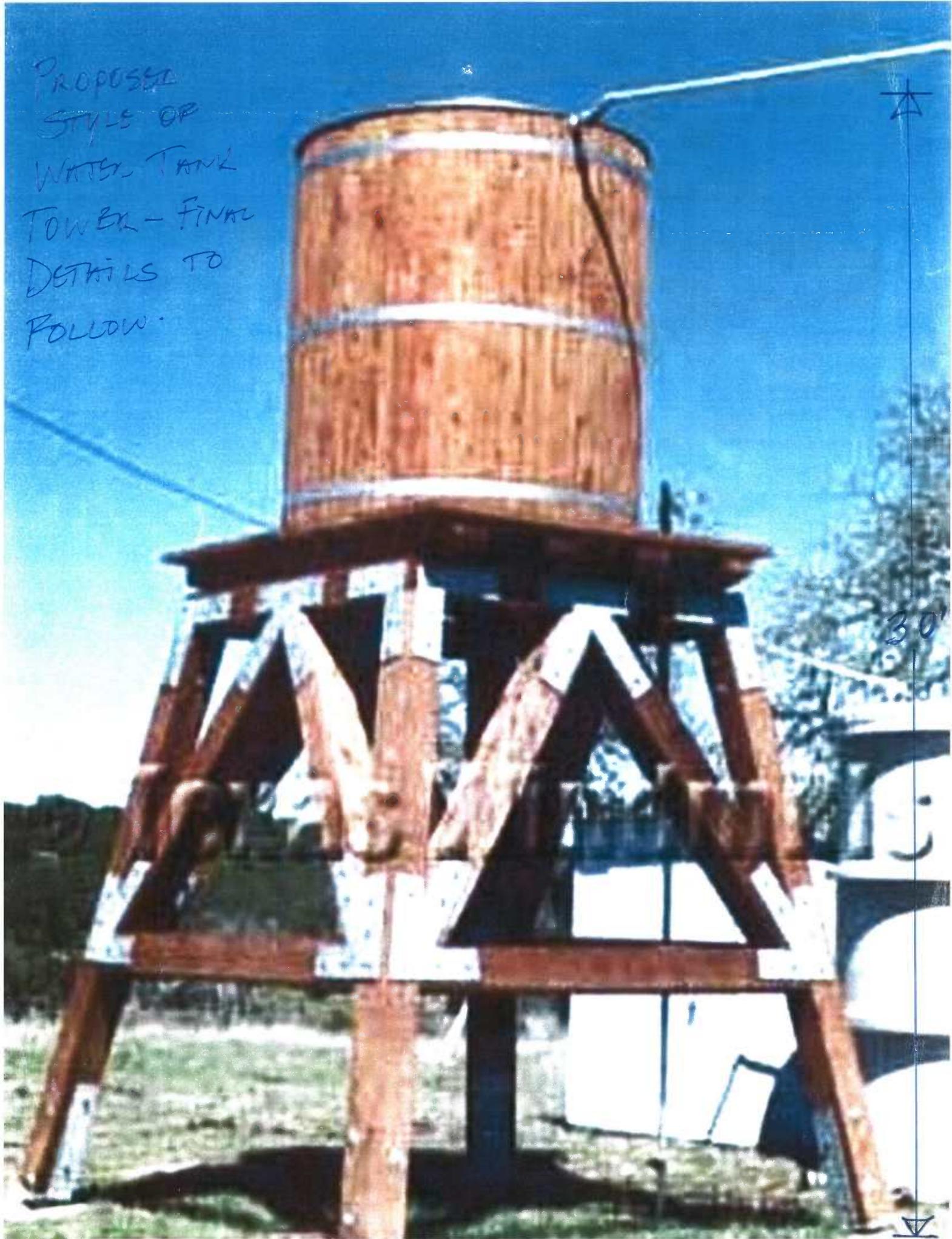








PROPOSED
STYLE OF
WATER TANK
TOWER - FINAL
DETAILS TO
FOLLOW.



30'

PROPOSED
STYLE OF
WINDMILL -
FINAL DETAILS
TO FOLLOW.



34'

(INCLUDING
FAN BLADES)





Department of Regional Planning

R2012-01036-(5)

Printed: Feb 13, 2013



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1934 Ford 5 Window Sedan - Black	PFT519
1939 Chevrolet 3 Window Coupe – Orange	6MXX193
1952 Chevrolet 5 Window Pickup – Yellow	5WNDO
1955 Chevrolet Bel Air 2 Door H/T– Orange/White	SHAKER
1955 Chevrolet Bel Air 2 Door – Black	US55
1955 Chevrolet Bel Air 2 Door – Orange/Beige	55BBC
1957 Chevrolet Bel Air 2 Door HT – Black	3XGV656
1957 Chevrolet Bel Air 2 Door – Black	3UWF713
1960 Ford Starliner 4 dr sedan – Blue	6HED325
1961 Buick Lasabre 4 dr sedan – Blue	6SLD409
1965 Ford Mustang Coupe – Black	6RNB569
1976 Chevrolet Camaro Funny Car – Red	NOT REG'D
1990 Chevrolet Super Truck – Blue	8X34748
1995 Chevrolet Car Hauler – Black	8Z81997
1997 Toyota Turbo Supra - Black	3WQB304
2006 JOHN DEERE E-GATOR	PROP MAINT
2008 BOBCAT T190 W/ ATTACHMENTS	PROP MAINT

NOTE: THE SIZE OF THIS COLLECTION HAS BEEN REDUCED (SOLD) TO AVOID ADDITIONAL STORAGE FEES UNTIL CONSTRUCTION OF A PERMANENT HOME HAS BEEN COMPLETED