

Zanzuri SFR, 24604 Mulholland Highway, Calabasas R2015-00871, APN 4455-042-015  
Biological Files

<u>Page</u>	<u>Item</u>
2	Parcel, H1 (green), H1 buffer (green wash), H2 (pale yellow), H3 (pale orange)
3	Aerial view
4	Parcel and vicinity, Significant Ridgelines, Preserved land (MRCA) in vicinity, Trails
5	Vicinity aerial
6	Plant alliances
	Plant alliance codes:
	1 California Sycamore-Coast Live-oak of South Coast
	1b Red willow – Arroyo Willow superalliance
	2 Laurel Sumac – Black Sage
	2a Laurel Sumac alliance
	3 Urban Shrub
	3a Urban disturbed and built
	4 Chamise – Black Sage – Laurel Sumac
	5 California Buckwheat – Black Sage – Laurel Sumac

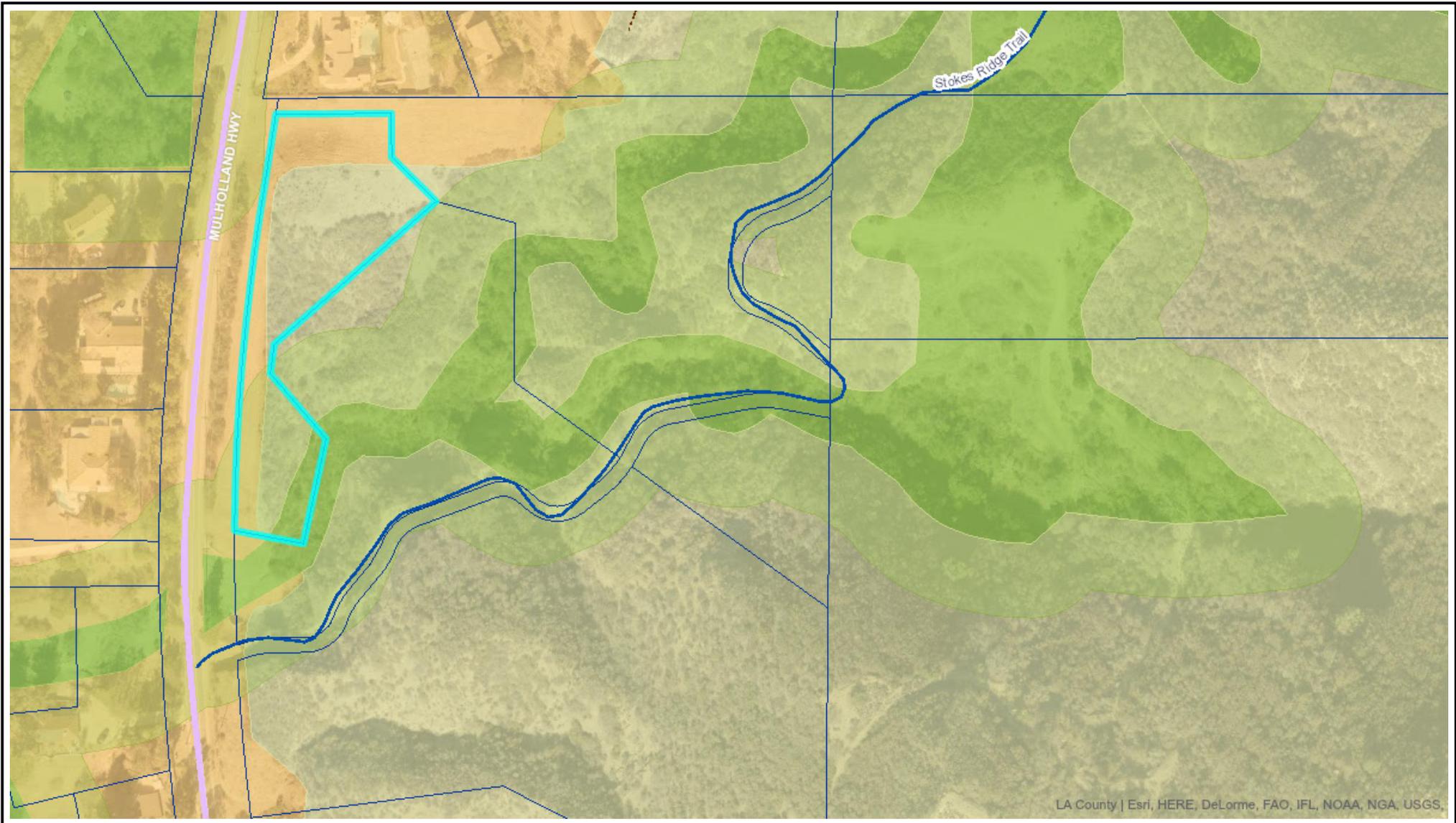
Applicant Photos:

7	Photo key (1a indicates adjustment of tone midvalue)
8	1a View of knoll from north
9	2 View of knoll with untrimmed shrubs
10	4a View of knoll with trimmed shrubs
11	10a View of drainage from south
12	12a View of knoll from Stokes Ridge Trail
13	View of Mulholland Highway looking southward
14	View of bank vegetation and Cypress tree with double trunk
15	View of invasive plants, Ailanthus altissima
16	Riparian native plants near north wall of driveway
17-148	Biological Assessment, Andrew Forde
149-181	Biological Assessment, Amber Bruno, Rincon Associates
182-183	Zoning Permit Application
184-192	Environmental Assessment

Landscape plans are a separate document

Documents among plan files:

Architectural plans  
Grading plans  
Septic system

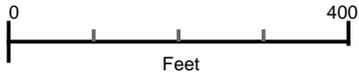


LA County | Esri, HERE, DeLorme, FAO, IFL, NOAA, NGA, USGS.

**Zanzuri, R2015-00871**

**APN 4455-042-015**

Printed: Jul 06, 2015



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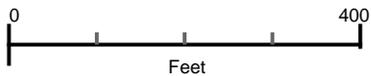




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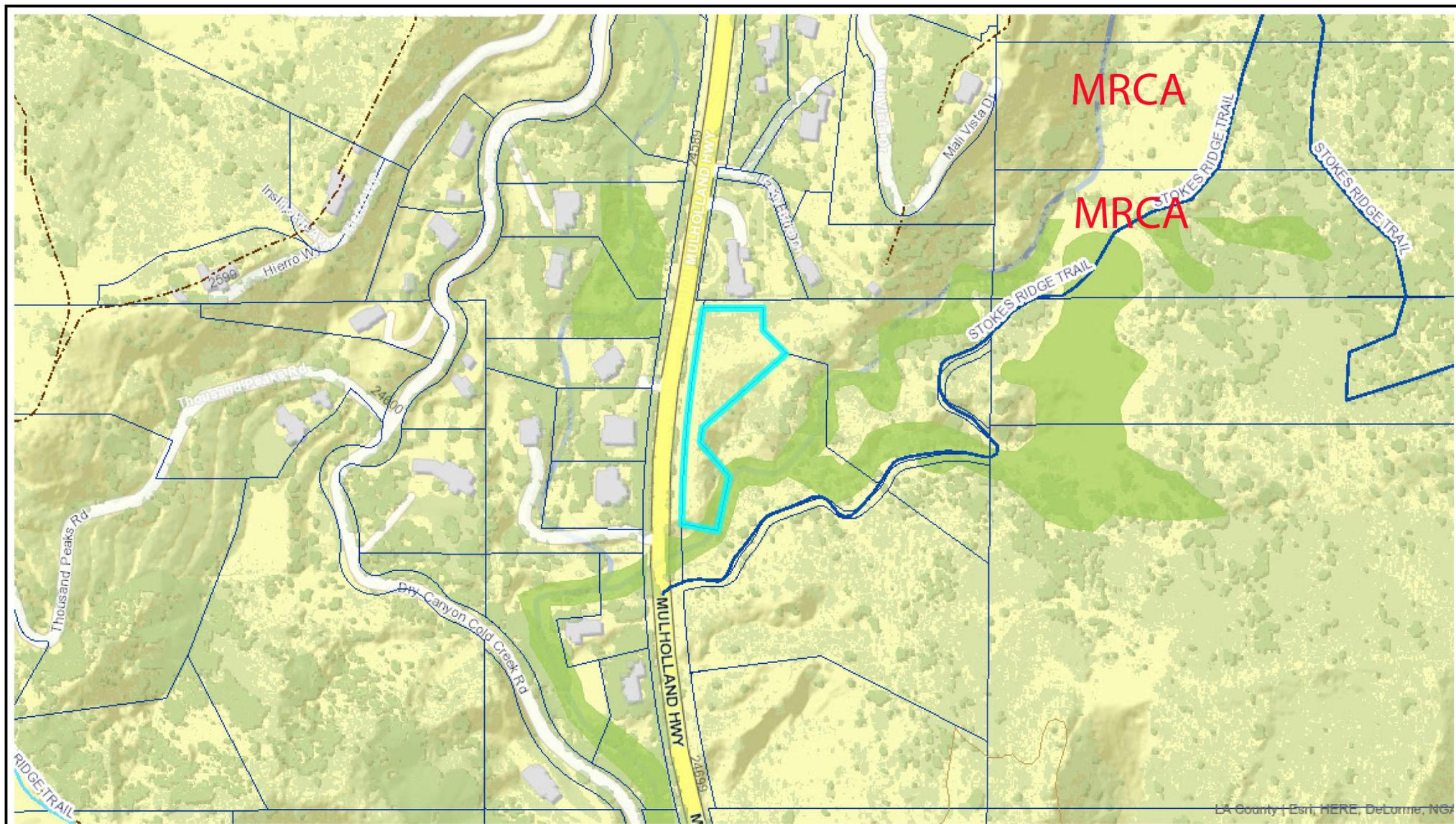
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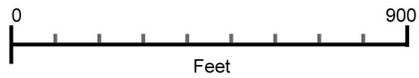


**Zanzuri, R2015-00871**

**APN 4455-042-015, H1, SigRidge, Trail**

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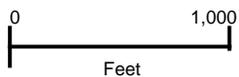


# Mulholland Highway

**4455-042-015**

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**Zanzuri, R2015-00871**

**APN 4455-042-015, Habitat Alliances**

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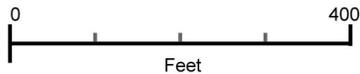
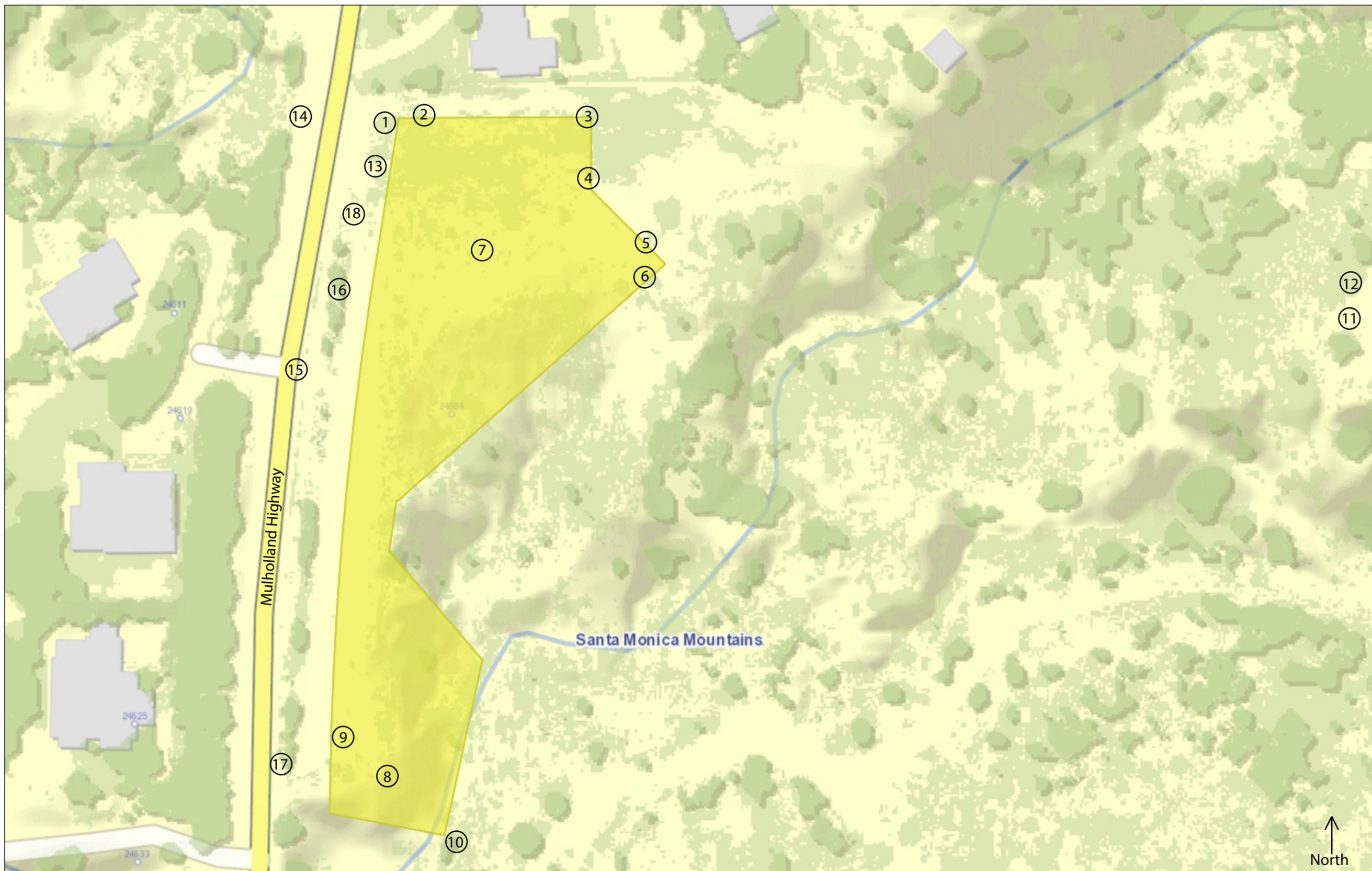


Photo Keymap



Legend  
ALL PHOTOS LOOKING TOWARD CENTER OF LOT

- ① NW Corner
- ② NW Corner
- ③ NE Corner
- ④ NE
- ⑤ E
- ⑥ E
- ⑦ Development Area
- ⑧ S
- ⑨ SW
- ⑩ SE Corner
- ⑪ Top of Public Trail
- ⑫ Top of Public Trail
- ⑬ NW Corner
- ⑭ NW Corner across from Mulholland Hwy
- ⑮ W from Mulholland Hwy
- ⑯ W near Mulholland Hwy
- ⑰ SW Corner near Mulholland Hwy
- ⑱ South of NW Corner

0.0 0 0.02 0.0 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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1: 1,128



Notes

Photo Key-map of 24604 Mulholland Hwy.  
APN: 4455-042-015  
ZANZURI

1a



2



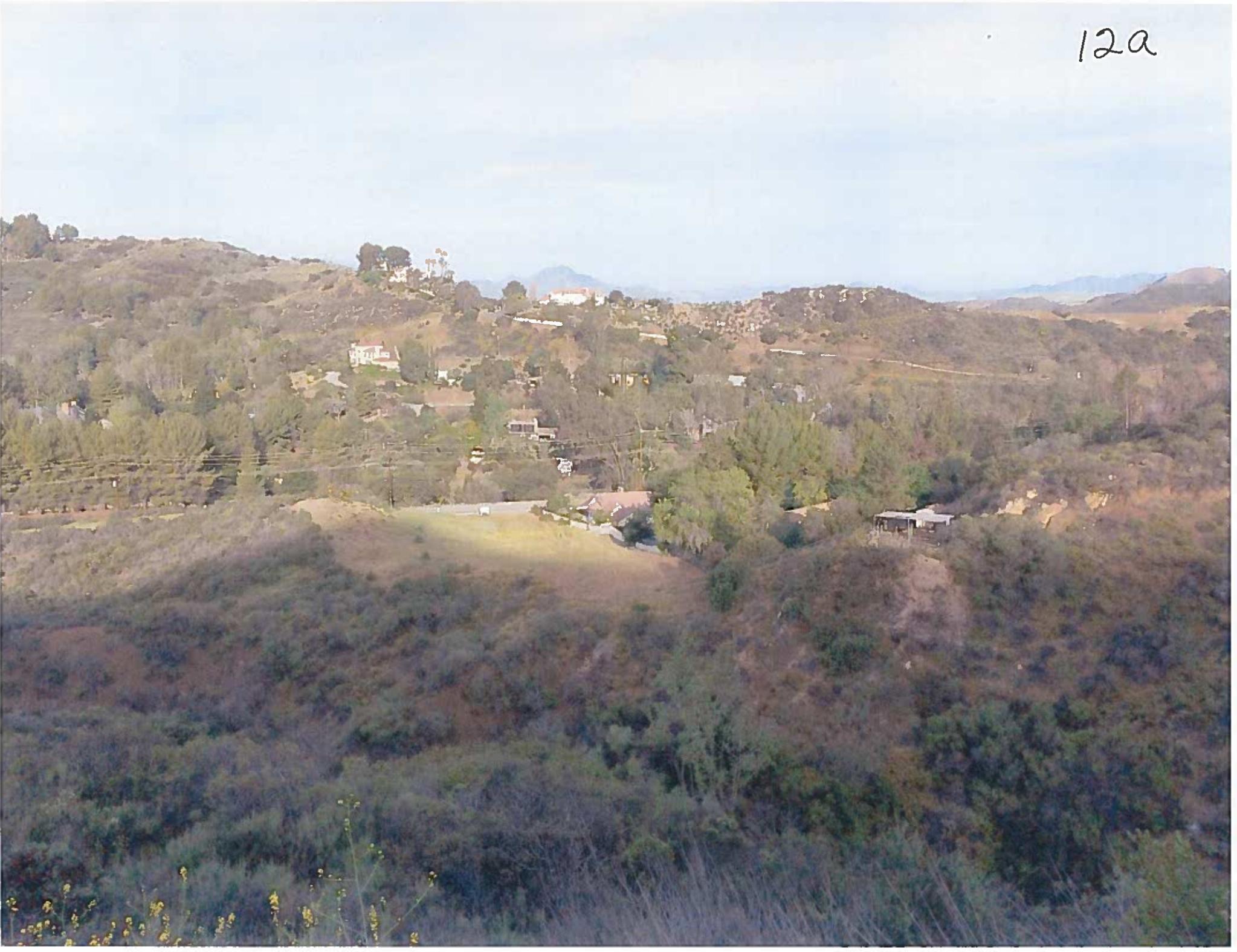
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12a





14



FOR SALE  
BY APPOINTMENT  
CALL [unreadable]

18







# Biological Assessment

24604 Mulholland Highway (APN-4455-042-015)  
Los Angeles County, California

**Prepared by:**



10664 Presilla Road, Santa Rosa Valley, California, 93012

**Prepared for:**

Zeev Zanzuri  
4335 Park Verdi  
Calabasas, California 91302

**August 27, 2015**

*This report is a true and accurate statement regarding biological resources located on the property commonly known as 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California. This report complies with Title 22 of the Santa Monica Mountains, Local Coastal Program, Local Implementation Plan, 2014 and Section 2, Chapter D of the Santa Monica Mountains, Local Coastal Program, Land Use Plan, 2014.*

*andrew m. caplan*  
\_\_\_\_\_  
Signature

*08-27-2015*  
\_\_\_\_\_  
Date

**TABLE OF CONTENTS**

LOCATION ..... 1

PURPOSE ..... 1

METHODOLOGY ..... 1

HISTORICAL CONDITIONS ..... 3

STREAMS & WETLANDS ..... 5

PLANT COMMUNITIES ..... 7

COMMON WILDLIFE ..... 9

SPECIAL-STATUS SPECIES ..... 10

    Special-Status Plants ..... 11

    Special-Status Wildlife ..... 12

NESTING BIRDS ..... 13

CONNECTIVITY- LINKAGES & CORRIDORS ..... 14

SMM LIP HABITAT CATEGORY DEFINITIONS ..... 14

    H1 Habitat Definition ..... 15

    H2 High Scrutiny Habitat Definition ..... 15

    H2 Habitat Definition ..... 15

    H3 Habitat Definition ..... 15

SMM LCP-NET MAPPED HABITAT CATEGORIES ..... 16

SITE-SPECIFIC HABITAT CATEGORIES ..... 16

    Site-Specific H1 Habitat ..... 16

    Site-Specific H2 High Scrutiny Habitat ..... 17

    Site-Specific H2 Habitat ..... 17

    Site-Specific H3 Habitat ..... 17

NATIVE TREE PROTECTION POLICIES ..... 17

PROJECT DESCRIPTION ..... 18

IMPACT ANALYSIS ..... 18

ALTERNATIVES ..... 21

RECOMMENDATIONS, AVOIDANCE STRATEGIES, & MITIGATION MEASURES ..... 21

**Exhibits**

- Exhibit A - Area of Interest
- Exhibit B - Topographic Map
- Exhibit C - Historical Aerial Photographs
- Exhibit D - SMM LCP-Net Drainage Overlay
- Exhibit E - National Wetlands Inventory
- Exhibit F - Natural Resources Map
- Exhibit G - Current Condition
- Exhibit H - Plant List
- Exhibit I - CNDDDB and CNPS Results
- Exhibit J - CNDDDB Species Occurrence Map
- Exhibit K - Regional Special-Status Species Considered
- Exhibit L - Soils Map & Data
- Exhibit M - SMM LCP-LIP Habitat Map
- Exhibit N - Site Specific Habitat Category Map
- Exhibit O - Site Plan with Proposed Fuel Modification Zones
- Exhibit P - Site Plan with Existing and Proposed Fuel-Modification Zones

**Appendices**

- Appendix 1 - SMM LCP-LIP Checklist
- Appendix 2 - Biologists Statement of Qualifications

## **LOCATION**

The 1.7-acre property commonly known as 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California is located on the northern flank of the Santa Monica Mountains towards its eastern end within the area covered by the U.S. Geological Survey's 7.5-minute Malibu Beach quadrangle and within the Monte Nido Watershed, which is part of the larger Malibu Creek Watershed. It is located approximately 2.72 miles south of Highway 101 and about 4.8 miles north of Pacific Coast Highway; immediately adjacent the east side of Mulholland Highway. A map depicting the location of the property is included as Exhibit A. Elevation ranges from approximately 1170 feet (~357 meters) to 1209 feet (~368 meters). A topographic map is included as Exhibit B. The property is a vacant lot. A single-family residence occupies the property to the north. Single-family residences occupy property immediately adjacent Mulholland Highway on its west side. The fuel modification zones of the adjacent residences extend across part of the subject property.

## **PURPOSE**

The Santa Monica Mountains Local Coastal Plan-Net (SMM LCP-Net) Biological Resource Overlay depicts H1 Habitat, H2 Habitat, and H3 Habitat as occurring on the property. Per the Santa Monica Mountains Local Implementation Plan (SMM LIP) a Biological Assessment is required for all new development proposed within 200 feet of H1 Habitat, H2-High Scrutiny Habitat, or H2 Habitat. Development is proposed within 200 feet of county mapped H1 Habitat. The proposed development includes construction of a two-story single-family residence, three-car garage, and a swimming pool.

This assessment documents historical condition of the site, plant communities, common plants and wildlife detected on or within the vicinity of the property and those that could potentially occur, and potential for birds to nest at the site. It also documents streams and wetlands, protected trees, special-status species, and any wildlife linkages or corridors if present, identifies special-status species that could potentially occur, and classifies plant communities, streams, and wetlands into their respective habitat categories per definitions in the SMM LIP. This assessment also includes an analysis of potential adverse affects of the proposed development upon these resources, alternatives, recommendations, and avoidance strategies. It also includes mitigation measures, if necessary.

## **METHODOLOGY**

Andrew McGinn Forde, whom is primarily a wildlife biologist, visited the site on August 3, 2015. Dr. Edith Read, whom is primarily a botanist, visited the site on August 7, 2015. During the site visits, the biologists made an attempt to walk the site in a manner that provided 100% visual coverage in an effort to identify and document biological resources. The biologists searched in and around structures, trees, and shrubs for wildlife, signs of wildlife, woodrat houses, burrows, cavities and bird nests, looked under rocks, wood, and other surface debris, and used binocular to identify wildlife on and adjacent the site. The biologists mapped the extent of any streams and wetlands under jurisdiction of the California Department

of Fish and Wildlife (CDFW), the U.S. Army Corp of Engineers (ACOE), and the Regional Water Quality Control Board (RWQCB), native plant communities, native trees, locations of special-status species and any resources that could potentially be used by them, if present.

The biologists reviewed –

1. Aerial photographs dated between 1947 and 2015.
2. The Santa Monica Mountains Local Implementation Plan (SMM-LIP) Biological Resource Map.
3. The SMM LCP-Net Biological Resource Overlay.
4. The US. Fish and Wildlife Services (USFWS, National Wetlands Inventory.<sup>1</sup>
5. The U.S. Department of Agriculture Soil Conservation Service’s Web Soil Survey to determine soil and substrate types that occur on the property.
6. The California Native Plant Society’s (CNPS) Inventory of Rare and Endangered Plants (IREP) to identify special-status plant species known to occur at or near the property.<sup>2</sup>
7. The CDFW California Natural Diversity Database (CNDDDB), Rarefind 5, and the Biogeographic and Observation System (BIOS) to identify special-status species known to occur at or near the property.<sup>3</sup>
8. The CDFW list of “Special Animals”.<sup>4</sup>
9. The CDFW list of “Fully Protected Animals”.<sup>5</sup>
10. The CDFW list of “State and Federally Endangered and Threatened Animals of California”.<sup>6</sup>
11. The CDFW list of “Special Vascular Plants, Bryophytes, and Lichens”.<sup>7</sup>
12. The CDFW list of “State and Federally Listed Endangered, Threatened, and Rare Plants of California”.<sup>8</sup>
13. The USFWS, Sacramento Office’s “Proposed and Candidate Species” system.<sup>9</sup>

The CNPS IREP tracks the conservation status of hundreds of plant species and includes information on the distribution, ecology, and conservation status of California's rare, threatened, and endangered plants. The CNPS data are widely accepted as the standard for information on the rarity and endangerment status of the flora of California. The CNPS recognizes more than 1600 plant taxa (species, subspecies and varieties) as rare, threatened, or endangered in California, more than 500 additional species that have limited distribution, and approximately 55 additional species for which the CNPS needs more information. The IREP also contains information on approximately 25 species that are presumed to have gone extinct in California in the last 100 years. The CNDDDB is part of a nationwide network overseen by NatureServe.

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1 <http://www.fws.gov/wetlands/Data/Mapper.html>

2 California Native Plant Society, 2015, Inventory of Rare and Endangered Plants

3 CAL. Fish & Wildlife, Wildlife & Habitat Data Analysis Branch, California Natural Diversity Database, 2015

4 CAL. Fish & Wildlife, Special Animals, July 2015

5 CAL. Fish & Wildlife, Fully Protected Animals, May 2003

6 CAL. Fish & Wildlife, State & Federally Endangered & Threatened Animals of California, July 2015

7 CAL. Fish & Wildlife, Special Vascular Plants, Bryophytes, & Lichens, April 2015

8 CAL. Fish & Wildlife, State & Federally Listed Endangered, Threatened, & Rare Plants of California, April 2015

9 US Fish and Wildlife Service, Sacramento Fish & Wildlife Office, Proposed & Candidate Species, Threatened & Endangered Species System, Accessed August 2015

The CNDDDB includes Rarefind 5 and BIOS, which include locations and natural history information on special status plants and animals and natural communities throughout California. The data help drive conservation decisions, aid in the environmental review of projects and land use changes, and provide baseline data helpful in recovering rare, threatened, and endangered species. The goal of the CNDDDB is to provide the most current information available on the state's most imperiled elements of natural diversity and to provide tools to analyze these data. The species on the CDFW lists are considered to be those of greatest conservation need and are commonly referred to as special-status species. Special-status species include those protected by the State Endangered Species Act<sup>10</sup> and the Federal Endangered Species Act,<sup>11</sup> state and federal candidate species, fully protected species, as well as all other species that appear on the lists.<sup>12</sup> Because the CDFW considers the species on these lists to be those of greatest conservation need, the biologists include an analysis of all species that are known to occur in the region. The biologists also rely on these lists for the current species designations.

The biologists conducted the CNDDDB, Rarefind 5, BIOS, and IREP reviews by searching the U.S. Geological Service's 7.5-minute Beverly Hills, Calabasas, Camarillo, Canoga Park, Malibu Beach, Newbury Park, Point Dume, Point Mugu, Thousand Oaks, Topanga, Triunfo Pass, and Van Nuys quadrangles. These 12 quadrangles cover the entire Santa Monica Mountains and include areas north of the Ventura Freeway (US-101) and east of the San Diego Freeway (I-405).

## **HISTORICAL CONDITIONS**

The biologist reviewed aerial photographs dated 1947, 1952, 1959, 1967, 1980, 1989, 1994, 2002, and 2012 available at HistoricAerials.com and compared them to a 2015 aerial photograph available on Google Earth.

### **1947 Aerial Photograph**

Other than a dirt road that crosses the southwest corner of the property, the 1947 aerial photograph depicts the site in its natural condition, no disturbances, no Mulholland Highway; it is dominated by vegetation.

### **1952 to 1959 Aerial Photographs**

Mulholland Highway is not depicted in the 1952 aerial photograph but it is depicted in the 1959 aerial photograph. The area west of Mulholland Highway and the property immediately to the north appear disturbed and graded in the 1959 aerial photograph. Part of the drainage appears to have been widened, the biologists presume that it was altered during construction of Mulholland Highway to accommodate construction of a culvert and a v-ditch from the highway to the drainage to accommodate run-off.

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<sup>10</sup> CAL. Fish & Game Code §§ 2050-2097

<sup>11</sup> 16 U.S.C. §§ 1531-1544

<sup>12</sup> CAL. Fish & Game Code §§ 3511, 4700, 5050, & 5515

#### 1967 Aerial Photograph

The 1967 aerial photograph does not depict any major changes.

#### 1980 Aerial Photograph

The 1980 aerial photograph depicts single-family residencies on the graded and disturbed areas to the north and west. A small area of the northwest corner of the site appears to have been cleared of vegetation.

#### 1989 Aerial Photograph

The 1989 aerial photograph depicts the extreme northern part of the site as being cleared of vegetation. The biologists presume it was cleared for fire safety. It also depicts disturbance between Mulholland Highway and the drainage. The biologists presume that the drainage was altered and cleared of vegetation during construction of a v-ditch from Mulholland Highway to the drainage to accommodate run-off (there is a v-ditch in this location at present).

#### 1994 Aerial Photograph

The 1994 aerial photograph depicts additional clearance of vegetation along and within the subject properties western boundary. The cleared area is located within an easement now dedicated in favor to Los Angeles County. It was cleared after the easement was dedicated to the county. The 1994 aerial photograph also depicts vegetation clearance in the drainage extending from Mulholland Highway up stream for approximately 200 feet or so. The biologists presume that it was altered during installation of a new culvert and/or to remove “debris” from the channel. The edge of the drainages northern bank appears closer to the subject property’s south east corner in the 1994 aerial photograph than it does in the earlier aerial photographs.

#### 2002 - 2012 Aerial Photographs

Between 1994 and 2012 the extent of the cleared area increases, presumably to account for new Fire Department requirements. The cleared area falls within 200 feet of the single-family residencies to the north and west. The aerial photographs indicate that the property has been subject to disturbance for more than 20 years and it appears to have been disked for the majority of that time.

The 1946, 1959, 1967, 1980, 1989, 1994, 2002, and 2012 aerial photographs are included as Exhibit C.

## **STREAMS & WETLANDS**

The ACOE regulates “dredge” and “fill” in waters of the U.S. including adjacent wetlands under the authority of Section 404 of the Clean Water Act.<sup>13</sup> The Act makes it unlawful to discharge dredged materials or fill in waters of the U.S. including adjacent wetlands without a public interest review period and a permit from the ACOE. The Code of Federal Regulations defines “waters of the U.S.” as intrastate lakes, rivers, streams, mudflats, sand flats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, and natural ponds.<sup>14</sup> The code defines wetlands as “areas that are inundated or saturated by surface water or ground water 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.”

The 1987 Wetland Delineation Manual provides technical guidance and procedures for identifying and delineating wetlands that may be subject to regulatory jurisdiction under Section 404 of the Clean Water Act.<sup>15</sup> In the arid west, the ACOE uses the “Interim regional supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region.” The regional supplement is designed for use with the 1987 Wetland Delineation Manual. Where differences in the two documents occur, the regional supplement takes precedence. The regional supplement presents wetland indicators, guidance, and other information that is specific to the Arid West Region.<sup>16</sup> The manual and supplement recommend use of the “National List of Plant Species that Occur in Wetlands” for hydrophytic classification of plants<sup>17</sup> and refer to the Natural Resources Conservation Service (NRCS) for hydric soil classifications. The methodology set out in the manual and the supplement is a three-parameter test that defines wetlands by the presence of hydrophytic vegetation, hydric soils, and hydrology.

In the absence of wetlands, ACOE jurisdiction in non-tidal waters extends between the ordinary high water marks.<sup>18</sup> Section 401 of the Clean Water Act requires that all federal agencies protect physical, biological, and chemical integrity of its waters and ensure that their actions do not violate water quality standards. Under Section 401, the State of California has the authority to review any federal permits that may result in a discharge to wetlands and other waters under state jurisdiction. This is to ensure that the actions are consistent with the state's water quality requirements. In California, the RWQCB has been delegated as the state agency with the authority to regulate the quality of state waters, including discharge of dredged or fill materials, and thus provides a Section 401 certification to the ACOE.<sup>19</sup>

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<sup>13</sup> Clean Water Act of 1972 § 404. See also 33 U.S.C. § 1341

<sup>14</sup> 33 C.F.R. §§ 320 – 330

<sup>15</sup> Environmental Lab., 1987. Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS

<sup>16</sup> U.S. Army Corps of Engineers, 2006. Interim Regional Supplement to Corp of Engineers Wetland Delineation Manual: Arid West Region. Vicksburg, MS

<sup>17</sup> Reed, P. B. 1988. National List of Plant Species that Occur in Wetlands: 1988 National Summary, Biological Report 88(24), USFWS, Washington, DC

<sup>18</sup> 33 C.F.R. § 328.3

<sup>19</sup> Clean Water Act of 1972 § 401. See also 33 U.S.C. § 1341

The CDFW has jurisdictional authority over wetland resources associated with rivers, streams, and lakes under the authority of the California Fish and Game Code.<sup>20</sup> The CDFW regulates alteration of these resources through its Lake and Streambed Alteration Program, which requires execution of an agreement before any alteration of the natural flow of any river, stream, or lake.<sup>21</sup> The CDFW have adopted the USFWS definition and classification system of wetlands. The USFWS defines wetlands as "lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports hydrophytes, (2) the substrate is predominantly non-drained hydric soil; and (3) the substrate is saturated with water or covered by shallow water at some time during the growing season of each year." The definition includes swamps; freshwater, brackish water, and saltwater marshes; bogs; vernal pools, periodically inundated salt flats; intertidal mudflats; wet meadows; wet pastures; springs and seeps; portions of lakes, ponds, rivers and streams; and all other areas which are periodically or permanently covered by shallow water, or dominated by hydrophytic vegetation, or in which the soils are predominantly hydric.

The Code of Regulations defines a stream as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish and other aquatic life including watercourses having a surface or sub surface flow that supports or has supported riparian vegetation."<sup>22</sup> This applies to all perennial, intermittent, and ephemeral rivers, streams, and lakes in the state. CDFW jurisdiction extends between the top of each bank and to the outer edge of contiguous riparian (= hydrophytic) vegetation. Riparian vegetation includes species listed on the "*National List of Plant Species that Occur in Wetlands*" that are defined as OBL, FACW, or FAC. CDFW jurisdiction extends between the top of each bank and to the outer edge of contiguous riparian vegetation and in some cases floodplains. "Bank" is defined as the "slope or elevation of land that bounds the bed of the stream in a permanent or long standing way, and that confines the stream water up to its highest level."<sup>23</sup>

The SMM LCP-Net Biological Resource Overlay depicts a drainage meandering on to the extreme southern part of the property. The overlay is included as Exhibit D. The USFWS National Wetlands Inventory also depicts the drainage. The inventory map is included as Exhibit E. It is obvious from looking at both the overlay and the inventory map that they are not accurate. The drainage does not line up with the culvert at Mulholland Highway. It appears that the drainage is skewed to the north approximately 25 feet.

The biologists had limited access to the drainage because it is located on private property; however, they were able to observe parts of it from the subject property and from Mulholland Highway, and other vantage points. Using the topographic survey map, the biologists were able to more accurately map the extents of

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<sup>20</sup> CA. Fish & Game Code §§ 1600 – 1616

<sup>21</sup> Cal. Fish and Game Code § 1602

<sup>22</sup> 14 C.C. R. § 1.72

<sup>23</sup> People v. Osborn, 116 Cal. App. 4th 764, 11 Cal. Rptr. 3d 14 (2004)

the drainage. It has two forks. The north fork is nearer the property than the south fork. The width of the drainage below the confluence is about 20 feet between tops of banks. The drainage lacks riparian vegetation from Mulholland Highway upstream to about the confluence; however, it occurs upstream within the north fork and dominates the south fork. The riparian vegetation where it occurs within the north fork does not appear to extend much beyond the tops of banks. The riparian vegetation that dominates the south fork extends well beyond the tops of banks. The extents of the field-mapped drainage and associated riparian vegetation, which are based on what the biologists observed from various vantage points and on available aerial photographs, are depicted in Exhibit F. A concrete and riprap channel, located near the southwest corner of the property, conveys storm water from Mulholland Highway into the drainage. The drainage connects with another drainage on the west side of Mulholland Highway via culvert, and is a tributary to Cold Creek, which is a tributary to Malibu Creek. The drainage is located within the Monte Nido Watershed, which is part of the larger Malibu Creek Watershed. The Malibu Creek Watershed is the largest in the Santa Monica Mountains; covering more than 100 square miles.

## **PLANT COMMUNITIES**

Part of the property is located within the fuel modification zones of legally existing single-family residences and is subject to fuel modification. Chamise Chaparral, Fuel-Modified Chaparral, Annual Grassland, and Disked Annual Grassland dominate the property. Chamise Chaparral also dominates areas east and south of the property within the fuel modification zone of the proposed single-family residence where it occurs off-site. Riparian Scrub dominates the adjacent drainage.

### Chamise Chaparral (*Adenostoma fasciculatum* Shrubland Alliance)

Species present within the Chamise Chaparral where it occurs on the property include buck brush (*Ceanothus cuneatus*), chamise (*Adenostoma fasciculatum*), black sage (*Salvia mellifera*), chaparral yucca (*Hesperoyucca whipplei*), coast sunflower (*Encelia californica*), hairy-leaf ceanothus (*Ceanothus oliganthus*), and laurel sumac (*Malosma laurina*). Herbaceous species observed within this community on and adjacent the property included popcorn flower (*Cryptanthia* sp.), sticky false gilia (*Allophylum glutinosum*), and chilicothe (*Marah macrocarpa*), among others. Species observed within the Chamise Chaparral off-site include California sagebrush (*Artemisia californica*), purple sage (*Salvia leucophylla*), and greenbark ceanothus (*Ceanothus spinosus*).

### Fuel-Modified Chamise Chaparral (*Adenostoma fasciculatum* Shrubland Alliance)

Fuel-Modified Chamise Chaparral occupies areas of the property that lie within the fuel modification zones of legally existing single-family residences. Species observed within the Fuel Modified Chamise Chaparral include, chamise, black sage, ceanothus (*Ceanothus* spp.), chaparral yucca, coast sunflower, and laurel sumac. Herbaceous species observed included popcorn flower, sticky false gilia, and chilicothe, among others. The aerial photographs that the biologists reviewed, indicate that this method of fuel modification has been used for at least 10 years (it appears cleared in a Google aerial photograph dated November 2004).

Annual Grassland (*Bromus-Avena* Semi-Natural Herbaceous Stand)

Annual Grassland occupies an opening within the Chamise Chaparral.<sup>24</sup> Non-native annual species including wild oat (*Avena* sp.), short-pod mustard (*Hirschfeldia incana*), brome (*Bromus* spp.), star thistle (*Centaurea melitensis*), and tumbleweed (*Salsola tragus*) appeared to dominate this community. Other species observed included popcorn flower, sticky false gilia, and chilicothe. The opening can be observed in the historical aerial photographs.

According to Shirley Imsand, if native herbaceous species have a relative cover of 10% or more, the Annual Grassland would be considered H1 Habitat. Native grasslands in the Santa Monica Mountains consist of perennial native grasses including purple needlegrass, (*Nassella pulchra*), foothills needlegrass, (*Nassella lepida*) and nodding needlegrass (*Nassella cernua*). These grasses may occur in the same general area but they do not typically mix, tending to segregate based on slope and substrate factors. Mixed with these native grasses are many non-native annual species that are characteristic of Annual Grassland. Native perennial grasslands are now exceedingly rare. In California, native grasslands once covered nearly 20 percent of the land area, but today are reduced to less than 0.1 percent. The CNDDDB considers grasslands with 10 percent or more cover by native needlegrass to be significant and recommends that these be protected. Patches of this sensitive habitat occur throughout the Santa Monica Mountains where they are intermingled with coastal sage scrub, chaparral and oak woodlands. The Annual Grassland that occurs at the site occupies a natural opening in the Chamise Chaparral. Bunchgrass and other native herbaceous species occur within this opening.

Disked Annual Grassland (*Bromus-Avena* Semi-Natural Herbaceous Stand)

Disked Annual Grassland occupies areas of the property that lie within the fuel modification zones of legally existing single-family residences. Non-native annual species including wild oat (*Avena* sp.), short-pod mustard, brome (*Bromus* spp.), star thistle, and tumbleweed dominate this community. The Disked Annual Grassland is subject to fuel modification and it appeared to have been recently fuel-modified. In fact, the pattern on the ground suggests that heavy machinery is used to fuel-modify it; hence the use of the modifier. The aerial photographs that the biologists reviewed, indicate that this method of fuel modification has been used for at least the past 20 years (it appears disked in HistoricAerials and Google aerial photographs dated June 1994). Tree of Heaven (*Ailanthus altissima*), a highly invasive species, occurs in this community. Species associated with the Chamise Chaparral also occur but are much less abundant. The Disked Annual Grassland that occurs on the property dominates an area historically occupied by Chamise Chaparral and within the fuel modification zones of legally existing single-family residences. The biologists understand the importance of Native Annual Grassland and the 10% rule but do not believe that it should apply to areas that were once dominated by chaparral but cleared for fuel

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<sup>24</sup> Tentative classification.

modification and are now dominated by non-native species and native herbaceous components of the former chaparral. The biologists believe the intent of the SMM LIP is to recognize and protect Native Annual Grassland that has been inundated by non-native species and not to protect chaparral habitats that are highly disturbed or indeed obliterated.

#### Riparian Scrub (*Salix lasiolepis*/*Baccharis salicifolia* Alliance)

Riparian Scrub dominates the drainage where it borders the property. Species associated with this community include arroyo willow (*Salix lasiolepis*), mulefat (*Baccharis salicifolia*), poison oak (*Toxicodendron diversilobum*), and western sycamore (*Platanus racemosa*). Shirley Imsand also reported that riparian vegetation occurs along the neighbor's wall to the north; it is not associated with any drainage. It is likely that seed, from the plants that are associated with the Riparian Scrub community or elsewhere, has been blown up against the wall, germinated, and has grown as a result of the neighbor's irrigation.

The extents of the communities are depicted in Exhibit F. Photographs of the communities are included in Exhibit G. Exhibit H includes a list of plants observed by the biologists on the property during the site visits and a list of species observed within and adjacent the drainage. Biologist Amber Bruno also visited the property on May 22, 2014. Her report, dated June 21, 2014, includes a list of plants that she observed.<sup>25</sup>

#### **COMMON WILDLIFE**

Common invertebrates observed at the property included checkered white (*Pontia protodice*), bramble hairstreak (*Callophrys dumetorum*), marine blue (*Leptotes marina*), mormon metalmark (*Apodemia mormo*), and funeral duskywing (*Erynnis funeralis*). Common amphibians were not observed or detected at the property; however, Pacific treefrog (*Pseudacris regilla*) is expected to occur within and adjacent the drainage. Black-bellied slender salamander (*Batrachoseps nigriventris*), Monterey ensatina (*Ensatina eschscholtzii eschscholtzii*), and California treefrog (*Pseudacris cadaverina*) may also occur. Common reptiles observed included Great Basin fence lizard (*Sceloporus occidentalis longipes*), western side-blotched lizard (*Uta stansburiana elegans*), and southern pacific rattlesnake (*Crotalus oreganus helleri*). California kingsnake (*Lampropeltis getulus californiae*), Skilton's skink (*Eumeces skiltonianus skiltonianus*), chaparral whipsnake (*Masticophis lateralis lateralis*), night snake (*Hypsiglena torquata*), Pacific gopher snake (*Pituophis catenifer catenifer*), red coachwip (*Masticophis flagellum piceus*), and southern alligator lizard (*Elgaria multicarinata webbi*) are expected to occur. Common birds observed or otherwise detected at or near the property included Acorn woodpecker (*Melanerpes formicivorus*), American goldfinch (*Spinus tristis*), Anna's hummingbird (*Calypte anna*), Bewick's wren (*Thryomanes bewickii*), black phoebe (*Sayornis nigricans*), Bullock's oriole (*Icterus bullockii*), bushtit (*Psaltriparus minimus*), California quail (*Callipepla californica*), California thrasher (*Toxostoma redivivum*), California towhee (*Melospiza crissalis*), house finch (*Carpodacus mexicanus*), mourning dove (*Zenaida macroura*),

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<sup>25</sup> Amber Bruno, June 21, 2014. Vegetation Management and Brush Clearance Analysis of 24604 Mulholland Highway, Calabasas, Los Angeles County, California

northern mockingbird (*Mimus polyglottos*), spotted towhee (*Pipilo maculatus*), wrenit (*Chamaea fasciata*), and western scrub jay (*Aphelocoma californica*). Numerous others are expected to occur particularly during spring and fall migration. Common mammals observed or otherwise detected at the property included California ground squirrel (*Otospermophilus beecheyi*). The biologist also found evidence suggesting the presence of Audubon's cottontail (*Sylvilagus audubonii*) or brush rabbit (*Sylvilagus bachmani*), coyote (*Canis latrans*), mule deer (*Odocoileus hemionus*), raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), and valley pocket gopher (*Thomomys bottae*). Bobcat (*Lynx rufus*), California mouse (*Peromyscus californicus*), California pocket mouse (*Chaetodipus californicus*), deer mouse (*Peromyscus maniculatus*), gray fox (*Urocyon cinereoargenteus*), long-tailed weasel (*Mustela frenata*), and other mammals may occur. Big brown bat (*Eptesicus fuscus*), canyon bat (*Parastrellus hesperus*), free-tailed bat (*Tadarida brasiliensis*), and other bats likely forage over the property; however, the property lacks potential roost sites. Bats could use the utility poles adjacent Mulholland Highway for roosting, if woodpecker cavities are present.

### **SPECIAL-STATUS SPECIES**

The review of the CDFW CNDDDB and the CNPS IREP revealed that a number of special-status species have been recorded within the area covered by the 12 quadrangles used in this assessment. Exhibit I includes the special-status species returned by the databases. Lyon's pentachaeta (*Pentachaeta lyonii*), a Federal and State endangered species and a CNPS Rank 1B.1 species (Global Rank = G1, State Rank = S1), occurs at Stunt Ranch approximately 1 mile south of the property. Santa Susana tarplant (*Deinandra minthornii*), a State rare species and a CNPS Rank 1B.2 species (Global Rank = G2, State Rank = S2), occurs less than 0.5 miles east of the property. Exhibit J depicts the locations of special-status species that occur near the property.

The CDFW CNDDDB and the CNPS IREP rely on individuals reporting occurrences of special-status species. It is likely that occurrences of some special-status species are not reported to these databases. It is also likely that individuals and populations of some special-status species that occur within the area covered by the quadrangles have not yet been discovered within the area covered by a specific quadrangle, and recent discoveries may be in the queue waiting to be processed. In consideration of these facts, therefore, additional special-status species known to occur in Los Angeles and Ventura counties are considered as part of this assessment. Exhibit K includes the special-status species that the biologist considered as part of this assessment. It also includes legal status, listing date, a brief description of habitat associations and requirements, and a statement regarding potential for occurrence based on known habitat associations and other factors. Transient and vagrant species are not addressed.<sup>26</sup>

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<sup>26</sup> Transients are species that pass through a geographical area and vagrants are species that are recognized as being outside their normal range.

### Special-Status Plants

Important factors to consider when evaluating potential for special-status plant species to occur are geographic location, elevation, vegetation type and structure, microhabitats, and fire history. The property is located on the northern flank of the Santa Monica Mountains at an elevation ranging from approximately 1170 feet (~357 meters) to 1209 feet (~368 meters). Chamise Chaparral, Fuel-Modified Chaparral, Annual Grassland, and Disked Annual Grassland dominate the property. Another important factor is soil and substrate types and soil and substrate chemistry.

The U.S. Department of Agriculture Soil Conservation Service produces and publishes soil maps and reports for most areas within the U.S. including the Santa Monica Mountains National Recreation Area. According to the Soil Survey, the dominant soil types that occur on the property are Cotharin Clay Loam (30% to 75% slopes) and Cumulic Haploxerolls (0% to 9% slopes). Cotharin Clay Loam is described as slightly decomposed plant material (Oe - 0 to 16 inches), loam (1A - 16 to 69 inches), loam (AC - 9 to 11 inches), which overlies soft weathered bedrock (Cr - 11 to 21 inches); it is well drained, and has pH 6. Parent material is Colluvium and/or residuum derived from andesite. Minor components include Pachic Argixerolls, Rock Outcrop, Kayiwish, and Boades. Cumulic Haploxerolls is described as stratified sandy loam (A - 0 to 16 inches) and stratified clay loam (2Bk - 16 to 69 inches), which overlies extremely gravelly coarse sand (3C - 69 to 83 inches); it is well drained, and has pH 7. Parent material is alluvium derived from volcanic and sedimentary rock. Minor components include Danville coastal, Typic Argixerolls, and Riverwash. A map depicting distribution of soils on the property and other data are included in Exhibit L.

Lyon's pentachaeta occurs at Stunt Ranch approximately 1 mile south of the property. It is not expected to occur within the area dominated by Disked Annual Grassland due to the fact that this area appears to lack suitable elements and has been subject to fuel-modification by heavy machinery for at least 20 years; however, it could occur within openings of the Chamise Chaparral located on and adjacent the property within the fuel modification zone of the proposed single-family residence and to a lesser extent the Fuel-Modified Chamise Chaparral. Santa Susana tarplant occurs less than 0.5 miles east of the property. Although the property lacks suitable elements for the occurrence of this species, it may occur adjacent it within the fuel modification zone of the proposed single-family residence. Other special-status plant species have potential to occur within the Chamise Chaparral and the Annual Grassland; however, they are not expected to occur or only have a low potential to occur within the area dominated by Disked Annual Grassland and the Fuel-Modified Chamise Chaparral.

Special-status plant species with moderate to high potential to occur within the Chamise Chaparral and/or the Annual Grassland include western spleenwort (*Asplenium verspertinum*), Brewer's calandrinia (*Calandrinia brewerii*), Catalina mariposa lily (*Calochortus catalinae*), a CNPS Rank 4.2 species,

Plummer's mariposa lily (*Calochortus plummerae*), fragrant pitcher sage (*Lepechinia fragrans*), a CNPS Rank 4.2, ocellated Humboldt lily (*Lilium humboldtii* ssp. *ocellatum*), and hubby's phacelia (*Phacelia hubbyi*), which are CNPS Rank 4.2 species, woven-spored lichen (*Texosporium sancti-jacobi*), a CNPS Rank 3 species with Global Rank of G3 and State Rank of S1, Decumbent goldenbush (*Isocoma menziesii* var. *decumbens*), a CNPS Rank 1B.1 species with Global Rank of G3G5T2T3 and State Rank of S2, round-leaved filaree (*California macrophylla*), a CNPS Rank 1B.1 species with Global Rank of G2 and State Rank of S2, slender mariposa lily (*Calochortus clavatus* var. *gracilis*), a CNPS Rank 1B.2 species with Global Rank of G4T2T3 and State Rank of S3, Parry's spineflower (*Chorizanthe parryi parryi*), a CNPS Rank 1B.2 species with Global Rank of G3T3 and State Rank of S3, and many-stemmed dudleya (*Dudleya multicaulis*), a CNPS Rank 1B.2 with Global Rank of G2 and State Rank of S2.

The biologists did not observe any special-status plant species during the site visits; however, the majority of these species would not have been at their most conspicuous during the site visits or would have been in a condition where they could not have been detected, if present. Another factor that must be considered is the continuing drought. Although some of the special-status species have a bloom period that coincides with the time that the biologists conducted the site visits, they may not have bloomed due to the existing drought conditions.

### **Special-Status Wildlife**

The special-status wildlife species considered in this assessment are not expected to occur or only have a low potential to occur within the proposed development envelope due to the lack of suitable habitat; however, a few are expected to occur within the area dominated by Chamise Chaparral and/or Annual Grassland. The few species expected to occur or with high potential to occur within the area dominated by Chamise Chaparral and/or Annual Grassland have moderate to high potential to occasionally occur within the proposed development envelope. Species expected to occur in the Chamise Chaparral and/or Annual Grassland include San Diegan tiger whiptail (*Aspidoscelis tigris stejnegeri*), San Bernardino ringneck snake (*Diadophis punctatus modestus*), rufous hummingbird (*Selasphorus rufus*), Allen's hummingbird (*Selasphorus sasin*), Costa's hummingbird (*Calypte costae*), southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), California horned lark (*Eremophila alpestris actia*), lark sparrow (*Chondestes grammacus*), and CDFW Species of Special Concern including coast horned lizard (*Phrynosoma blainvillii*) (Global Rank = G3G4, State Rank = S3S4), southern California legless lizard (*Anniella stebbensi*), (Global Rank = G3G4T3T4Q, State Rank = S3), coast patch-nosed snake (*Salvadora hexalepis virgulata*), (Global Rank = G5T4, State Rank = S2S3), and San Diego mountain kingsnake (*Lampropeltis zonata pulchra*), (Global Rank = G4G5, State Rank = S1S2). Other special-status wildlife species with moderate to high potential to occur within the area dominated by Chamise Chaparral and/or Annual Grassland but are not expected to occur within the proposed development area include Trask shoulderband snail (*Helminthoglypta traskii traskii*), southern shoulderband snail (*H. tudiculata convicta*), Gertsch's socialchemmis spider (*Socalchemmis gertschi*), Santa Monica grasshopper (*Trimerotropis*

*occidentiloides*), Santa Monica shieldback katydid (*Aglaothorax longipennis*), and San Diego desert woodrat (*Neotoma lepida intermedia*), a CDFW Species of Special Concern (Global Rank = G5T3?, State Rank = S3?). Silver-haired bat (*Lasionycteris noctivagans*), western small-footed myotis (*Myotis ciliolabrum*), long-eared myotis (*M. evotis*), long-legged myotis (*M. volans*), and CDFW Species of Special Concern including pallid bat (*Antrozous pallidus*) (Global Rank = G5, State Rank = S3) and Greater bonneted bat (*Eumops perotis californicus*), (Global Rank = G5T4, State Rank = S3?) may forage at or near the site; however, potential roost sites are absent. Some of these bats could use the utility poles adjacent Mulholland Highway for roosting, if woodpecker cavities are present.

The majority of the special-status wildlife species would have been detectable at the time the biologists conducted the site visits, however, a number of the species are very cryptic, some spend most of their time underground or under dead and decaying debris, or leaf litter, and in between root structures of shrubs, and others are active only at night or at other times during the day. The biologists did not observe any special-status wildlife species during the site visits; however, the site visits were limited in scope, each biologist only visited the site once between 8 am and 12 pm.

#### **NESTING BIRDS**

The Migratory Bird Treaty Act protects the majority of migratory birds breeding in the US. The Act specifically states that it is illegal "... for anyone to take ... any migratory bird ... nests, or eggs."<sup>27</sup> "Take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.<sup>28</sup> The California Fish & Game Code protects the nest or eggs of all birds and specifically states, "that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird."<sup>29</sup> The Code defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."<sup>30</sup>

The CDFW recognizes the breeding season in southern California as occurring between February and September.<sup>31</sup> However, some species can nest outside this timeframe. For example, Anna's hummingbird nests mid-December to mid-August and mourning dove typically nests February to September but can nest year round.<sup>32</sup> A number of the species observed during the site visits are expected to utilize the Chamise Chaparral located on the property and within the proposed fuel modification zone for nesting. Some common urban-adapted species may also utilize adjacent structures for nesting and woodpeckers could use the utility poles adjacent Mulholland Highway.

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27 16 U.S.C. §§ 703-712, Migratory Bird Treaty Act of 1918 as amended 1936, 1960, 1968, 1969, 1974, 1978, 1986 and 1989

28 50 C.F.R. § 10.12

29 CAL. Fish & Game Code § 3503

30 CAL. Fish & Game Code § 86

31 CAL. Fish & Wildlife, Personal Communication, 2012

32 CAL. Fish & Game, Wildlife & Habitat Data Analysis Branch, California's Wildlife, Volume II: Birds, 1988 – 1990, Paul J. Baicich and J. O. Harrison. A Guide to the Nests, Eggs, and Nestlings of North American Birds, 1997; Harrison, Hal. Western Bird Nests, 1978

## CONNECTIVITY - LINKAGES & CORRIDORS

The National Park Service and the Santa Monica Mountains Conservancy have expressed concerns about the adverse effects of urbanization on wildlife, particularly the fragmentation of habitat areas, which prevents the freedom of movement that species need. Preservation of linkages between large blocks of core habitat is of the utmost importance in the Santa Monica Mountains and preservation through linkages is a primary objective. In general, a linkage is a feature connecting at least two blocks of habitat.<sup>33, 34, 35, 36, 37</sup> The assumed function of a linkage is to facilitate dispersal of individuals between blocks of habitat, allowing for long-term genetic interchange and for re-colonization of blocks of habitat from which populations have been locally extirpated.<sup>38, 39, 40, 41</sup>

There are essentially two types of linkages, Landscape Linkages and Connectivity Choke Point Corridors. A Landscape Linkage may or may not be constricted, but it is essential to maintain the connectivity function of a particular region. A Connectivity Choke Point Corridor is a narrow, often short, and impacted corridor between blocks of habitat. This type of linkage typically requires that wildlife move through a choke point structure. Choke point structures include culverts, underpasses, overpasses, or tunnels that were not specifically designed for movement, but incidentally provide movement opportunities through otherwise impenetrable barriers.<sup>42, 43</sup> The SMM LCP-LIP defines a corridor as a passageway connecting two or more core habitats in order to promote genetic flow and continuous colonization of habitats by all plant and animal species within and between ecosystems.

The property is located adjacent Mulholland Highway. Single-family residences occur immediately north of the property and west of the property on the other side of Mulholland Highway but it is connected with a large expanse of open space to the south and east. The property is not part of a wildlife corridor or a passageway that connects two or more core habitats; it is in fact located on the edge of core habitat.

## SMM LIP HABITAT CATEGORY DEFINITIONS

The SMM LCP-LIP has established three habitat categories in the Santa Monica Mountains, H1, H2, and H3. All H1 and H2 habitats are considered "Significant Environmental Resource Areas" (SERA). The SMM LCP-LIP includes a Biological Resources Map, and Biological Resource Overlays, which are available on the SMM LCP-Net. The purpose of the Biological Resources Map and the Biological

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33 Hobbs, R. J., 1992. The Role of Corridors in Conservation: Solution or Bandwagon? *Trends in Evolutionary Ecology* 7(11):389-392

34 Hess, G. R., 1994. Conservation Corridors and Contagious Disease: A Cautionary Note. *Conservation Biology* 8(1):256-262

35 McEuen, A., 1993. The Wildlife Corridor Controversy: A Review. *Endangered Species Update*, 10, 11, & 12

36 Beier, P. & S. Loe, 1992. A Checklist For Evaluating Impacts to Wildlife Movement Corridors. *Wildl. Soc. Bull.* 20:434-440

37 Harris, L.D., & P. Gallagher, 1989. New Initiatives For Wildlife Conservation: The Need For Movement Corridors, In *Preserving Communities and Corridors*. Defenders of Wildl., Washington D.C (G. Mackintosh ed.)

38 Rosenberg, D. K., B. R. Noon, and E. C. Meslow, 1997. Biological Corridors: Form, Function, and Efficacy. *Bioscience*: November: 677

39 Soule, M. E., 1991. Maintenance of Wildlife in a Fragmenting Urban Landscape. *Journal of the American Planning Association*, 199:312-322

40 Dorp, D.V., Schippers, P. & J.M. van Groenendael, 1997. Migration Rates of Grassland Plants Along Corridors in Fragmented Landscapes with a Cellular Automation Model. *Lands. Ecol.* 12 (1):39-50

41 Beier, P. and S. Loe. 1992. A checklist for evaluating impacts to wildlife movement corridors. *Wildlife Society Bulletin* 20:434-440.

42 Clevenger, A.P., B. Chruszcz, and K. Gunson. 2001. Drainage Culverts as Habitat Linkages & Factors Affecting Passage by Mammals. *J. App. Ecol.* 38:1340-1349

43 Forman, R.T., 2003. *Road Ecology: Science and Solutions*. Island Press: Washington, D.C.

Resource Overlays is to protect H1 and H2 Habitats. The map and overlays do not depict fix boundaries. If any of the criteria listed below are satisfied in areas that are not identified as H1 or H2, such locations will qualify for the designation.

### **H1 Habitat Definition**

This category includes streams and wetlands, dunes, native grassland, alluvial scrub, coastal bluff scrub, native oak, sycamore, walnut, and bay woodlands, and rock outcrop. Chaparral and coastal sage scrub that occurs within or adjacent to streams, which functions as riparian habitat, is also considered to be H1 habitat. It also includes any habitat occupied by any plant or animal species listed by the State or federal government as rare, threatened or endangered, those assigned a Global or State conservation status rank of 1, 2, or 3 and identified as a Species of Special Concern by the CDFW, and populations of CNPS Rank 1B and 2 listed plant species.

### **H2 High Scrutiny Habitat Definition**

H2 High Scrutiny Habitat includes habitats that should be given avoidance priority over other H2 Habitat. It includes areas occupied by plant and animal species listed by the State or federal government as rare, threatened, or endangered, those assigned a Global or State conservation status rank of 1, 2, or 3 and identified as Species of Special Concern by the CDFW, and CNPS Rank 1B and 2 plant species normally associated with H1 habitats, where they are found as individuals (not a population).

### **H2 Habitat Definition**

H2 Habitat includes large contiguous areas of coastal sage scrub and chaparral-dominated habitats and native plant communities listed in the CNDDDB. It also includes areas occupied by plant and animal species listed by the State or federal government as rare, threatened, or endangered, those assigned a Global or State conservation status rank of 1, 2, or 3 and identified as a Species of Special Concern by the CDFW, and CNPS Rank 1B and 2 listed plant species normally associated with H1 habitats, where they are found as individuals (not a population).

### **H3 Habitat Definition**

This category consists of areas that would otherwise be designated as H2 Habitat, but the native vegetation communities have been significantly disturbed or removed as part of lawfully established development. This category also includes areas of native vegetation that are not significantly disturbed and would otherwise be categorized as H2 habitat, but have been substantially fragmented or isolated by existing, legal development and are no longer connected to large, contiguous areas of coastal sage scrub or chaparral-dominated habitats. This category includes lawfully developed areas and lawfully disturbed areas dominated by non-native plants such as disturbed roadside slopes, stands of non-native trees and grasses, and fuel modification areas around legally existing development. This category further includes isolated

and/or disturbed stands of native tree species (oak, sycamore, walnut, and bay) that do not form a larger woodland or savannah habitat.

### **SMM LCP-NET MAPPED HABITAT CATEGORIES**

The SMM LCP-Net Biological Resource Overlay depicts H1 Habitat, H2 Habitat, and H3 Habitat as occurring on the property. The H1 Habitat that is depicted on the property is associated with the drainage, which occurs near the properties eastern and southern boundary. The H1 Habitat appears to have been drawn based on the National Wetlands Inventory dataset. As previously discussed, the drainage, as depicted in the inventory and the SMM LCP-Net Overlay, appears skewed to the north approximately 25 feet. The drainage is not located on the property; it is immediately adjacent its southeast corner. The drainage, including its associated riparian vegetation, is located approximately 205 feet from the southeast corner of the proposed single-family residence; it's nearest point to the drainage and its associated riparian vegetation.

The SMM LCP-Net Biological Resource Overlay also depicts an isolated block of H1 Habitat approximately 50 feet from the northwest corner of the property on the other side of Mulholland Highway. The block of H1 Habitat is associated with a drainage, which connects to the drainage located immediately adjacent the southern and eastern boundaries of the subject property. Single-family residences surround the block of H1 Habitat, some of which are located within 30 feet of it. Although this area is located within the fuel modification zones of legally existing single-family residences, it meets the H1 Habitat Definition because riparian vegetation is typically exempt from fuel modification. The SMM LCP-Net Biological Resource Overlay is depicted in Exhibit M. The block of H1 Habitat is about 100 feet from the northwest corner of the proposed single-family residence.

### **SITE-SPECIFIC HABITAT CATEGORIES**

The biologists determined that H2 Habitat and H3 Habitat occur on the property.<sup>44</sup> H1 Habitat occurs immediately adjacent it. A map depicting the extent of the habitat categories that occur on and adjacent the property is included as Exhibit N. The map is based on the biologist's current knowledge.

#### **Site-Specific H1 Habitat**

The drainage that occurs adjacent the southeast corner of the property and the riparian scrub that dominates it, meets the H1 Habitat definition. There is also a block of H1 Habitat located approximately 50 feet from the northwest corner of the property on the other side of Mulholland Highway. The subject property appears to be devoid of H1 Habitat; however, the H2 Habitat that occurs on the property has potential to be occupied by special-status species. If certain populations of special-status species occupy the H2 Habitat

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44 The H2 Habitat may be occupied by plant or animal species listed by the State or federal government as rare, threatened, or endangered, or those assigned a Global or State conservation status rank of 1, 2, or 3 and identified as a Species of Special Concern by the CDFW, or any CNPS Rank 1B or 2 listed species. If populations of these species occupy the H2 Habitat, the habitat would meet the H1 Habitat definition. If any individuals of these species occupy the H2 Habitat, the habitat would meet the H2 High Scrutiny Habitat definition.

then that habitat could meet the H1 Habitat definition. The H2 Habitat that occurs adjacent the property also has potential to be occupied by populations of special-status species.

#### **Site-Specific H2 High Scrutiny Habitat**

The property appears to be devoid of H2 High Scrutiny Habitat; however, if certain individuals of special-status species occupy the H2 Habitat, it would meet the H2 High Scrutiny Habitat definition.

#### **Site-Specific H2 Habitat**

The SMM LCP-Net overlay depicts the area dominated by Chamise Chaparral as H2 Habitat. The biologists also consider it to be H2 Habitat; however, if occupied by populations of special-status species, it would meet the H1 Habitat definition and if occupied by individuals of special-status species, it would meet the H2 High Scrutiny Habitat definition. The Annual Grassland that occurs in the opening of the Chamise Chaparral appears to function as a part of the habitat in which it occurs; therefore, the biologists currently consider it H2 Habitat; however, it also has potential to support populations or individuals of special-status species. If occupied by populations of these species, the Annual Grassland would meet the H1 Habitat definition. If occupied by individuals of these species, it would meet the H2 High Scrutiny Habitat definition. The Annual Grassland would also meet the H1 Habitat definition, if native herbaceous species have a relative cover of 10% or more.

#### **Site-Specific H3 Habitat**

The Disked Annual Grassland is located within the fuel modification zones of legally existing development. Based on the SMM LIP's habitat definitions, the Disked Annual Grassland meets the H3 Habitat definition. The Fuel-Modified Chamise Chaparral is also located within the fuel modification zones of legally existing single-family residences and meets the H3 Habitat definition.

Areas located within the fuel modification zones of legally existing single-family residences are subject to disturbance and can only be defined as H3 Habitat. By virtue of the H3 Habitats proximity to legally existing single-family residences and the Fire Departments fuel modification requirements, it cannot meet any other habitat definition, regardless of what species occur. Nevertheless, impacts upon special-status species that could potentially occur in H3 Habitat must still be addressed. The biologists consider the potential for special-status species to occur within the Disked Annual Grassland H3 Habitat to be low due to the fact that it has been subject to disturbance for more than 20 years and appears to have been disked for the majority of that time.

#### **NATIVE TREE PROTECTION POLICIES**

The Native Tree Protection Policies are designed to preserve oak (*Quercus* sp.), California bay (*Umbellularia californica*), California walnut (*Juglans californica*), western sycamore (*Platanus racemosa*), and other native trees to the maximum extent feasible that are not otherwise protected as H1

Habitat, H2 High Scrutiny Habitat, or H2 Habitat. Trees protected by the policies must have at least one trunk measuring six inches or more in diameter or a combination of any two trunks measuring a total of eight inches or more in diameter, measured at four and one-half feet above natural grade.

The policies are,

- 1) Development shall be sited to prevent any encroachment into the protected zone of individual native trees to the maximum extent feasible.<sup>45</sup>
- 2) Removal of native trees shall be prohibited except where no other feasible alternative exists.
- 3) Removal of native trees or encroachment in the protected zone is prohibited for accessory uses or structures. If there is no feasible alternative that can prevent tree removal or encroachment, then the alternative that would result in the fewest or least-significant impacts shall be selected.
- 4) Adverse impacts to native trees shall be fully mitigated, with priority given to on-site mitigation.
- 5) Mitigation shall not substitute for implementation of the feasible project alternative that would avoid impacts to native trees and/or woodland habitat.

There are no protected trees located on or immediately adjacent the property.

## **PROJECT DESCRIPTION**

The proposed project includes construction of a two-story 7151.5 square foot single-family residence with an attached three-car garage, pool, septic system, driveway with fire department turnaround, hardscape, landscape, utilities, septic system, and other associated infrastructure for and a total of 3213 cubic yards of grading (2967 cubic yards of cut and 237 cubic yards of fill). The total amount vegetation to be cleared is approximately 39,236 square feet (~0.9 acres). The site plan depicting the location of the single-family residence and its associated fuel modification zones is included as Exhibit O.

## **IMPACT ANALYSIS**

The proposed project will not affect streams or wetlands, protected native trees, or wildlife corridors; however, it will affect H1 Habitat Buffer, Chamise Chaparral H2 Habitat, Annual Grassland H2 Habitat, Fuel-Modified Chamise Chaparral H3 Habitat, and Disked Annual Grassland H3 Habitat.<sup>46</sup>

The isolated block of H1 Habitat on the other side of Mulholland Highway is located approximately 100 feet from the proposed single-family residence and about 25 feet from the proposed driveway. Fuel modification zones (Zone's A and B) of several existing single-family residences overlap the block of H1 Habitat. The fuel modification zone (Zone C) of the proposed single-family residence is depicted as

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<sup>45</sup> The protected zone is defined as the area from the trunk to five feet beyond the dripline of the tree or 15 feet from the trunk of the tree, whichever is greater.

<sup>46</sup> The H2 Habitat may be occupied by plant or animal species listed by the State or federal government as rare, threatened, or endangered, or those assigned a Global or State conservation status rank of 1, 2, or 3 and identified as a Species of Special Concern by the CDFW, or any CNPS Rank 1B or 2 listed species. If populations of these species occupy the H2 Habitat, the habitat would meet the H1 Habitat definition. If any individuals of these species occupy the H2 Habitat, the habitat would meet the H2 High Scrutiny Habitat definition.

extending across Mulholland Highway and over the northeast corner of the H1 Habitat block. Per fire department regulations, Zone A is irrigated and typically cleared of all native vegetation from the single-family residences out 20 feet, Zone B is thinned and irrigated from 20 feet out to 100 feet, and Zone C is thinned from 100 feet out to 200 feet and has no irrigation. The proposed project will not necessitate additional thinning of the H1 Habitat block. The riparian vegetation that was observed by Shirley Imsand along the neighbor’s wall to the north is located approximately 100 feet from the proposed single-family residence and about 25 feet from the proposed driveway. Fuel modification zones (Zone’s A and B) of several existing single-family residences overlap the area where the riparian vegetation occurs. The proposed project will not necessitate additional thinning of this vegetation. The proposed single-family residence is located approximately 205 feet from the Riparian Scrub H1 Habitat. The fuel modification zone of the proposed single-family residence will not extend into the Riparian Scrub H1 Habitat; however, it will extend into H1 Habitat Buffer. Chamise Chaparral H2 Habitat and Annual Grassland H2 Habitat dominate the Riparian Scrub H1 Habitat buffer. The fuel modification zone (Zone C) of the proposed single-family residence proposed project would affect approximately 14059 square feet (~0.32 acres) of H1 Habitat Buffer.

The total amount H2 Habitat that would be affected by the proposed development is approximately 39,236 square feet (~0.9 acres). Construction of the single-family residence would specifically affect 3288 square feet (~0.08 acres) of H2 Habitat that occurs within the proposed development envelope and grading area. Fuel-modification would affect approximately 6578 square feet (~0.15 acres) of H2 Habitat within Zone B, and about 29,370 square feet (~0.67 acres) of H2 Habitat within Zone C. A summary of categories affected by the proposed project is included in Table 1 below.

**Table 1 - Habitat Categories Affected by Proposed Development**

Habitat Category	Proposed Development Area	Proposed Fuel Modification Zone	Driveway
H1 Habitat	0 acres	0 acres*	0 acres
H1 Habitat Buffer	0 acres	~0.32 acres**	0 acres
H2 Habitat***	~0.08 acres	~0.5 acres****	0 acres
H2 High Scrutiny Habitat	0 acres	0 acres	0 acres
H3 Habitat	0 acres	0.0 acres*****	0 acres

\* Does not include H1 Habitat within existing fuel modification zones  
 \*\* Does not include H1 Habitat Buffer within existing fuel modification zones  
 \*\*\* The H2 Habitat may be occupied by plant or animal species listed by the State or federal government as rare, threatened, or endangered, or those assigned a Global or State conservation status rank of 1, 2, or 3 and identified as a Species of Special Concern by the CDFW, or any CNPS Rank 1B or 2 listed species. If populations of these species occupy the H2 Habitat, the habitat would meet the H1 Habitat definition. If any individuals of these species occupy the H2 Habitat, the habitat would meet the H2 High Scrutiny Habitat definition.  
 \*\*\*\* Does not include H2 Habitat within existing fuel modification zones or 0.32 acres of H2 Habitat overlapped by H1 Habitat Buffer  
 \*\*\*\*\* Does not include H3 Habitat within existing fuel modification zones

Per the SMM LCP-LIP new development shall be sited in a manner that avoids the most biologically-sensitive habitat on site where feasible, in the following order of priority, H1 Habitat, H2 High Scrutiny Habitat, H2 Habitat, and H3 Habitat while not conflicting with other policies. The proposed project has been sited to avoid H1 Habitat and there is no H2 High Scrutiny Habitat. Where new development is permitted in H2 Habitat, the maximum allowable building site area on parcels shall be 10,000 square feet, or 25 percent of the parcel size, whichever is less. The development envelope for the proposed single-family residence is less than 10,000 square feet. The proposed leach fields are located more than 100 feet from the H1 Habitat Buffer. The proposed seepage pits are more than 150 feet from the H1 Habitat Buffer.

Unavoidable impacts to H1 Habitat (from the provision of less than a 100-foot H1 habitat buffer) and/or to H2 habitat (from direct removal or modification) must be compensated by payment of an In-Lieu Fee.<sup>47</sup> The current fee amounts are \$15,500 per acre of habitat affected by the proposed development/grading area, driveway and turnarounds, irrigated fuel modification zones, and required off-site brush clearance areas (assuming a 200-foot radius from all structures) and \$3,900 per acre for non-irrigated fuel modification areas (on-site).

Special-status species could occur within the Chamise Chaparral H2 Habitat and the Annual Grassland H2 Habitat. If populations of special-status species occupy the H2 Habitat, it would meet the H1 Habitat definition. If individual special-status species occupy the H2 Habitat, the habitat would meet the H2 High Scrutiny Habitat definition. Special-status species could also occur within the area dominated by Fuel-Modified Chamise Chaparral H3 Habitat; however, because this area is located within the fuel modification zones of legally existing single-family residences, it cannot meet any other habitat definition. Nevertheless, impacts upon special-status species that could potentially occur in H3 Habitat should be addressed. The Disked Annual Grassland H3 Habitat is also located within the fuel modification zones of legally existing single-family residences. The biologists consider the potential for special-status species to occur within the Disked Annual Grassland H3 Habitat to be low due to the fact that it has been disturbed for more than 20 years and appears to have been disked for the majority of that time.

Birds could nest with the Chamise Chaparral H2 Habitat. Nesting birds, primarily ground nesters, could also use the Annual Grassland H2 Habitat, the Fuel-Modified Chamise Chaparral H3 Habitat, and the Disked Annual Grassland H3 Habitat. Birds may also utilize trees, shrubs, poles, structures, and other resources adjacent the property for nesting. As proposed, the project has potential to affect nesting birds particularly if grubbing, grading, and fuel modification occurs during the general nesting season.

Strategies are included below that if followed and implemented will reduce the potential for adverse affects upon common species, special-status species, and nesting birds, well below the thresholds of significance.

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<sup>47</sup> During the first five years following certification of the LCP, or until an updated fee is certified through an LCP amendment, the County shall utilize the Coastal Commission's Habitat Impact Fee that was implemented through individual coastal development permit actions prior to certification of the LCP, adjusted for inflation.

The proposed project also has potential to affect the environment through run-off during the construction phase of the project and during occupation of the single-family residence. Other factors that could affect the environment include noise and light glare. Without appropriate control measures in place sediments, debris, and pollutants could be transported down slope towards and into the drainage. Although the increase in sediments, debris, and pollutants are not expected to be substantial, the drainage and its associated H1 Habitat is H1 Habitat and is considered as a sensitive resource, and therefore any increase in sediment, debris, and pollutants should be considered significant. Strategies are included below that if implemented would reduce the potential for transportation of sediment, debris, and pollutants thus avoiding the potential for adverse affects upon the drainages and their associated habitats.

### **ALTERNATIVES**

Rule of reason governs the range of alternatives for any project; therefore, alternatives need only address those that would avoid or reduce significant impacts and those that could feasibly meet the objectives of the project. Economic viability, site geology, availability of infrastructure and utilities, jurisdictional boundaries, location of natural resources, consistency with general plans and local coastal plans are factors that must be considered when addressing alternatives.

The property was part of a larger parcel that was subdivided in 1990. Conditions of the subdivision included an easement in favor of Los Angeles County along Mulholland Highway and restriction of grading to 3000 cubic yards. The easement is recorded in favor of Los Angeles County.

The proposed single-family residence cannot be moved to the west without encroaching the easement. The proposed leach field and septic system are to be located in the only area that is suitable for them. The single-family residence cannot be moved to the north without relocating the leach field and septic system. The grading restrictions exclude other options, as does the required Fire Department turn around, and the shape of the property. Moving the proposed single-family residence to the east or south would push it closer to the H1 Habitat Buffer and H1 Habitat, which would increase the amount of fuel-modification that would be required within the H1 Habitat Buffer. The proposed building site is the least damaging alternative.

### **RECOMMENDATIONS, AVOIDANCE STRATEGIES, & MITIGATION MEASURES**

This section includes recommendations, avoidance strategies, and mitigation measures that, if included as part of the proposed project, will avoid and/or reduce the potential for adverse affects upon special-status species and nesting birds should they occur within the fuel modification zone of the proposed single-family residence.

1. Special-status species are not expected to occur within the Disked Annual Grassland H3 Habitat but they could potentially occur within the Chamise Chaparral H2 Habitat, the Annual Grassland

H2 Habitat, and the Fuel-Modified Chamise Chaparral H3 Habitat.<sup>48</sup> Botanical surveys must be conducted to determine if special-status plant or locally significant plants occur within the fuel modification zone of the proposed single-family residence.

If special-status plant species occur within the proposed fuel modification zone they shall be avoided. A qualified biologist shall conduct botanical surveys per CDFW and CNPS guidelines during the blooming periods of the special-status plants with potential to occur before any clearing, grubbing, grading, or fuel modification activities occur. The biologist should mark all special-status plants or the boundaries of populations during the surveys, so that they can be avoided during the proposed activities. The survey should include the area within the proposed fuel modification zone and extend 50 feet beyond it and should be conducted in a manner that will locate special-status plant species or locally significant plants that may occur.

Specifically, botanical surveys should be:

- a) Conducted at the proper times of year when special-status plant species and locally significant plants are both evident and identifiable. When special-status plants are known to occur in the type(s) of habitat present in the project area, nearby accessible occurrences of the plants (reference sites) should be observed to determine that the plants are identifiable at the time of survey.
- b) Floristic in nature. A floristic survey requires that every plant observed be identified to species, subspecies, or variety as applicable. In order to properly characterize the site, a complete list of plants observed on the site shall be included in every botanical survey report. In addition, a sufficient number of visits spaced throughout the growing season are necessary to prepare an accurate inventory of all plants that exist on the site. The number of visits and the timing between visits must be determined by the surveyor based on geographic location, plant communities present, the species with potential to occur, and the weather patterns of the year(s) in which the surveys are conducted.
- c) Conducted in a manner that is consistent with conservation ethics and accepted plant collection and documentation techniques. Collections (voucher specimens) of special status and locally significant plants should be made, unless such actions would jeopardize the continued existence of the population. A single sheet should be collected and deposited at a recognized public herbarium for future reference. All

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<sup>48</sup> The off-site fuel-modification area, where special-status species have potential to occur, is private property, which is not owned by the applicant. The applicant and his consulting team have no legal right to enter the property; permission to enter has been rescinded by the owner.

collections shall be made in accordance with applicable state and federal permit requirements. Photography may be used to document plant identification only when the population cannot withstand collection of voucher specimens.

- d) Conducted using systematic field techniques in all habitats of the site to ensure a thorough coverage of potential impact areas. All habitats within the project site must be surveyed thoroughly in order to properly inventory and document the plants present. The level of effort required per given area and habitat is dependent upon the vegetation and its overall diversity and structural complexity.
  - e) Well documented. When a special status plant (or rare plant community) is located, a California Native Species (or Community) Field Survey Form or equivalent written form, accompanied by a copy of the appropriate portion of a 7.5-minute topographic map with the occurrence mapped, shall be completed, included within the survey report, and separately submitted to the CNDDDB. Population boundaries should be mapped as accurately as possible. The number of individuals in each population should be counted or estimated, as appropriate.
2. A qualified biologist shall conduct a survey for woodrat houses before any clearing, grubbing, grading, or fuel modification activities occur. The surveys should be conducted within the 200 feet of the proposed development area. Woodrat houses that are located within the proposed development envelope and grading area should be dismantled and the sticks of each placed in a pile beyond the fuel modification zone of the proposed single-family residences and beyond those of the existing single-family residences. Woodrat houses that are located within the proposed fuel modification zone should be left in place and areas within 10 feet of them should not be fuel-modified. If fuel modification within 10 feet of a woodrat house cannot be avoided, the woodrat house should be dismantled and the sticks placed in a pile beyond all the fuel modification zones. This will ensure that there is no direct mortality upon woodrat and will reduce potential for adverse affects upon San Diego desert woodrat; should it occur. The biologist must hold a CDFW Scientific Collectors Permit authorizing handling of mammals.
  3. FBC recommends that clearing, grubbing, grading, and fuel modification activities be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible, and that vegetation be cleared using hand-held tools. Regardless of timing and methods, a qualified biologist shall conduct nesting bird surveys before any clearing, grubbing, grading, or fuel modification activities occur. The biologist must be familiar with nesting ecology and chronology of southern California species, must have a proven track record of actually finding nests, must be approved by CDFW

and/or the Los Angeles County Department of Regional Planning, and/or preferably by a biologist who holds permits that allow them to survey for nests of rare, threatened, and endangered species, The surveys should begin 31 days before any scheduled construction activities, and be conducted one week a part with the final survey being conducted 3 days before schedule activities begin. The surveys should cover the proposed development envelope, the grading area, and the proposed fuel modification zone. The surveys should extend 500 feet from the proposed single-family residence. If the biologist determines that there are no active nests within the survey area, they shall prepare and submit a letter documenting methodology and the results of the survey to Los Angeles Department of Regional Planning. If the biologist determines that there are active nests within the survey area, they shall establish a 300-foot buffer for passerine nests and a 500-foot buffer for raptor nests, and shall prepare and submit a letter documenting methodology, results of the survey, and nest locations to Los Angeles Department of Regional Planning. No work will occur within a nest buffer under any circumstance unless authorized in writing by the CDFW, or until the fledglings are no longer dependent on the nest, or until the biologist otherwise determines that the nest is inactive. This will reduce the potential for the proposed project to adversely affect nesting birds including Allen's hummingbird, Costa's hummingbird, California horned lark, southern California rufous-crowned sparrow, and Bell's sage sparrow, should they occur. Rufous hummingbird does not nest in southern California.

Buffer reduction may be appropriate depending on the species involved, ambient levels of human activity, line of sight and visual/noise barriers, and other factors. If the biologist determines that a buffer reduction is feasible, they shall prepare and submit a letter requesting a reduction to the CDFW along with any necessary information and a statement of justification so that the CDFW can make an informed decision to allow the reduction or not. CDFW buffer reduction approvals must be provided to the Los Angeles Department of Regional Planning. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist should monitor the nest before, during, and after the activities, to determine if it's being affected. The biologist shall record noise levels every hour and must have the authority to stop any activities that exceed 60 dBA if they determine that any activity or any other activity is affecting or has the potential to affect a nest. The biological monitor shall send weekly monitoring reports to both the CDFW and the Los Angeles County Department of Regional Planning documenting the status of monitored nests and others as necessary. Both shall be notified immediately if project activities results in take.

4. A qualified biologist shall conduct a pre-construction survey 1 day before any vegetation is cleared. The biologist shall make an attempt to locate, capture, and remove wildlife from the site. The biologist will also attach on-way doors to medium and large burrows, which will allow wildlife to exit burrows but prevent them from getting back in.
5. FBC recommends that vegetation be cleared using hand-held tools. Using hand-held tools, will give wildlife including Gertsch's socialchemmis spider, trask shoulderband snail, southern shoulderband snail, Santa Monica grasshopper, Santa Monica shieldback katydid, coast horned lizard, San Diegan tiger whiptail, Southern California legless lizard, coast patch-nosed snake San Bernardino ringneck snake, and San Diego mountain kingsnake a chance to escape should they occur and reduce the potential of them being crushed by heavy machinery. A qualified biologist should monitor vegetation removal so that they can rescue and relocate wildlife if necessary. The biologist must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.
6. After the biologist has completed the above activities, the permittee's contractor shall delineate the development envelope and grading area and fence it in its entirety with green screen before beginning any work. The green screen will reduce potential for wildlife moving into the work site. The green screen should be installed around the north, west and south sides of the development envelope and grading area. A qualified biologist shall monitor installation of the fence along the eastern boundary so that they can locate and usher wildlife toward the drainage and/or capture and relocate wildlife from within the fenced area before it is completely enclosed. The biologist must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.
7. FBC recommends that grubbing and initial grading occur one week after vegetation is hand-cleared to allow wildlife a chance to move from the area. Regardless of timing, a qualified biologist shall monitor grubbing and initial grading activities so that they can capture wildlife and relocate it to an area that will not be affected by the proposed development. The biologist must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.
8. The applicant's contractor shall comply with all litter and pollution laws. The contractor will provide covered trash receptacles and will instruct all employees and subcontractors to use them to dispose of food scraps, food wrappers, beverage containers, etc, etc. The contractor will empty the trash receptacles at the end of each day, or as needed, and dispose of it at an off-site landfill.

9. Exterior lighting should be minimized and restricted to low intensity features that do not exceed 60 watts, or the equivalent. Exterior lighting on the south and east side of the single-family residence shall be shielded so that light is not cast across the H1 Habitat Buffer. Pathway, driveway, and parking area lights shall be limited to fixtures that do not exceed two feet in height, and shall be directed downward.
  
10. If grading occurs during the rainy season, the applicant shall submit an Erosion Control and Construction Best Management Practices Plan, prepared by a qualified, licensed professional. The qualified, licensed professional shall certify in writing that the plan is in conformance with the following requirements:

A. Erosion Control Plan

- a) The plan shall delineate the areas to be disturbed by demolition or grading activities and shall include any temporary access roads, staging areas and stockpile areas. The natural areas on the site shall be clearly delineated on the plan and on-site with fencing or survey flags.
  
- b) Include a narrative report describing all temporary run-off and erosion control measures to be used during construction.
  
- c) The plan shall identify and delineate on a site or grading plan the locations of all temporary erosion control measures.
  
- d) The plan shall specify that should demolition or grading take place during the rainy season (November 1 - March 31) the applicant shall install or construct temporary sediment basins (including debris basins, de-silting basins or silt traps); temporary drains and swales; sand bag barriers; silt fencing; stabilize any stockpiled fill with geo-fabric covers or other appropriate cover; install geo-textiles or mats on all cut or fill slopes; and close and stabilize open trenches as soon as possible. Basins shall be sized to handle not less than a 10-year, 6-hour duration rainfall intensity event.
  
- e) The erosion control measures shall be required on the project site prior to or concurrent with the initial demolition or grading operations and maintained throughout the development process to minimize erosion and sediment from runoff waters during demolition and grading. All sediment should be retained on-site,

unless removed to an appropriate, approved dumping location either outside of the coastal zone or within the coastal zone to a site permitted to receive fill.

- f) The plan shall also include temporary erosion control measures should demolition, grading or site preparation cease for a period of more than 30 days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils and cut and fill slopes with geotextiles and/or mats, sand bag barriers, silt fencing; temporary drains and swales and sediment basins. The plans shall also specify that all disturbed areas shall be seeded with native grass species and include the technical specifications for seeding the disturbed areas. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.
- g) All temporary, construction related erosion control materials shall be comprised of natural biodegradable materials (no photodegradable plastics) and must be removed when permanent erosion control measures are in place. Biodegradable erosion control materials may be left in place if they have been incorporated into the permanent landscaping design.
- h) The plan shall also include temporary erosion control measures that will be implemented and maintained on site in the interim period after demolition of all development and before the commencement of the construction of new facilities. The plan shall include measures to minimize erosion and sedimentation. All disturbed areas shall be seeded with native grasses or annuals within 30-days of the completion of demolition and grading, unless construction of new facilities has commenced. The plan shall specify the species to be used for the seeding. The plan shall include additional measures designed to minimize erosion from the disturbed areas, and designed to convey runoff off-site in a non-erosive manner. These temporary erosion control measures and plantings shall be monitored and maintained until such time as new camp facilities and/or permanent drainage and erosion control are constructed pursuant to a new coastal development permit.

#### B. Best Management Practices

- a) The California Invasive Plant Council (Cal-IPC) recognizes tree-of-heaven as an invasive species. FBC recommends that the applicant remove it from the property and begin treating it before any construction related activities are scheduled to occur

and take steps to prevent it from spreading. In fact, it should be removed as soon as possible. Tree-of-heaven is very difficult to eradicate just by cutting or disking it. Not only do trees re-sprout with tremendous vigor, but massive root suckering also occurs, which in some cases results in many more new stems spreading over a wider area. It is likely that disking of the Disked Annual Grassland has contributed to the spread of this species on and adjacent the property.

There are several practical techniques that can help make eradication more effective.

1. Remove seeds from tree-of-heaven and bag them.
2. Pull or dig out seedling tree-of heaven with roots intact and bag them. Best time to remove any seedlings is when the soil is moist.
3. Cut mature tree-of-heaven to the ground and dig out the roots and bag them.
4. Cut re-growth and dig out roots, repeatedly and frequently until tree-of-heaven has been eradicated.
5. Transport all bagged parts of tree-of heaven to a landfill site for disposal.

Tree-of-heaven also occurs on the property to the northeast. Until it is removed from that location, it is likely that it will re-colonize the subject property. A root barrier should be installed along the property boundary where it occurs between the proposed single-family residence and the parcel to the northeast (or remove tree-of-heaven per the 5 steps above). It may also on other property to the north, south, and west.

- b) Discharge of hazardous materials, including solvents and thinners, into drainages, sewers, and storm systems shall be prohibited.
- c) Best Management Practices (BMPs) designed to prevent and contain spills, contaminants, sediment, and runoff shall be implemented before any construction activities are scheduled to occur.
- d) Backhoes, bulldozers, water trucks, cherry pickers, personal vehicles, and all other large equipment must be inspected and cleaned to ensure that it is weed, seed, and soil free before it enters the property. The equipment should be pressure-washed at the contractor's own facility or at a suitable commercial facility with particular focus on undercarriages, wheel wells, and up behind bumpers. Equipment that is used to

remove vegetation at the site should be inspected and cleaned at the end of each day, and before it leaves the site.

- e) All tools should be inspected and cleaned by the contractor to ensure that they are weed and seed free. Initial inspection and removal of material should be conducted at the contractor's own facility. Any material found during inspection should be removed, bagged, and disposed of at a landfill site. Tools that are used to remove vegetation at the site should be inspected and cleaned at the end of each day, and before they leave the site.
- f) All personnel including supervisors, foreman, laborers, inspectors, etc, etc, should ensure that their clothing and footwear is weed, seed, and soil free before entering and leaving the site. Any weed, seed, or soil removed from clothing and footwear shall be bagged, disposed of in a trashcan, and ultimately at a landfill site.
- g) Routine large equipment maintenance should be conducted at the contractor's own facility or other appropriate service facility, when feasible.
- h) Emergency or routine maintenance of large equipment that must occur at the site shall be conducted in a containment area designed to control runoff. In circumstances when it is not feasible to move the equipment to a containment area, containment devices shall be placed around the equipment. Fueling shall also occur within a containment area and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.
- i) No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion.
- j) No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers.
- k) Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24-hours of completion of the project.

- l) Demolition or construction debris and sediment shall be removed from work areas each day that construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.
- m) All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of each day of construction.
- n) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.
- o) Debris shall be disposed of at a permitted disposal site or recycled at a permitted recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required.
- p) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and drainages, and shall not be stored in contact with soil.
- q) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

11. Fuel Modification for single-family residences does not typically involve the use of heavy machinery. There are very specific methods that are utilized to fuel-modify property for single-family residences. Steps must be taken to ensure that fuel modification is done correctly in accordance with the report prepared by Amber Bruno and per Fire Department specifications. The county biologists and planners should also make every attempt to educate applicants, existing owners of single-family residences, and the Los Angeles County Department of Public Works, with regards to proper fuel-modification methods and practices.<sup>49</sup>

12. The applicant shall provide a copy of this assessment and the Coastal Development Permit (CDP), if issued, to all its contractors and ensure that they understand and implement the recommendations outlined

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<sup>49</sup> Existing homeowners may have built or bought their homes well before current fuel modification methods and practices were developed. These homeowners may be unaware of current methods and practices and base their fuel-modification on the letters they receive from the Fire Department stating that they must clear brush within 200 feet of their homes, which often results in total clearance of vegetation rather than proper fuel-modification.

Biological Assessment

24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

above and all other conditions set for the project. The assessment and the CDP shall also be provided to all subsequent owners and occupants of the single-family residence.

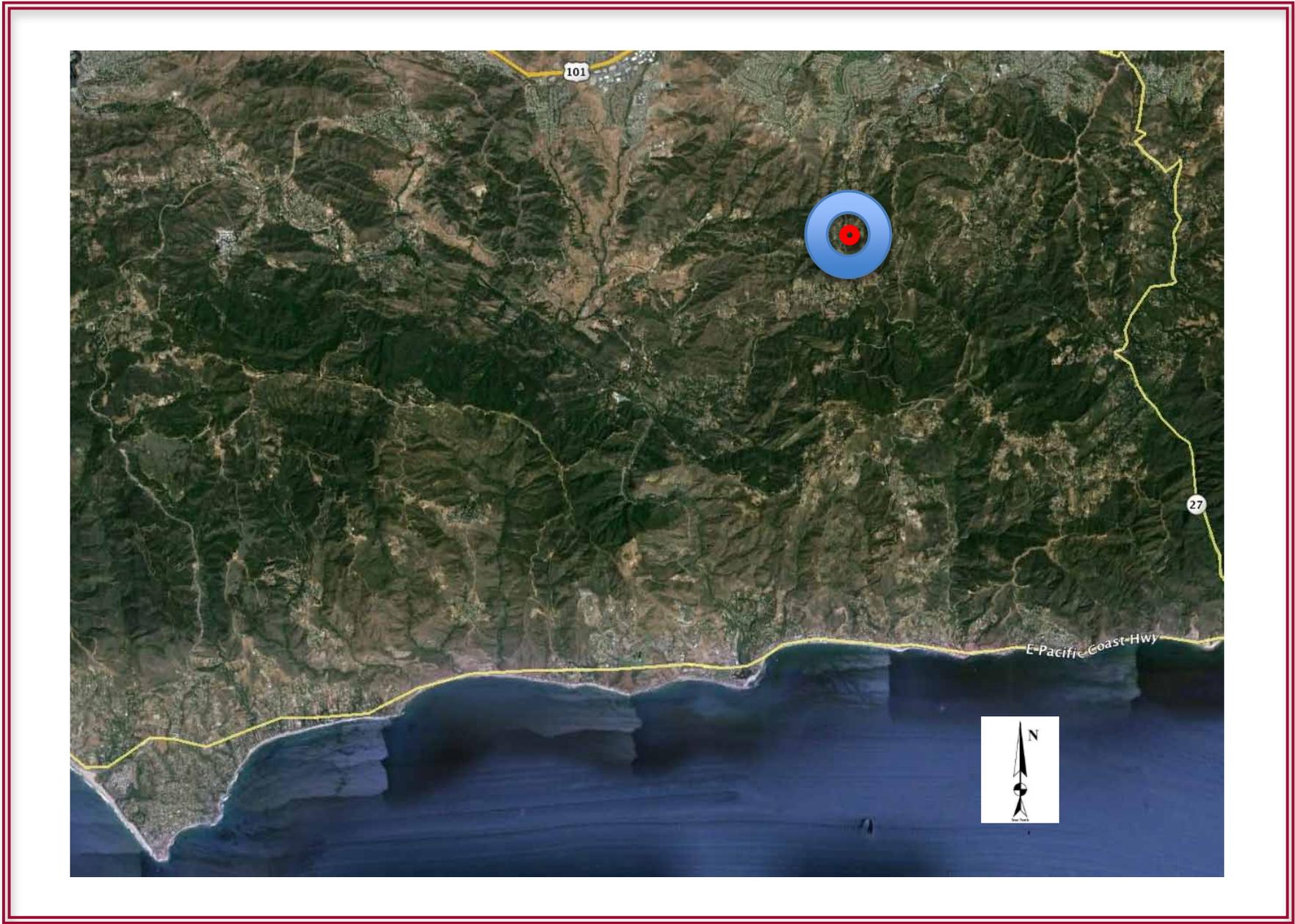
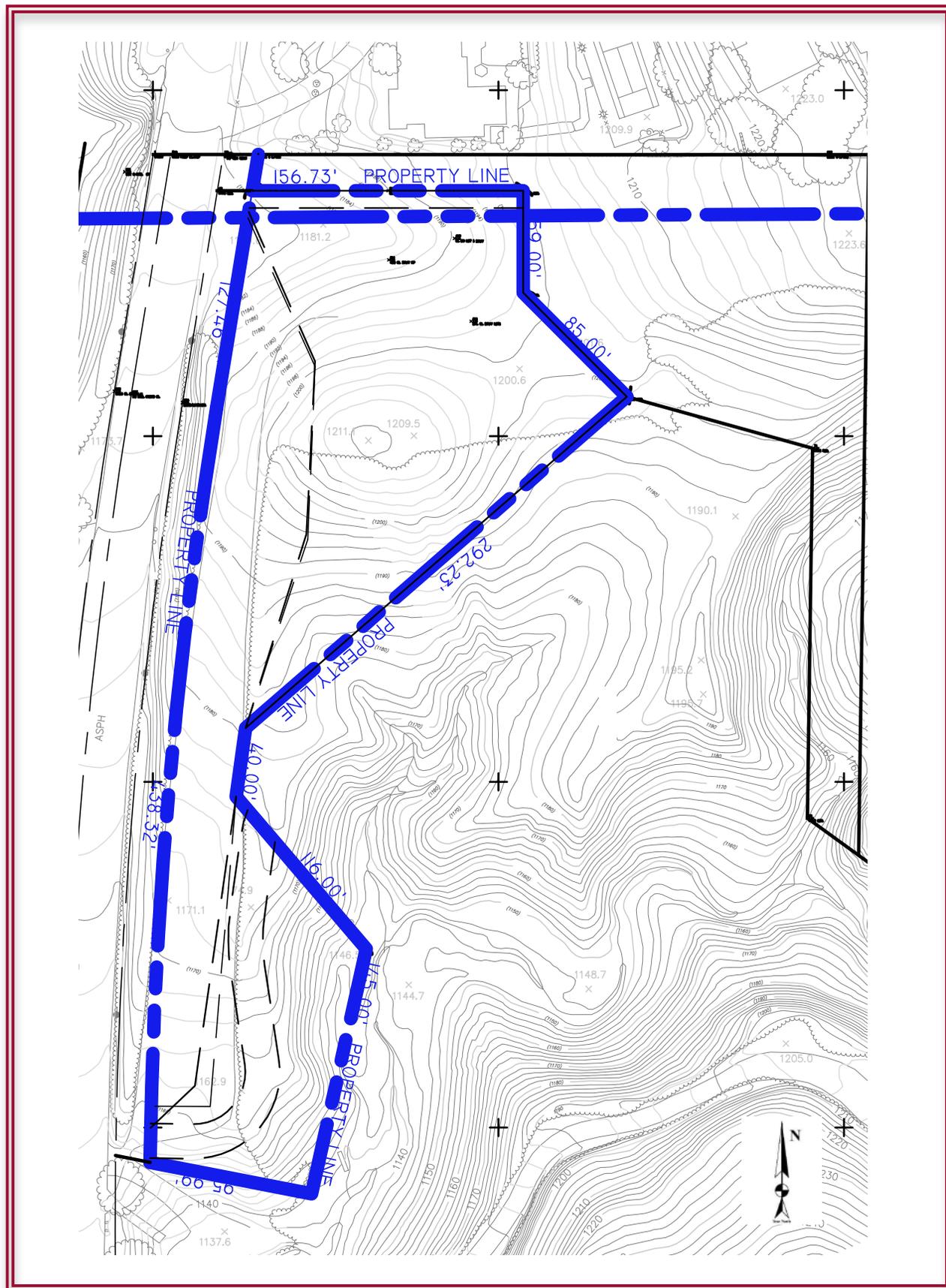
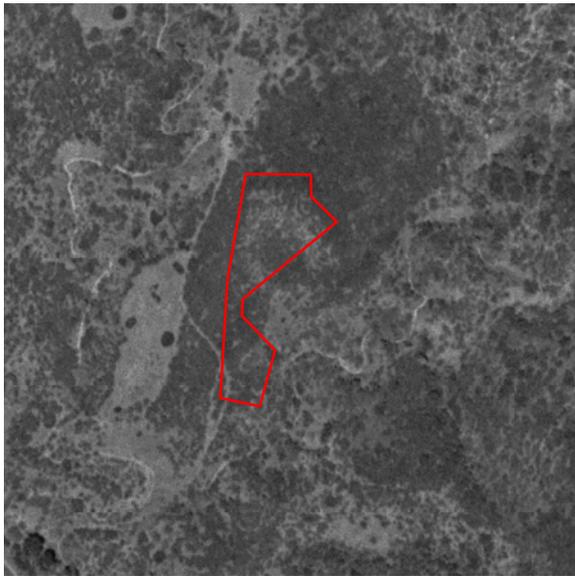


Exhibit A – Area of Interest





1947



1959



1967



1980





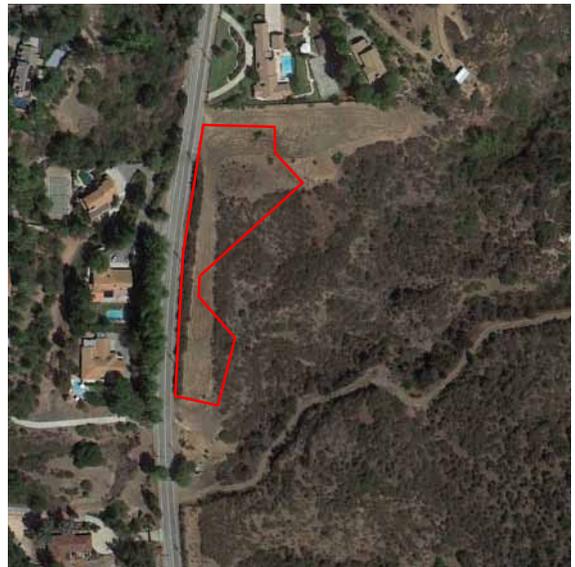
1989



1994



2002

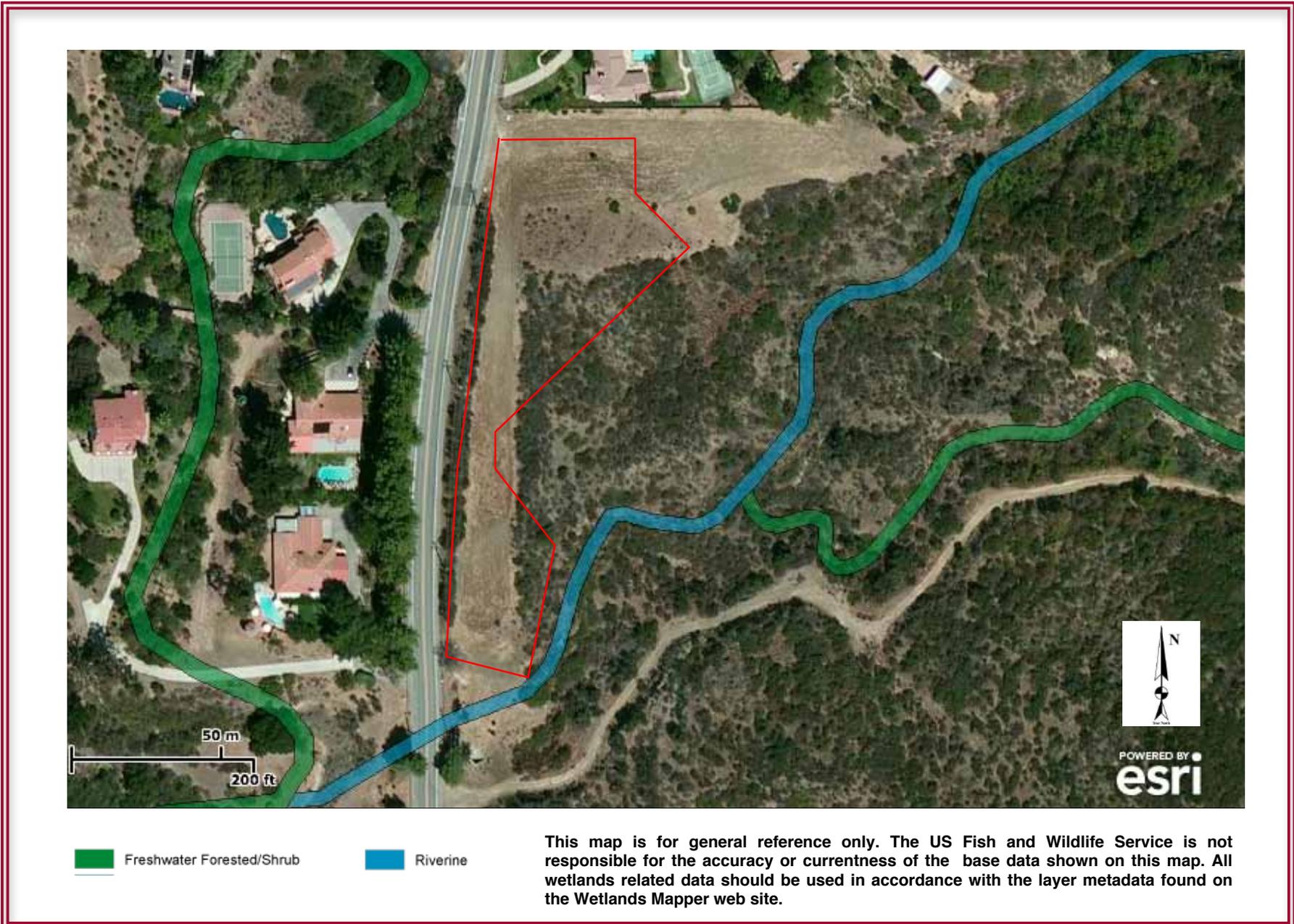


2012





Exhibit D – SMM I CP-Net Drainage Man



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Exhibit E - USFWS National Wetlands Inventory Map

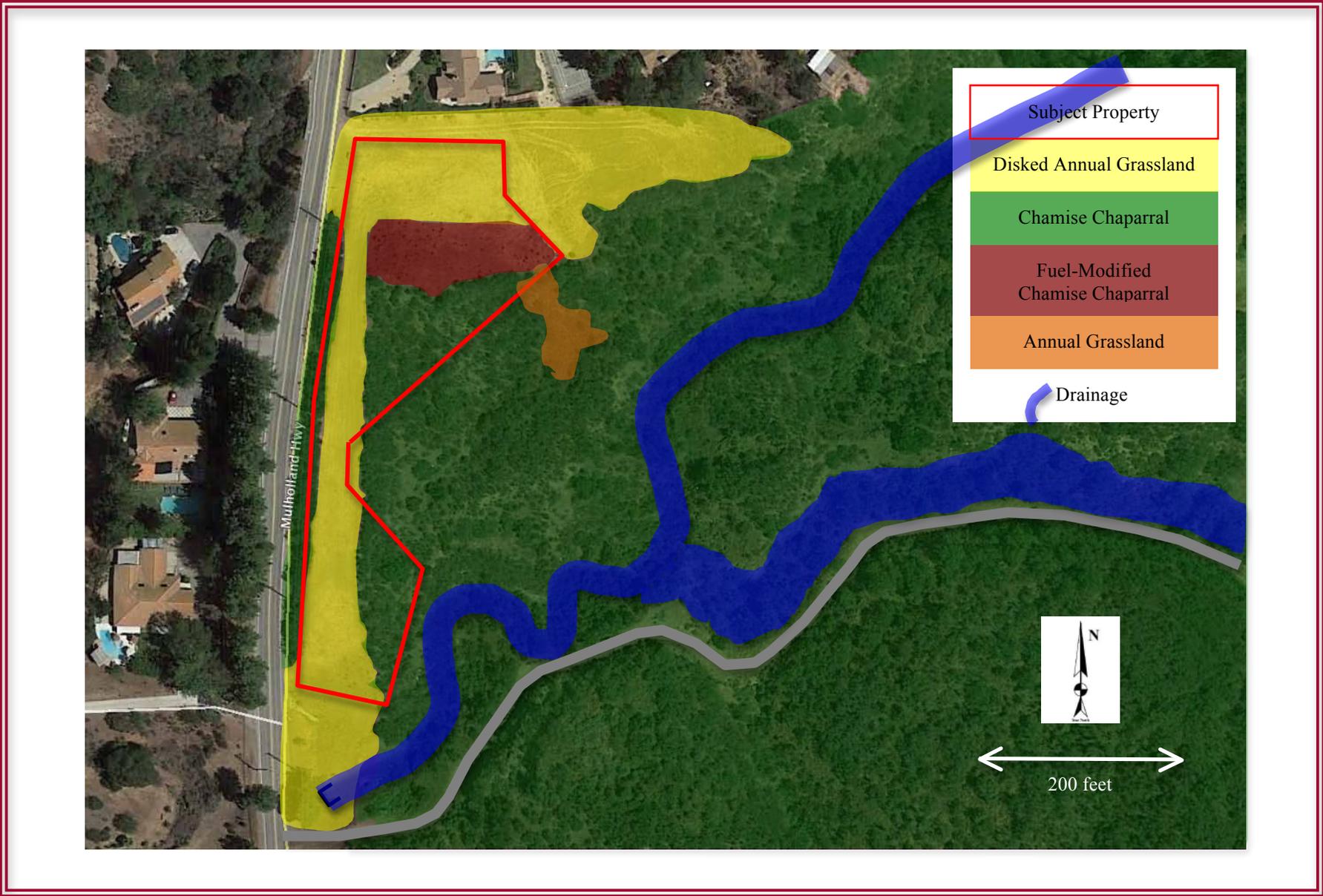


Exhibit F - Site-Specific Natural Resources Map

Photo 1  
Description: Annual Grassland (foreground) and Chamise Chaparral (background)

View: Southeast from Proposed Development Area



Photo 2  
Description: Chamise Chaparral

View: Southwest from Proposed Development Area



Photo 3  
Description: Annual Grassland in Chamise Chaparral  
View: South from Southeast Corner of  
Proposed Development Area



Photo 4  
Description: Annual Grassland and Chamise  
Chaparral  
View: Southwest from Patch of Annual  
Grassland in Chamise Chaparral



Photo 5

Description: Annual Grassland adjacent Mulholland Highway

View: Northwest from Proposed Development Area



Photo 6

Description: Annual Grassland on Proposed Development Area adjacent Mulholland Highway.

View: Southwest from Mulholland Highway



Photo 7

Description: Annual Grassland

View: Northeast from Northeast Corner of Property



Photo 8

Description: Annual Grassland

View: Southwest from Northern Boundary of Property



Photo 9

Description: Annual Grassland and Chamise Chaparral adjacent Mulholland Highway. A concrete apron and rip-rap convey storm water run-off into the adjacent drainage

View: Northeast from Mulholland Highway



Photo 10

Description: Culvert and Drainage

View: Northeast from Mulholland Highway



Photo 11  
Description: Culvert and Drainage  
View: North from dirt road



Photo 12  
Description: The majority of this area falls within the proposed fuel modification zones.  
View: Northwest from dirt road



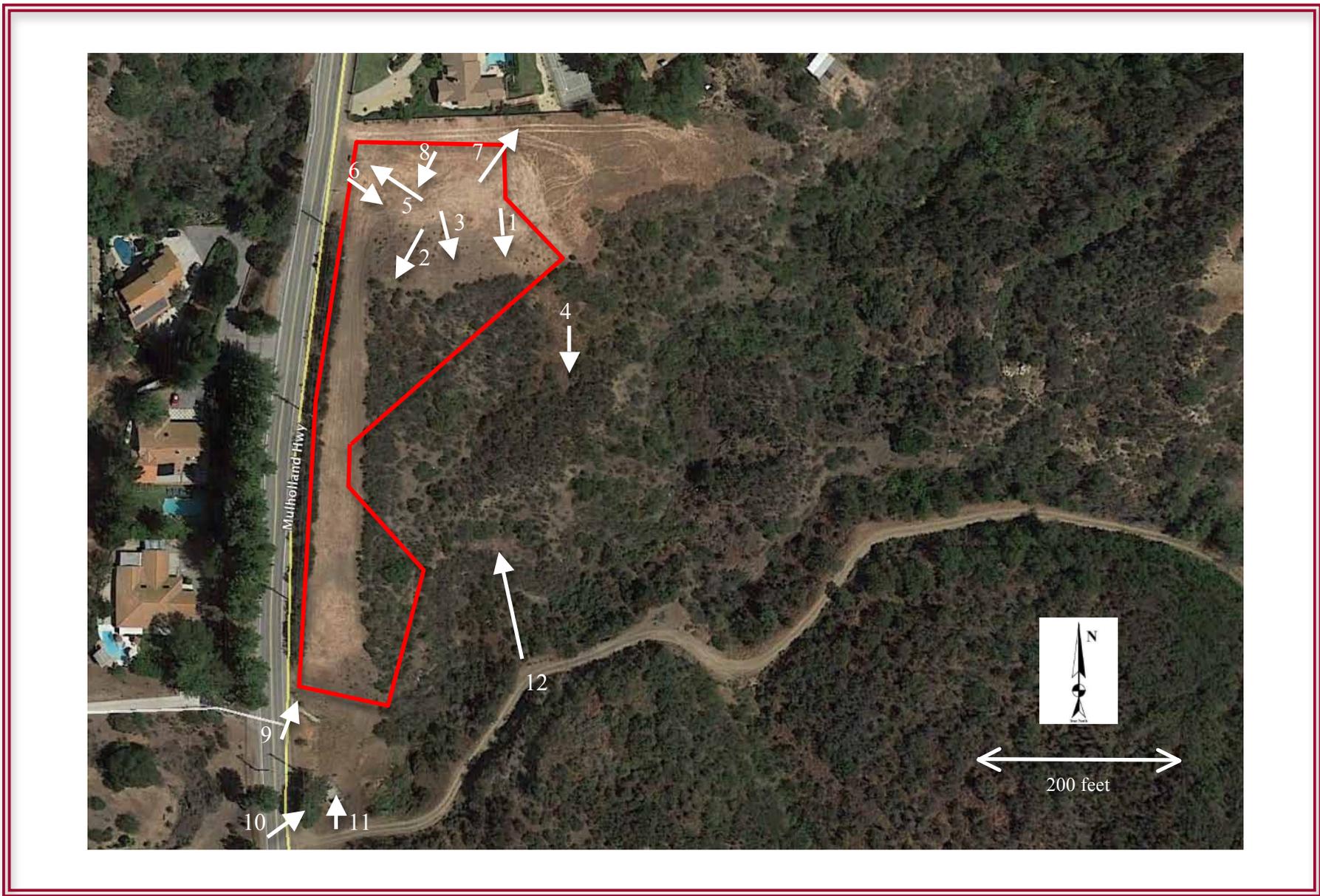


Exhibit G - Photo Locations

**Plant Species Observed at 24604 Mulholland Highway by Dr. Edith Read**

Latin Name	Common Name
<b>Gymnosperms</b>	<b>Conifers</b>
<b>Cupressaceae</b>	<b>Cypress Family</b>
<i>Hesperocyparis</i> sp. (possibly <i>H. forbesii</i> )	Cypress
<b>Dicots</b>	<b>Flowering Plants</b>
<b>Anacardiaceae</b>	<b>Sumac Family</b>
<i>Malosma laurina</i> (Nutt.) Abrams	laurel sumac
<b>Asteraceae</b>	<b>Sunflower Family</b>
<i>Centaurea melitensis</i> L.*	Maltese star thistle
<i>Heterotheca grandiflora</i> Nutt.	telegraph weed
<i>Stephanomeria virgata</i> Benth.	twiggy wreath-plant
<i>Stylocline gnaphaloides</i> Nutt.	everlasting nest straw
<b>Boraginaceae</b>	<b>Borage Family</b>
<i>Cryptantha</i> sp.	unidentified cryptantha
<b>Brassicaceae</b>	<b>Mustard Family</b>
<i>Capsella bursa-pastoris</i> (L.) Medikus*	shepherd's purse
<i>Hirschfeldia incana</i> (L.) Lagr.-Fossat*	wild mustard, shortpod mustard
<b>Chenopodiaceae</b>	<b>Goosefoot Family</b>
<i>Salsola tragus</i> L.*	Russian thistle, tumbleweed
<b>Cucurbitaceae</b>	<b>Cucumber Family</b>
<i>Marah macrocarpa</i> (Greene) Greene	chilicothe
<b>Lamiaceae</b>	<b>Mint Family</b>
<i>Salvia mellifera</i> E. Greene	black sage
<b>Polemoniaceae</b>	<b>Phlox Family</b>
<i>Allophyllum glutinosum</i> (Benth.) A.D. Grant & V. Grant	sticky false gilia
<b>Rhamnaceae</b>	<b>Buckthorn Family</b>
<i>Ceanothus cuneatus</i> (Hook.) Nutt. var. <i>cuneatus</i>	buck brush
<i>Ceanothus oliganthus</i> Nutt.	hairy-leaf ceanothus
<b>Rosaceae</b>	<b>Rose Family</b>
<i>Adenostoma fasciculatum</i> Hook. & Arn.	chamise
<b>Simaroubaceae</b>	<b>Quassia Family</b>
<i>Ailanthus altissima</i> (Miller) Swingle*	tree of heaven
<b>Zygophyllaceae</b>	<b>Caltrop Family</b>
<i>Tribulus terrestris</i> L.*	puncture vine
<b>Monocots</b>	<b>Grasses and Allies</b>
<b>Agavaceae</b>	<b>Century Plant Family</b>
<i>Hesperoyucca whipplei</i> (Torr.) Trel.	chaparral yucca
<b>Poaceae</b>	<b>Grass Family</b>
<i>Avena</i> sp.*	wild oats
<i>Stipa</i> sp.	unidentified needlegrass

Asterik (\*) indicates taxon not native to California

Plant Species Observed adjacent 24604 Mulholland Highway by Dr. Edith Read

Latin Name	Common Name
<b>Dicots</b>	<b>Flowering Plants</b>
<b>Anacardiaceae</b>	<b>Sumac Family</b>
<i>Malosma laurina</i> (Nutt.) Abrams	laurel sumac
<i>Toxicodendron diversilobum</i> (Torrey & A. Gray) E. Greene	poison oak
<b>Asteraceae</b>	<b>Sunflower Family</b>
<i>Artemisia californica</i> Less.	California sagebrush
<i>Baccharis salicifolia</i> (Ruiz Lopez & Pavon) Pers.	mule fat
<i>Heterotheca grandiflora</i> Nutt.	telegraph weed
<i>Stephanomeria virgata</i> Benth.	twiggy wreath-plant
<i>Stylocline gnaphaloides</i> Nutt.	everlasting nest straw
<b>Boraginaceae</b>	<b>Borage Family</b>
<i>Cryptantha</i> sp.	unidentified cryptantha
<i>Phacelia ramosissima</i> Lehm.	branching phacelia
<b>Brassicaceae</b>	<b>Mustard Family</b>
<i>Hirschfeldia incana</i> (L.) Lagr.-Fossat*	wild mustard, shortpod mustard
<b>Chenopodiaceae</b>	<b>Goosefoot Family</b>
<i>Salsola tragus</i> L.*	Russian thistle, tumbleweed
<b>Cucurbitaceae</b>	<b>Cucumber Family</b>
<i>Marah macrocarpa</i> (Greene) Greene	chilicothe
<b>Lamiaceae</b>	<b>Mint Family</b>
<i>Salvia leucophylla</i> Greene	purple sage
<i>Salvia mellifera</i> E. Greene	black sage
<b>Platanaceae</b>	<b>Sycamore Family</b>
<i>Platanus racemosa</i> Nutt.	western sycamore (upstream of confluence only)
<b>Rhamnaceae</b>	<b>Buckthorn Family</b>
<i>Ceanothus cuneatus</i> (Hook.) Nutt. var. <i>cuneatus</i>	buck brush
<i>Ceanothus oliganthus</i> Nutt.	hairy-leaf ceanothus
<i>Ceanothus spinosus</i> Nutt.	greenbark ceanothus
<b>Rosaceae</b>	<b>Rose Family</b>
<i>Adenostoma fasciculatum</i> Hook. & Arn.	chamise
<b>Salicaceae</b>	<b>Willow Family</b>
<i>Salix lasiolepis</i> Benth.	arroyo willow (upstream of confluence only)
<b>Monocots</b>	<b>Grasses and Allies</b>
<b>Agavaceae</b>	<b>Century Plant Family</b>
<i>Hesperoyucca whipplei</i> (Torr.) Trel.	chaparral yucca
<b>Poaceae</b>	<b>Grass Family</b>
<i>Avena</i> sp.*	wild oats
<i>Elymus condensatus</i> J. Presl	giant wild rye
<i>Stipa</i> sp.	unidentified needlegrass

Asterisk (\*) indicates taxon not native to California. Survey limited to within 200 ft. upstream of confluence of the two drainages.

Biological Assessment  
24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

California Natural Diversity Database: Beverly Hills Quadrangle

Scientific Name	Common Name	Federal Status	State Status	CDFW Status	CA Rare Plant Rank
<i>Rana draytonii</i>	California red-legged frog	Threatened	None	SSC	-
<i>Socalchemmis gertschi</i>	Gertsch's socialchemmis spider	None	None	-	-
<i>Buteo swainsoni</i>	Swainson's hawk	None	Threatened	-	-
<i>Ardea herodias</i>	great blue heron	None	None	-	-
<i>Gymnogyps californianus</i>	California condor	Endangered	Endangered	FP	-
<i>Charadrius alexandrinus nivosus</i>	western snowy plover	Threatened	None	SSC	-
<i>Aimophila ruficeps canescens</i>	southern California rufous-crowned sparrow	None	None	WL	-
<i>Grus canadensis canadensis</i>	lesser sandhill crane	None	None	SSC	-
<i>Setophaga petechia</i>	yellow warbler	None	None	SSC	-
<i>Laterallus jamaicensis coturniculus</i>	California black rail	None	Threatened	FP	-
<i>Poliottila californica californica</i>	coastal California gnatcatcher	Threatened	None	SSC	-
<i>Piranga rubra</i>	summer tanager	None	None	SSC	-
<i>Vireo bellii pusillus</i>	least Bell's vireo	Endangered	Endangered	-	-
<i>Cicindela hirticollis gravida</i>	sandy beach tiger beetle	None	None	-	-
<i>Carolella busckana</i>	Busck's gallmoth	None	None	-	-
<i>Danaus plexippus pop. 1</i>	monarch - overwintering population	None	None	-	-
<i>Coelus globosus</i>	globose dune beetle	None	None	-	-
<i>Eumops perotis californicus</i>	western mastiff bat	None	None	SSC	-
<i>Microtus californicus stephensi</i>	south coast marsh vole	None	None	SSC	-
<i>Taxidea taxus</i>	American badger	None	None	SSC	-
<i>Antrozous pallidus</i>	pallid bat	None	None	SSC	-
<i>Lasionycteris noctivagans</i>	silver-haired bat	None	None	-	-
<i>Lasiurus cinereus</i>	hoary bat	None	None	-	-
<i>Thamnophis sirtalis ssp.</i>	south coast garter snake	None	None	SSC	-
<i>Phrynosoma blainvillii</i>	coast horned lizard	None	None	SSC	-
<i>Aspidoscelis tigris stejnegeri</i>	coastal whiptail	None	None	-	-
<i>Centromadia parryi ssp. australis</i>	southern tarplant	None	None	-	1B.1
<i>Lasthenia glabrata ssp. coulteri</i>	Coulter's goldfields	None	None	-	1B.1
<i>Nama stenocarpa</i>	mud nama	None	None	-	2B.2
<i>Dithyrea maritima</i>	beach spectaclepod	None	Threatened	-	1B.1
<i>Atriplex parishii</i>	Parish's brittlestem	None	None	-	1B.1
<i>Astragalus brauntonii</i>	Braunton's milk-vetch	Endangered	None	-	1B.1
<i>Astragalus pycnostachyus var. lanosissimus</i>	Ventura Marsh milk-vetch	Endangered	Endangered	-	1B.1
<i>Astragalus tener var. titi</i>	coastal dunes milk-vetch	Endangered	Endangered	-	1B.1
<i>Quercus dumosa</i>	Nuttall's scrub oak	None	None	-	1B.1
<i>Calochortus catalinae</i>	Catalina mariposa-lily	None	None	-	4.2
<i>Calochortus plummerae</i>	Plummer's mariposa-lily	None	None	-	4.2
<i>Sidalcea neomexicana</i>	Salt Spring checkerbloom	None	None	-	2B.2
<i>Chloropyron maritimum ssp. maritimum</i>	salt marsh bird's-beak	Endangered	Endangered	-	1B.2
<i>Horkelia cuneata var. puberula</i>	mesa horkelia	None	None	-	1B.1
<i>Galium cliffsonsmithii</i>	Santa Barbara bedstraw	None	None	-	4.3

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Biological Assessment  
24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

California Natural Diversity Database: Calabasas Quadrangle

Scientific Name	Common Name	Federal Status	State Status	CDFW Status	CA Rare Plant Rank
<i>Anaxyrus californicus</i>	arroyo toad	Endangered	None	SSC	-
<i>Rana draytonii</i>	California red-legged frog	Threatened	None	SSC	-
<i>Spea hammondi</i>	western spadefoot	None	None	SSC	-
<i>Socalchemmis gertschi</i>	Gertsch's socalchemmis spider	None	None	-	-
<i>Accipiter cooperii</i>	Cooper's hawk	None	None	WL	-
<i>Accipiter striatus</i>	sharp-shinned hawk	None	None	WL	-
<i>Aquila chrysaetos</i>	golden eagle	None	None	FP/WL	-
<i>Circus cyaneus</i>	northern harrier	None	None	SSC	-
<i>Eremophila alpestris actia</i>	California horned lark	None	None	WL	-
<i>Aimophila ruficeps canescens</i>	southern California rufous-crowned sparrow	None	None	WL	-
<i>Agelaius tricolor</i>	tricolored blackbird	None	None	SSC	-
<i>Lanius ludovicianus</i>	loggerhead shrike	None	None	SSC	-
<i>Athene cunicularia</i>	burrowing owl	None	None	SSC	-
<i>Poliophtila californica californica</i>	coastal California gnatcatcher	Threatened	None	SSC	-
<i>Macrotus californicus</i>	California leaf-nosed bat	None	None	SSC	-
<i>Anniella pulchra pulchra</i>	silvery legless lizard	None	None	SSC	-
<i>Salvadora hexalepis virgulata</i>	coast patch-nosed snake	None	None	SSC	-
<i>Emys marmorata</i>	western pond turtle	None	None	SSC	-
<i>Thamnophis hammondi</i>	two-striped garter snake	None	None	SSC	-
<i>Phrynosoma blainvillii</i>	coast horned lizard	None	None	SSC	-
<i>Aspidoscelis tigris stejnegeri</i>	coastal whiptail	None	None	-	-
<i>Deinandra minthornii</i>	Santa Susana tarplant	None	Rare	-	1B.2
<i>Convolvulus simulans</i>	small-flowered morning-glory	None	None	-	4.2
<i>Dudleya blochmaniae ssp. blochmaniae</i>	Blochman's dudleya	None	None	-	1B.1
<i>Dudleya multicaulis</i>	many-stemmed dudleya	None	None	-	1B.2
<i>Astragalus brauntonii</i>	Braunton's milk-vetch	Endangered	None	-	1B.1
<i>California macrophylla</i>	round-leaved filaree	None	None	-	1B.1
<i>Calochortus catalinae</i>	Catalina mariposa-lily	None	None	-	4.2
<i>Calochortus clavatus var. gracilis</i>	slender mariposa-lily	None	None	-	1B.2
<i>Calochortus plummerae</i>	Plummer's mariposa-lily	None	None	-	4.2
<i>Lilium humboldtii ssp. ocellatum</i>	ocellated humboldt lily	None	None	-	4.2
<i>Navarretia ojaiensis</i>	Ojai navarretia	None	None	-	1B.1
<i>Chorizanthe parryi var. fernandina</i>	San Fernando Valley spineflower	Candidate	Endangered	-	1B.1
<i>Nolina cismontana</i>	chaparral nolina	None	None	-	1B.2

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Biological Assessment  
24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

California Natural Diversity Database: Camarillo Quadrangle

Scientific Name	Common Name	Federal Status	State Status	CDFW Status	CA Rare Plant Rank
<i>Aquila chrysaetos</i>	golden eagle	None	None	FP/WL	-
<i>Elanus leucurus</i>	white-tailed kite	None	None	FP	-
<i>Eremophila alpestris actia</i>	California horned lark	None	None	WL	-
<i>Gymnogyps californianus</i>	California condor	Endangered	Endangered	FP	-
<i>Aimophila ruficeps canescens</i>	southern California rufous-crowned sparrow	None	None	WL	-
<i>Icteria virens</i>	yellow-breasted chat	None	None	SSC	-
<i>Setophaga petechia</i>	yellow warbler	None	None	SSC	-
<i>Athene cunicularia</i>	burrowing owl	None	None	SSC	-
<i>Polioptila californica californica</i>	coastal California gnatcatcher	Threatened	None	SSC	-
<i>Vireo bellii pusillus</i>	least Bell's vireo	Endangered	Endangered	-	-
<i>Gila orcuttii</i>	arroyo chub	None	None	SSC	-
<i>Trimerotropis occidentiloides</i>	Santa Monica grasshopper	None	None	-	-
<i>Taxidea taxus</i>	American badger	None	None	SSC	-
<i>Anniella pulchra pulchra</i>	silvery legless lizard	None	None	SSC	-
<i>Emys marmorata</i>	western pond turtle	None	None	SSC	-
<i>Thamnophis hammondi</i>	two-striped garter snake	None	None	SSC	-
<i>Texosporium sancti-jacobi</i>	woven-spored lichen	None	None	-	3
<i>Lasthenia glabrata ssp. coulteri</i>	Coulter's goldfields	None	None	-	1B.1
<i>Senecio aphanactis</i>	chaparral ragwort	None	None	-	2B.2
<i>Suaeda taxifolia</i>	woolly seablite	None	None	-	4.2
<i>Dudleya blochmaniae ssp. blochmaniae</i>	Blochman's dudleya	None	None	-	1B.1
<i>Dudleya verityi</i>	Verity's dudleya	Threatened	None	-	1B.1
<i>Monardella sinuata ssp. sinuata</i>	southern curly-leaved monardella	None	None	-	1B.2
<i>Calochortus catalinae</i>	Catalina mariposa-lily	None	None	-	4.2
<i>Calochortus plummerae</i>	Plummer's mariposa-lily	None	None	-	4.2
<i>Eriogonum crocatum</i>	conejo buckwheat	None	Rare	-	1B.2
<i>Delphinium parryi ssp. blochmaniae</i>	dune larkspur	None	None	-	1B.2

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Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

California Natural Diversity Database: Canoga Park Quadrangle

<i>Scientific Name</i>	<b>Common Name</b>	<b>Federal Status</b>	<b>State Status</b>	<b>CDFW Status</b>	<b>CA Rare Plant Rank</b>
<i>Anaxyrus californicus</i>	arroyo toad	Endangered	None	SSC	-
<i>Accipiter gentilis</i>	northern goshawk	None	None	SSC	-
<i>Buteo swainsoni</i>	Swainson's hawk	None	Threatened	-	-
<i>Ardea alba</i>	great egret	None	None	-	-
<i>Agelaius tricolor</i>	tricolored blackbird	None	None	SSC	-
<i>Antrozous pallidus</i>	pallid bat	None	None	SSC	-
<i>Phrynosoma blainvillii</i>	coast horned lizard	None	None	SSC	-
<i>Deinandra minthornii</i>	Santa Susana tarplant	None	Rare	-	1B.2
<i>Lasthenia glabrata ssp. coulteri</i>	Coulter's goldfields	None	None	-	1B.1
<i>Dudleya blochmaniae ssp. blochmaniae</i>	Blochman's dudleya	None	None	-	1B.1
<i>Astragalus brauntonii</i>	Braunton's milk-vetch	Endangered	None	-	1B.1
<i>Monardella hypoleuca ssp. hypoleuca</i>	white-veined monardella	None	None	-	1B.3
<i>Calochortus catalinae</i>	Catalina mariposa-lily	None	None	-	4.2
<i>Calochortus plummerae</i>	Plummer's mariposa-lily	None	None	-	4.2
<i>Chorizanthe parryi var. fernandina</i>	San Fernando Valley spineflower	Candidate	Endangered	-	1B.1

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- 0.3-Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

Biological Assessment  
24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

California Natural Diversity Database: Malibu Beach Quadrangle

Scientific Name	Common Name	Federal Status	State Status	CDFW Status	CA Rare Plant Rank
<i>Rana draytonii</i>	California red-legged frog	Threatened	None	SSC	-
<i>Aquila chrysaetos</i>	golden eagle	None	None	FP/WL	-
<i>Charadrius alexandrinus nivosus</i>	western snowy plover	Threatened	None	SSC	-
<i>Falco peregrinus anatum</i>	American peregrine falcon	Delisted	Delisted	FP	-
<i>Icteria virens</i>	yellow-breasted chat	None	None	SSC	-
<i>Setophaga petechia</i>	yellow warbler	None	None	SSC	-
<i>Pelecanus occidentalis californicus</i>	California brown pelican	Delisted	Delisted	FP	-
<i>Selasphorus sasin</i>	Allen's hummingbird	None	None	-	-
<i>Empidonax traillii extimus</i>	southwestern willow flycatcher	Endangered	Endangered	-	-
<i>Vireo bellii pusillus</i>	least Bell's vireo	Endangered	Endangered	-	-
<i>Gila orcuttii</i>	arroyo chub	None	None	SSC	-
<i>Eucyclogobius newberryi</i>	tidewater goby	Endangered	None	SSC	-
<i>Oncorhynchus mykiss irideus</i>	southern steelhead - southern California DPS	Endangered	None	SSC	-
<i>Danaus plexippus pop. 1</i>	monarch - overwintering population	None	None	-	-
<i>Euphydryas editha quino</i>	quino checkerspot butterfly	Endangered	None	-	-
<i>Eumops perotis californicus</i>	western mastiff bat	None	None	SSC	-
<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	None	None	SSC	-
<i>Euderma maculatum</i>	spotted bat	None	None	SSC	-
<i>Lasiurus blossevillii</i>	western red bat	None	None	SSC	-
<i>Myotis ciliolabrum</i>	western small-footed myotis	None	None	-	-
<i>Myotis yumanensis</i>	Yuma myotis	None	None	-	-
<i>Diadophis punctatus modestus</i>	San Bernardino ringneck snake	None	None	-	-
<i>Lampropeltis zonata (pulchra)</i>	California mountain kingsnake (San Diego population)	None	None	SSC	-
<i>Emys marmorata</i>	western pond turtle	None	None	SSC	-
<i>Phrynosoma blainvillii</i>	coast horned lizard	None	None	SSC	-
<i>Aspidoscelis tigris stejnegeri</i>	coastal whiptail	None	None	-	-
<i>Baccharis malibuensis</i>	Malibu baccharis	None	None	-	1B.1
<i>Deinandra minthornii</i>	Santa Susana tarplant	None	Rare	-	1B.2
<i>Isocoma menziesii var. decumbens</i>	decumbent goldenbush	None	None	-	1B.2
<i>Lasthenia glabrata ssp. coulteri</i>	Coulter's goldfields	None	None	-	1B.1
<i>Pentachaeta lyonii</i>	Lyon's pentachaeta	Endangered	Endangered	-	1B.1
<i>Atriplex coulteri</i>	Coulter's saltbush	None	None	-	1B.2
<i>Atriplex serenana var. davidsonii</i>	Davidson's saltscale	None	None	-	1B.2
<i>Suaeda californica</i>	California seablite	Endangered	None	-	1B.1
<i>Dudleya blochmaniae ssp. blochmaniae</i>	Blochman's dudleya	None	None	-	1B.1
<i>Dudleya cymosa ssp. marcescens</i>	marcescent dudleya	Threatened	Rare	-	1B.2
<i>Dudleya cymosa ssp. ovatifolia</i>	Santa Monica dudleya	Threatened	None	-	1B.1
<i>Astragalus brauntonii</i>	Braunton's milk-vetch	Endangered	None	-	1B.1
<i>California macrophylla</i>	round-leaved filaree	None	None	-	1B.1
<i>Monardella hypoleuca ssp. hypoleuca</i>	white-veined monardella	None	None	-	1B.3
<i>Calochortus catalinae</i>	Catalina mariposa-lily	None	None	-	4.2
<i>Calochortus clavatus var. gracilis</i>	slender mariposa-lily	None	None	-	1B.2
<i>Calochortus plummerae</i>	Plummer's mariposa-lily	None	None	-	4.2
<i>Navarretia ojaiensis</i>	Ojai navarretia	None	None	-	1B.1
<i>Cercocarpus betuloides var. blancheae</i>	island mountain-mahogany	None	None	-	4.3

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Biological Assessment  
24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

California Natural Diversity Database: Newbury Park Quadrangle

Scientific Name	Common Name	Federal Status	State Status	CDFW Status	CA Rare Plant Rank
<i>Accipiter cooperii</i>	Cooper's hawk	None	None	WL	-
<i>Aquila chrysaetos</i>	golden eagle	None	None	FP/WL	-
<i>Elanus leucurus</i>	white-tailed kite	None	None	FP	-
<i>Aimophila ruficeps canescens</i>	southern California rufous-crowned sparrow	None	None	WL	-
<i>Falco peregrinus anatum</i>	American peregrine falcon	Delisted	Delisted	FP	-
<i>Riparia riparia</i>	bank swallow	None	Threatened	-	-
<i>Baeolophus inornatus</i>	oak titmouse	None	None	-	-
<i>Icteria virens</i>	yellow-breasted chat	None	None	SSC	-
<i>Setophaga petechia</i>	yellow warbler	None	None	SSC	-
<i>Picoides nuttallii</i>	Nuttall's woodpecker	None	None	-	-
<i>Poliophtila californica californica</i>	coastal California gnatcatcher	Threatened	None	SSC	-
<i>Selasphorus sasin</i>	Allen's hummingbird	None	None	-	-
<i>Vireo bellii pusillus</i>	least Bell's vireo	Endangered	Endangered	-	-
<i>Gila orcuttii</i>	arroyo chub	None	None	SSC	-
<i>Oncorhynchus mykiss irideus</i>	southern steelhead - southern California DPS	Endangered	None	SSC	-
<i>Helminthoglypta traskii traskii</i>	Trask shoulderband	None	None	-	-
<i>Anniella pulchra pulchra</i>	silvery legless lizard	None	None	SSC	-
<i>Emys marmorata</i>	western pond turtle	None	None	SSC	-
<i>Thamnophis hammondi</i>	two-striped garter snake	None	None	SSC	-
<i>Phrynosoma blainvillii</i>	coast horned lizard	None	None	SSC	-
<i>Asplenium vespertinum</i>	western spleenwort	None	None	-	4.2
<i>Centromadia parryi ssp. australis</i>	southern tarplant	None	None	-	1B.1
<i>Pentachaeta lyonii</i>	Lyon's pentachaeta	Endangered	Endangered	-	1B.1
<i>Senecio aphanactis</i>	chaparral ragwort	None	None	-	2B.2
<i>Lepidium virginicum var. robinsonii</i>	Robinson's pepper-grass	None	None	-	4.3
<i>Convolvulus simulans</i>	small-flowered morning-glory	None	None	-	4.2
<i>Dudleya blochmaniae ssp. blochmaniae</i>	Blochman's dudleya	None	None	-	1B.1
<i>Dudleya cymosa ssp. marcescens</i>	marcescent dudleya	Threatened	Rare	-	1B.2
<i>Dudleya parva</i>	Conejo dudleya	Threatened	None	-	1B.2
<i>Dudleya verityi</i>	Verity's dudleya	Threatened	None	-	1B.1
<i>Lepechinia fragrans</i>	fragrant pitcher sage	None	None	-	4.2
<i>Monardella hypoleuca ssp. hypoleuca</i>	white-veined monardella	None	None	-	1B.3
<i>Monardella sinuata ssp. sinuata</i>	southern curly-leaved monardella	None	None	-	1B.2
<i>Calochortus catalinae</i>	Catalina mariposa-lily	None	None	-	4.2
<i>Calochortus clavatus var. clavatus</i>	club-haired mariposa-lily	None	None	-	4.3
<i>Calochortus plummerae</i>	Plummer's mariposa-lily	None	None	-	4.2
<i>Piperia michaelii</i>	Michael's rein orchid	None	None	-	4.2
<i>Hordeum intercedens</i>	vernal barley	None	None	-	3.2
<i>Navarretia ojaiensis</i>	Ojai navarretia	None	None	-	1B.1
<i>Eriogonum crocatum</i>	conejo buckwheat	None	Rare	-	1B.2
<i>Delphinium parryi ssp. purpureum</i>	Mt. Pinos larkspur	None	None	-	4.3
<i>Galium cliffonsmithii</i>	Santa Barbara bedstraw	None	None	-	4.3

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Biological Assessment  
24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

California Natural Diversity Database: Point Dume Quadrangle

Scientific Name	Common Name	Federal Status	State Status	CDFW Status	CA Rare Plant Rank
<i>Rana draytonii</i>	California red-legged frog	Threatened	None	SSC	-
<i>Accipiter cooperii</i>	Cooper's hawk	None	None	WL	-
<i>Aquila chrysaetos</i>	golden eagle	None	None	FP/WL	-
<i>Charadrius alexandrinus nivosus</i>	western snowy plover	Threatened	None	SSC	-
<i>Gavia immer</i>	common loon	None	None	SSC	-
<i>Riparia riparia</i>	bank swallow	None	Threatened	-	-
<i>Pelecanus occidentalis californicus</i>	California brown pelican	Delisted	Delisted	FP	-
<i>Eucyclogobius newberryi</i>	tidewater goby	Endangered	None	SSC	-
<i>Trimerotropis occidentiloides</i>	Santa Monica grasshopper	None	None	-	-
<i>Danaus plexippus pop. 1</i>	monarch - overwintering population	None	None	-	-
<i>Euphydryas editha quino</i>	quino checkerspot butterfly	Endangered	None	-	-
<i>Eumops perotis californicus</i>	western mastiff bat	None	None	SSC	-
<i>Taxidea taxus</i>	American badger	None	None	SSC	-
<i>Lasiurus blossevillii</i>	western red bat	None	None	SSC	-
<i>Lasiurus cinereus</i>	hoary bat	None	None	-	-
<i>Myotis yumanensis</i>	Yuma myotis	None	None	-	-
<i>Anniella pulchra pulchra</i>	silvery legless lizard	None	None	SSC	-
<i>Emys marmorata</i>	western pond turtle	None	None	SSC	-
<i>Thamnophis hammondi</i>	two-striped garter snake	None	None	SSC	-
<i>Phrynosoma blainvillii</i>	coast horned lizard	None	None	SSC	-
<i>Aspidoscelis tigris stejnegeri</i>	coastal whiptail	None	None	-	-
<i>Tortula californica</i>	California screw moss	None	None	-	1B.2
<i>Baccharis malibuensis</i>	Malibu baccharis	None	None	-	1B.1
<i>Deinandra minthornii</i>	Santa Susana tarplant	None	Rare	-	1B.2
<i>Pentachaeta lyonii</i>	Lyon's pentachaeta	Endangered	Endangered	-	1B.1
<i>Atriplex coulteri</i>	Coulter's saltbush	None	None	-	1B.2
<i>Dudleya blochmaniae ssp. blochmaniae</i>	Blochman's dudleya	None	None	-	1B.1
<i>Dudleya cymosa ssp. agourensis</i>	Agoura Hills dudleya	Threatened	None	-	1B.2
<i>Dudleya cymosa ssp. marcescens</i>	marcescent dudleya	Threatened	Rare	-	1B.2
<i>Astragalus brauntonii</i>	Braunton's milk-vetch	Endangered	None	-	1B.1
<i>Calochortus catalinae</i>	Catalina mariposa-lily	None	None	-	4.2
<i>Calochortus clavatus var. gracilis</i>	slender mariposa-lily	None	None	-	1B.2
<i>Calochortus plummerae</i>	Plummer's mariposa-lily	None	None	-	4.2
<i>Calandrinia breweri</i>	Brewer's calandrinia	None	None	-	4.2
<i>Camissoniopsis lewisii</i>	Lewis' evening-primrose	None	None	-	3
<i>Navarretia ojaiensis</i>	Ojai navarretia	None	None	-	1B.1
<i>Chorizanthe parryi var. parryi</i>	Parry's spineflower	None	None	-	1B.1
<i>Cercocarpus betuloides var. blancheae</i>	island mountain-mahogany	None	None	-	4.3
<i>Thelypteris puberula var. sonorensis</i>	Sonoran maiden fern	None	None	-	2B.2

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Biological Assessment  
24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

California Natural Diversity Database: Point Mugu Quadrangle

Scientific Name	Common Name	Federal Status	State Status	CDFW Status	CA Rare Plant Rank
<i>Buteo regalis</i>	ferruginous hawk	None	None	WL	-
<i>Ardea alba</i>	great egret	None	None	-	-
<i>Charadrius alexandrinus nivosus</i>	western snowy plover	Threatened	None	SSC	-
<i>Charadrius montanus</i>	mountain plover	None	None	SSC	-
<i>Passerculus sandwichensis beldingi</i>	Belding's savannah sparrow	None	Endangered	-	-
<i>Hydroprogne caspia</i>	Caspian tern	None	None	-	-
<i>Sterna antillarum browni</i>	California least tern	Endangered	Endangered	FP	-
<i>Pelecanus occidentalis californicus</i>	California brown pelican	Delisted	Delisted	FP	-
<i>Rallus longirostris levipes</i>	light-footed clapper rail	Endangered	Endangered	FP	-
<i>Athene cunicularia</i>	burrowing owl	None	None	SSC	-
<i>Vireo bellii pusillus</i>	least Bell's vireo	Endangered	Endangered	-	-
<i>Gila orcuttii</i>	arroyo chub	None	None	SSC	-
<i>Eucyclogobius newberryi</i>	tidewater goby	Endangered	None	SSC	-
<i>Cicindela gabbii</i>	western tidal-flat tiger beetle	None	None	-	-
<i>Cicindela hirticollis gravida</i>	sandy beach tiger beetle	None	None	-	-
<i>Cicindela senilis frosti</i>	senile tiger beetle	None	None	-	-
<i>Panoquina errans</i>	wandering (=saltmarsh) skipper	None	None	-	-
<i>Danaus plexippus pop. 1</i>	monarch - overwintering population	None	None	-	-
<i>Coelus globosus</i>	globose dune beetle	None	None	-	-
<i>Microtus californicus stephensi</i>	south coast marsh vole	None	None	SSC	-
<i>Sorex ornatus salicornicus</i>	southern California saltmarsh shrew	None	None	SSC	-
<i>Helminthoglypta traskii traskii</i>	Trask shoulderband	None	None	-	-
<i>Tryonia imitator</i>	mimic tryonia (California brackishwater snail)	None	None	-	-
<i>Anniella pulchra pulchra</i>	silvery legless lizard	None	None	SSC	-
<i>Aspidoscelis tigris stejnegeri</i>	coastal whiptail	None	None	-	-
<i>Lasthenia glabrata ssp. coulteri</i>	Coulter's goldfields	None	None	-	1B.1
<i>Erysimum suffrutescens</i>	suffrutescent wallflower	None	None	-	4.2
<i>Suaeda esteroa</i>	estuary seablite	None	None	-	1B.2
<i>Suaeda taxifolia</i>	woolly seablite	None	None	-	4.2
<i>Dichondra occidentalis</i>	western dichondra	None	None	-	4.2
<i>Lepechinia fragrans</i>	fragrant pitcher sage	None	None	-	4.2
<i>Calochortus catalinae</i>	Catalina mariposa-lily	None	None	-	4.2
<i>Abronia maritima</i>	red sand-verbena	None	None	-	4.2
<i>Chloropyron maritimum ssp. maritimum</i>	salt marsh bird's-beak	Endangered	Endangered	-	1B.2

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Biological Assessment  
24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

California Natural Diversity Database: Thousand Oaks Quadrangle

Scientific Name	Common Name	Federal Status	State Status	CDFW Status	CA Rare Plant Rank
<i>Accipiter cooperii</i>	Cooper's hawk	None	None	WL	-
<i>Accipiter striatus</i>	sharp-shinned hawk	None	None	WL	-
<i>Aquila chrysaetos</i>	golden eagle	None	None	FP/WL	-
<i>Aimophila ruficeps canescens</i>	southern California rufous-crowned sparrow	None	None	WL	-
<i>Riparia riparia</i>	bank swallow	None	Threatened	-	-
<i>Agelaius tricolor</i>	tricolored blackbird	None	None	SSC	-
<i>Poliotptila californica californica</i>	coastal California gnatcatcher	Threatened	None	SSC	-
<i>Trimerotropis occidentiloides</i>	Santa Monica grasshopper	None	None	-	-
<i>Eumops perotis californicus</i>	western mastiff bat	None	None	SSC	-
<i>Taxidea taxus</i>	American badger	None	None	SSC	-
<i>Antrozous pallidus</i>	pallid bat	None	None	SSC	-
<i>Myotis ciliolabrum</i>	western small-footed myotis	None	None	-	-
<i>Anniella pulchra pulchra</i>	silvery legless lizard	None	None	SSC	-
<i>Emys marmorata</i>	western pond turtle	None	None	SSC	-
<i>Aspidoscelis tigris stejnegeri</i>	coastal whiptail	None	None	-	-
<i>Asplenium vespertinum</i>	western spleenwort	None	None	-	4.2
<i>Deinandra minthornii</i>	Santa Susana tarplant	None	Rare	-	1B.2
<i>Pentachaeta lyonii</i>	Lyon's pentachaeta	Endangered	Endangered	-	1B.1
<i>Convolvulus simulans</i>	small-flowered morning-glory	None	None	-	4.2
<i>Dudleya cymosa ssp. agourensis</i>	Agoura Hills dudleya	Threatened	None	-	1B.2
<i>Dudleya parva</i>	Conejo dudleya	Threatened	None	-	1B.2
<i>Astragalus brauntonii</i>	Braunton's milk-vetch	Endangered	None	-	1B.1
<i>California macrophylla</i>	round-leaved filaree	None	None	-	1B.1
<i>Calochortus catalinae</i>	Catalina mariposa-lily	None	None	-	4.2
<i>Calochortus clavatus var. clavatus</i>	club-haired mariposa-lily	None	None	-	4.3
<i>Calochortus plummerae</i>	Plummer's mariposa-lily	None	None	-	4.2
<i>Lilium humboldtii ssp. ocellatum</i>	ocellated humboldt lily	None	None	-	4.2
<i>Orcuttia californica</i>	California Orcutt grass	Endangered	Endangered	-	1B.1
<i>Navarretia ojaiensis</i>	Ojai navarretia	None	None	-	1B.1
<i>Eriogonum crocatum</i>	conejo buckwheat	None	Rare	-	1B.2
<i>Delphinium parryi ssp. blochmaniae</i>	dune larkspur	None	None	-	1B.2
<i>Delphinium parryi ssp. purpureum</i>	Mt. Pinos larkspur	None	None	-	4.3
<i>Cercocarpus betuloides var. blanchaeae</i>	island mountain-mahogany	None	None	-	4.3
<i>Nolina cismontana</i>	chaparral nolina	None	None	-	1B.2

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24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

California Natural Diversity Database: Topanga Quadrangle

Scientific Name	Common Name	Federal Status	State Status	CDFW Status	CA Rare Plant Rank
<i>Rana draytonii</i>	California red-legged frog	Threatened	None	SSC	-
<i>Socalchemmis gertschi</i>	Gertsch's socialchemmis spider	None	None	-	-
<i>Buteo swainsoni</i>	Swainson's hawk	None	Threatened	-	-
<i>Charadrius alexandrinus nivosus</i>	western snowy plover	Threatened	None	SSC	-
<i>Falco mexicanus</i>	prairie falcon	None	None	WL	-
<i>Riparia riparia</i>	bank swallow	None	Threatened	-	-
<i>Pelecanus occidentalis californicus</i>	California brown pelican	Delisted	Delisted	FP	-
<i>Empidonax traillii extimus</i>	southwestern willow flycatcher	Endangered	Endangered	-	-
<i>Vireo bellii pusillus</i>	least Bell's vireo	Endangered	Endangered	-	-
<i>Gila orcuttii</i>	arroyo chub	None	None	SSC	-
<i>Eucyclogobius newberryi</i>	tidewater goby	Endangered	None	SSC	-
<i>Oncorhynchus mykiss irideus</i>	southern steelhead - southern California DPS	Endangered	None	SSC	-
<i>Cicindela hirticollis gravida</i>	sandy beach tiger beetle	None	None	-	-
<i>Danaus plexippus pop. 1</i>	monarch - overwintering population	None	None	-	-
<i>Coelus globosus</i>	globose dune beetle	None	None	-	-
<i>Aglaothorax longipennis</i>	Santa Monica shieldback katydid	None	None	-	-
<i>Eumops perotis californicus</i>	western mastiff bat	None	None	SSC	-
<i>Taxidea taxus</i>	American badger	None	None	SSC	-
<i>Diadophis punctatus modestus</i>	San Bernardino ringneck snake	None	None	-	-
<i>Emys marmorata</i>	western pond turtle	None	None	SSC	-
<i>Thamnophis hammondi</i>	two-striped garter snake	None	None	SSC	-
<i>Phrynosoma blainvillii</i>	coast horned lizard	None	None	SSC	-
<i>Aspidoscelis tigris stejnegeri</i>	coastal whiptail	None	None	-	-
<i>Centromadia parryi ssp. australis</i>	southern tarplant	None	None	-	1B.1
<i>Deinandra minthornii</i>	Santa Susana tarplant	None	Rare	-	1B.2
<i>Dithyrea maritima</i>	beach spectaclepod	None	Threatened	-	1B.1
<i>Atriplex parishii</i>	Parish's brittle scale	None	None	-	1B.1
<i>Dichondra occidentalis</i>	western dichondra	None	None	-	4.2
<i>Dudleya cymosa ssp. ovatifolia</i>	Santa Monica dudleya	Threatened	None	-	1B.1
<i>Astragalus brauntonii</i>	Braunton's milk-vetch	Endangered	None	-	1B.1
<i>Astragalus pycnostachyus var. lanosissimus</i>	Ventura Marsh milk-vetch	Endangered	Endangered	-	1B.1
<i>Astragalus tener var. titi</i>	coastal dunes milk-vetch	Endangered	Endangered	-	1B.1
<i>Juglans californica</i>	southern California black walnut	None	None	-	4.2
<i>Monardella hypoleuca ssp. hypoleuca</i>	white-veined monardella	None	None	-	1B.3
<i>Calochortus catalinae</i>	Catalina mariposa-lily	None	None	-	4.2
<i>Calochortus clavatus var. gracilis</i>	slender mariposa-lily	None	None	-	1B.2
<i>Calochortus plummerae</i>	Plummer's mariposa-lily	None	None	-	4.2
<i>Sidalcea neomexicana</i>	Salt Spring checkerbloom	None	None	-	2B.2
<i>Calandrinia breweri</i>	Brewer's calandrinia	None	None	-	4.2
<i>Chloropyron maritimum ssp. maritimum</i>	salt marsh bird's-beak	Endangered	Endangered	-	1B.2
<i>Cercocarpus betuloides var. blanchae</i>	island mountain-mahogany	None	None	-	4.3
<i>Thelypteris puberula var. sonorensis</i>	Sonoran maiden fern	None	None	-	2B.2

California Department of Fish & Wildlife

California Native Plant Society

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WL = Watch List

California Rare Plant Rank 1A = Plants Presumed Extirpated in California and Either Rare or Extinct Elsewhere

California Rare Plant Rank 1B = Plants Rare, Threatened, or Endangered in California and Elsewhere

California Rare Plant Rank 2A = Plants Presumed Extirpated in California, But Common Elsewhere

California Rare Plant Rank 2B = Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere

California Rare Plant Rank 3 = Plants About Which We Need More Information - A Review List

California Rare Plant Rank 4 = Plants of Limited Distribution - A Watch List

- 0.1-Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)
- 0.2-Fairly threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)
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Biological Assessment  
24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

California Natural Diversity Database: Triunfo Pass Quadrangle

Scientific Name	Common Name	Federal Status	State Status	CDFW Status	CA Rare Plant Rank
<i>Aquila chrysaetos</i>	golden eagle	None	None	FP/WL	-
<i>Charadrius alexandrinus nivosus</i>	western snowy plover	Threatened	None	SSC	-
<i>Ammodramus savannarum</i>	grasshopper sparrow	None	None	SSC	-
<i>Pelecanus occidentalis californicus</i>	California brown pelican	Delisted	Delisted	FP	-
<i>Eucyclogobius newberryi</i>	tidewater goby	Endangered	None	SSC	-
<i>Oncorhynchus mykiss irideus</i>	southern steelhead - southern California DPS	Endangered	None	SSC	-
<i>Trimerotropis occidentiloides</i>	Santa Monica grasshopper	None	None	-	-
<i>Danaus plexippus pop. 1</i>	monarch - overwintering population	None	None	-	-
<i>Coelus globosus</i>	globose dune beetle	None	None	-	-
<i>Anniella pulchra pulchra</i>	silvery legless lizard	None	None	SSC	-
<i>Aspidoscelis tigris stejnegeri</i>	coastal whiptail	None	None	-	-
<i>Tortula californica</i>	California screw moss	None	None	-	1B.2
<i>Chaenactis glabriuscula var. orcuttiana</i>	Orcutt's pincushion	None	None	-	1B.1
<i>Deinandra minthornii</i>	Santa Susana tarplant	None	Rare	-	1B.2
<i>Dichondra occidentalis</i>	western dichondra	None	None	-	4.2
<i>Dudleya blochmaniae ssp. blochmaniae</i>	Blochman's dudleya	None	None	-	1B.1
<i>Dudleya cymosa ssp. marcescens</i>	marcescent dudleya	Threatened	Rare	-	1B.2
<i>Dudleya cymosa ssp. ovatifolia</i>	Santa Monica dudleya	Threatened	None	-	1B.1
<i>Monardella hypoleuca ssp. hypoleuca</i>	white-veined monardella	None	None	-	1B.3
<i>Calochortus catalinae</i>	Catalina mariposa-lily	None	None	-	4.2
<i>Calochortus plummerae</i>	Plummer's mariposa-lily	None	None	-	4.2
<i>Abronia maritima</i>	red sand-verbena	None	None	-	4.2
<i>Navarretia ojaiensis</i>	Ojai navarretia	None	None	-	1B.1
<i>Eriogonum crocatum</i>	conejo buckwheat	None	Rare	-	1B.2
<i>Cercocarpus betuloides var. blancheae</i>	island mountain-mahogany	None	None	-	4.3
<i>Thelypteris puberula var. sonorensis</i>	Sonoran maiden fern	None	None	-	2B.2

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Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

California Natural Diversity Database: Van Nuys Quadrangle

<i>Scientific Name</i>	<b>Common Name</b>	<b>Federal Status</b>	<b>State Status</b>	<b>CDFW Status</b>	<b>CA Rare Plant Rank</b>
<i>Buteo swainsoni</i>	Swainson's hawk	None	Threatened	-	-
<i>Polioptila californica californica</i>	coastal California gnatcatcher	Threatened	None	SSC	-
<i>Vireo bellii pusillus</i>	least Bell's vireo	Endangered	Endangered	-	-
<i>Perognathus longimembris brevinasus</i>	Los Angeles pocket mouse	None	None	SSC	-
<i>Antrozous pallidus</i>	pallid bat	None	None	SSC	-
<i>Lasionycteris noctivagans</i>	silver-haired bat	None	None	-	-
<i>Lasiurus cinereus</i>	hoary bat	None	None	-	-
<i>Emys marmorata</i>	western pond turtle	None	None	SSC	-
<i>Phrynosoma blainvillii</i>	coast horned lizard	None	None	SSC	-
<i>Aspidoscelis tigris stejnegeri</i>	coastal whiptail	None	None	-	-
<i>Juglans californica</i>	southern California black walnut	None	None	-	4.2
<i>Calochortus catalinae</i>	Catalina mariposa-lily	None	None	-	4.2
<i>Calochortus plummerae</i>	Plummer's mariposa-lily	None	None	-	4.2
<i>Malacothamnus davidsonii</i>	Davidson's bush-mallow	None	None	-	1B.2
<i>Chorizanthe parryi var. fernandina</i>	San Fernando Valley spineflower	Candidate	Endangered	-	1B.1

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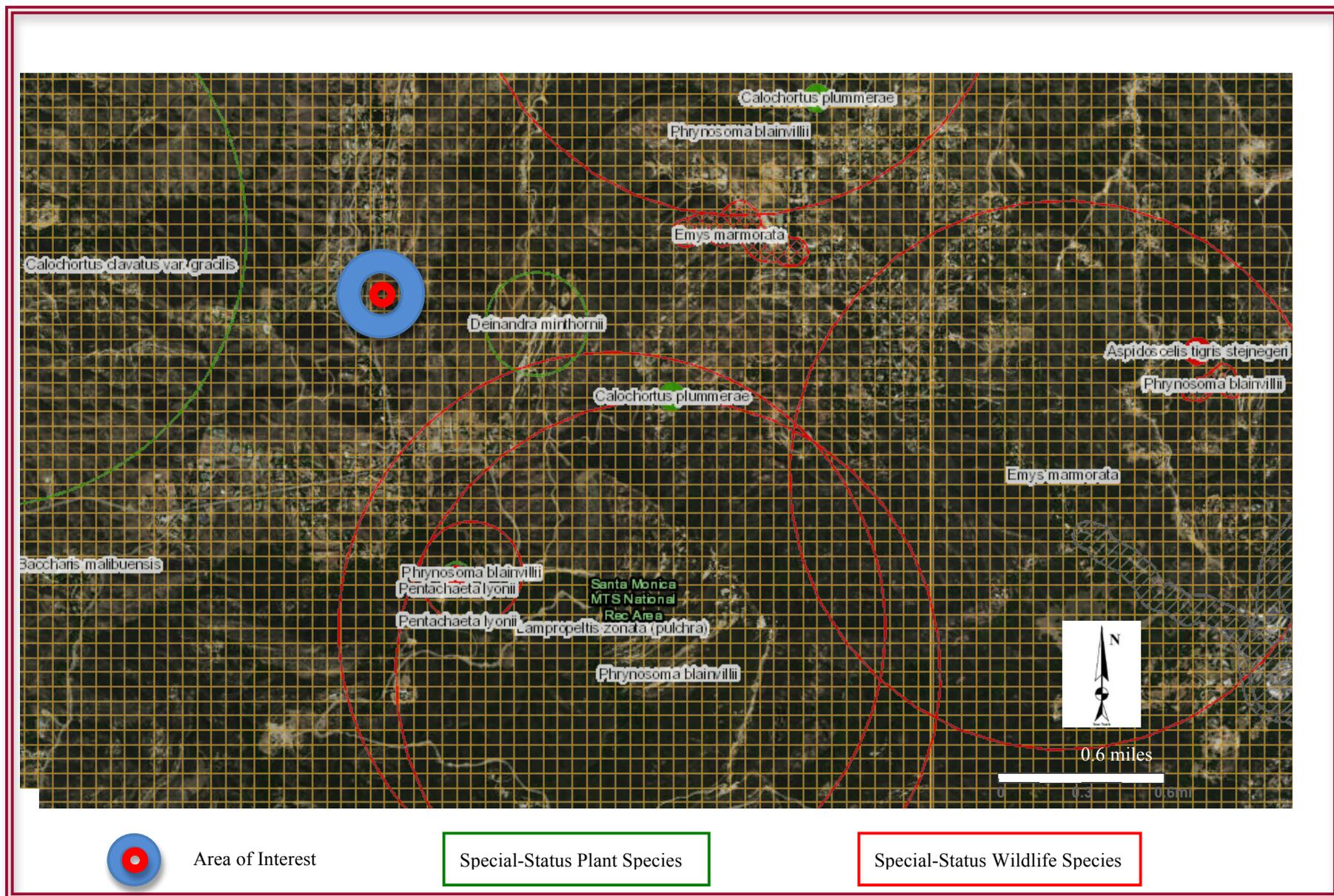


Exhibit J - Special-Status Species (BIOS) Map

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

SCIENTIFIC NAME COMMON NAME	STATUS (August 2015)			ELEVATION RANGE, LIFE FORM, & FLOWERING PERIOD	OCCURRENCE POTENTIAL (See notes at end of table for sources of information)
	Federal	State	CNPS Global Rank State Rank		
<i>Abronia maritima</i> Red sand verbena	--	--	4.2  G4  S3S4	0 m - 100 m  Perennial Herb  February - November	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species is found on coastal dunes.  The proposed development envelope and fuel modification zone lack suitable habitat elements. There are no coastal dunes.
<i>Asplenium verspertinum</i> Maxon Western spleenwort	--	--	4.2  G4  S4	180 m - 1000 m  Fern  February - June	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE MODERATE POTENTIAL WITHIN FUEL MODIFICATION ZONE  This species is found on rocky sites in chaparral, coastal scrub, and cismontane woodland.  The proposed development envelope lacks suitable habitat elements; it specifically lacks rocky sites. The proposed fuel modification zone consists of suitable habitat elements.
<i>Astragalus brauntonii</i> Parish Braunton's milk-vetch	FE  January 1997	--	1B.1  G2  S2	4 m - 640 m  Perennial Herb  January - August	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE LOW POTENTIAL WITHIN FUEL MODIFICATION ZONE  Occurs in closed-cone coniferous forest, chaparral, coastal sage, valley and foothill grasslands, and recent burn or disturbed areas usually in association with sandstone with carbonate layers. The only known non-carbonate locations are down-wash sites (into which the seeds will have drifted). Post-fire floristic inventories within its geographic range have failed to find it on non-carbonate soils. Carbonate outcrops are extremely rare within its current range, and as a result, is naturally rare. It is known from thirty-four occurrences (27 extant, 6 possibly extirpated, 3 extirpated). The nearest known is at a down-wash site near Malibu Lagoon.  The proposed development envelope lacks suitable habitat elements; it specifically lacks sandstone exposures. The proposed fuel modification zone may consist of suitable habitat elements. The biologists did not observe <i>Astragalus</i> species during the site visits; however, it may not have been identifiable due to continuing drought conditions.

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

SCIENTIFIC NAME COMMON NAME	STATUS (August 2015)			ELEVATION RANGE, LIFE FORM, & FLOWERING PERIOD	OCCURRENCE POTENTIAL (See notes at end of table for sources of information)
	Federal	State	CNPS Global Rank State Rank		
<i>Astragalus pycnostachyus</i> Gray var. <i>lanosissimus</i> (Rydb.) Munz & McBurn. Ventura marsh milk-vetch	FE  May 2001	SE  April 2000	1B.1  G2T12  S1	1 m - 35 m  Perennial Herb  June - October	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  Rediscovered near Oxnard in 1997 and known from only one natural occurrence composed of 30-50 reproductive plants. This species occurs in coastal dunes and edges of salt or brackish marshes and swamps.  The proposed development envelope and fuel modification zone lack suitable habitat elements. There are no coastal dunes, salt marshes, or brackish marshes, or swamps.
<i>Astragalus tener</i> Gray var. <i>titi</i> (Eastw.) Barneby Coastal dunes milk-vetch	FE  August 1998	SE  February 1982	1B.1  G2T1  S1	1 m - 50 m  Annual Herb  March - May	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species is found in coastal bluff scrub with sandy soils, coastal dune, and mesic coastal prairie habitats. It is known from only six occurrences (3 extant, 3 possibly extirpated).  The proposed development envelope and fuel modification zone lack suitable habitat elements. It lacks coastal bluff scrub, coastal dune, and mesic coastal prairie habitats.
<i>Atriplex coulteri</i> (Moq.) D. Dietr. Coulter's saltbush	--	--	1B.2  G2  S2	3 m - 460 m  Perennial Herb  March-October	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE LOW POTENTIAL WITHIN FUEL MODIFICATION ZONE  This species is associated with coastal dune, coastal scrub, coastal bluff scrub, and valley and foothill grassland habitats with alkaline or clay soils. It is known from seventy-five occurrences (73 extant, 1 possibly extirpated, 1 extirpated).  The proposed development envelope lacks suitable habitat elements. The proposed fuel modification zone may consist of suitable habitat elements. The biologists did not observe <i>Atriplex</i> species during the site visits; however, this species may not have been identifiable due to continuing drought conditions.

Biological Assessment  
24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

SCIENTIFIC NAME COMMON NAME	STATUS (August 2015)			ELEVATION RANGE, LIFE FORM, & FLOWERING PERIOD	OCCURRENCE POTENTIAL (See notes at end of table for sources of information)
	Federal	State	CNPS Global Rank State Rank		
<i>Atriplex parishii</i> Wats. Parish's brittle scale	--	--	1B.1  G1G2  S1	25 m - 1900 m  Annual Herb  June - October	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species is associated with chenopod scrub, playas, and vernal pool habitats on alkaline substrates. It is known from 16 occurrences (14 extant, 1 possibly extirpated, 1 extirpated).  The proposed development envelope and fuel modification zone lack suitable habitat elements. It lacks chenopod scrub, playas, and vernal pool habitats. The biologists did not observe <i>Atriplex</i> species during the site visit.
<i>Atriplex serenana</i> A. Nels. var. <i> davidsonii</i> (Standl.) Munz Davidson's salt scale	--	--	1B.2  G5T1  S1	10 m - 200 m  Annual Herb  April - October	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  Associated with coastal bluff scrub and coastal scrub on alkaline substrates. The only record of this taxon in the Santa Monica Mountains is from Malibu Canyon.  The proposed development envelope and fuel modification zone lack suitable habitat elements. It lacks coastal bluff scrub and coastal scrub habitats. The biologists did not observe <i>Atriplex</i> species during the site visit.
<i>Baccharis malibuensis</i> Beauchamp & Henrickson Malibu baccharis	--	--	1B.1  G1  S1	150 m - 305 m  Perennial Shrub (Deciduous)  August	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE LOW POTENTIAL WITHIN FUEL MODIFICATION ZONE  Associated with coastal scrub, chaparral, cismontane woodland, and riparian woodland on Conejo Volcanic exposures. <sup>1</sup> Known from seven occurrences (7 extant) in the upper Malibu Creek watershed. The nearest known location is about 1.5 miles southwest of the property.  The proposed development envelope lacks suitable habitat elements; it specifically lacks Conejo Volcanic exposures. The proposed fuel modification zone may consist of suitable habitat elements. The biologists did not observe this species during the site visit; however, it may not have been identifiable due to continuing drought conditions.

<sup>1</sup> Conejo Volcanics occur in western Simi Valley from Big Mountain south through Mountclef Ridge in Santa Rosa Valley, the Conejo Hills, and the western Santa Monica Mountains to the ocean and west through the Malibu Creek watershed and upper Topanga Creek watershed. Skeletal limestone occurs as interbeds and neptunian dikes within the sequence of submarine andesitic / basaltic flows and hyalobreccias of the Conejo Volcanics. The Calabasas Formation, which overlies it, is made up of alternating layers of clayey to silty sandstone and silty shale with some areas having layers of breccia and lenses of chert in the shale.

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	Federal	State	CNPS Global Rank State Rank		
<i>Calandrinia brewerii</i> S. Watson Brewer's calandrinia	--	--	4.2 G4 S3S4	10 m - 1200 m Annual Herb March - July	LOW POTENTIAL WITHIN DEVELOPMENT ENVELOPE HIGH POTENTIAL WITHIN FUEL MODIFICATION ZONE  This species is associated with sandy or loamy soils on disturbed or burned sites in coastal scrub and chaparral.  The proposed development envelope consists of marginally suitable habitat elements. The proposed fuel modification zone may consist of suitable habitat elements.
<i>California macrophylla</i> (Hook. & Arn.) Aldas, Navarro, Vargas, Saez & Aedo Round-leaved filaree	--	--	1B.1 G2 S2	10 m - 1220 m Annual Herb March - May	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE MODERATE POTENTIAL WITHIN FUEL MODIFICATION ZONE  This species is associated with clay soils in cismontane woodland and grassland. Grass cover is generally low. It is known from more than 155 occurrences (144 extant, 10 possibly extirpated, 1 extirpated).  The proposed development envelope lacks suitable habitat elements. The proposed fuel modification zone may consist of suitable habitat elements.
<i>Calystegia sepium</i> (L.) R. Br. ssp. <i>binghamiae</i> (E. Greene) Brummitt Santa Barbara morning-glory	--	--	1A G5TXQ SX	0-20 m Perennial Herb (Rhizomatous) August	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  Coastal marshes and swamps.  Presumed extinct.
<i>Calystegia peirsonii</i> (Abrams) Brummitt Peirson's morning glory	--	--	4.2 G4 S4	30 - 1500 m Perennial Herb April - June	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  Chaparral, coastal scrub, chenopod scrub, cismontane woodland, lower montane coniferous forest.  There are no occurrences in the Santa Monica Mountains.

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SCIENTIFIC NAME COMMON NAME	STATUS (August 2015)			ELEVATION RANGE, LIFE FORM, & FLOWERING PERIOD	OCCURRENCE POTENTIAL (See notes at end of table for sources of information)
	Federal	State	CNPS Global Rank State Rank		
<i>Calochortus catalinae</i> S. Watson Catalina mariposa lily	--	--	4.2 G4 S4	15 m - 700 m  Perennial Herb (Bulbiferous)  March - June	LOW POTENTIAL WITHIN DEVELOPMENT ENVELOPE HIGH POTENTIAL WITHIN FUEL MODIFICATION ZONE  This species occurs on heavy soil in openings and slopes in coastal scrub, chaparral, grassland, and cismontane woodland.  The proposed development envelope consists of marginally suitable habitat elements. The proposed fuel modification zone consists of suitable habitat elements. The biologists did not observe <i>Astragalus</i> species during the site visit; however, it may not have been identifiable due to continuing drought conditions.
<i>Calochortus clavatus</i> S. Watson var. <i>clavatus</i> Club-haired mariposa lily	--	--	4.3 G4T3 S3	75 m - 1300 m  Perennial Herb (Bulbiferous)  May - June	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE LOW POTENTIAL WITHIN FUEL MODIFICATION ZONE  This species occurs on serpentine clay and rocky soils in coastal scrub, chaparral, grassland, and cismontane woodland.  The proposed development envelope lacks suitable habitat elements. The proposed fuel modification zone may consist of suitable habitat elements.
<i>Calochortus clavatus</i> S. Watson var. <i>gracilis</i> Ownbey Slender mariposa lily	--	--	1B.2 G4T2T3 S2S3	320 m - 1000 m  Perennial Herb (Bulbiferous)  March - June	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE MODERATE POTENTIAL WITHIN FUEL MODIFICATION ZONE  This species occurs in shaded canyons and grassy slopes in chaparral and oak woodlands habitats, often associated with serpentinite soils. It is known from only seventy-six occurrences (75 extant, 1 extirpated). The nearest known location is approximately 1.5 mile west of the property.  The proposed development envelope lacks suitable habitat elements. The proposed fuel modification zone may consist of suitable habitat elements.

Biological Assessment  
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SCIENTIFIC NAME COMMON NAME	STATUS (August 2015)			ELEVATION RANGE, LIFE FORM, & FLOWERING PERIOD	OCCURRENCE POTENTIAL (See notes at end of table for sources of information)
	Federal	State	CNPS Global Rank State Rank		
<i>Calochortus plummerae</i> E. Greene Plummer's mariposa lily	--	--	4.2 G4 S4	100 m - 1700 m  Perennial Herb (Bulbiferous)  May-July	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE MODERATE POTENTIAL WITHIN FUEL MODIFICATION ZONE  This species occurs on rocky and sandy sites, usually of alluvial or granitic material, in coastal scrub, chaparral, grassland, cismontane woodland, and lower montane coniferous forest. Can be common after a fire.  The proposed development envelope lacks suitable habitat elements. The proposed fuel modification zone may consist of suitable habitat elements.
<i>Calochortus fimbriatus</i> H. P. McDonald Late-flowered mariposa lily	--	--	1B.3 G3 S3	275 m - 1905 m  Perennial Herb (Bulbiferous)  June – August	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE LOW POTENTIAL WITHIN FUEL MODIFICATION ZONE  This species occurs in chaparral, cismontane woodland, and riparian woodland often on serpentinite.  There are no occurrences in the Santa Monica Mountains.
<i>Camissoniopsis lewisii</i> (P.H. Raven) W.L. Wagner & Hoch Lewis' evening primrose	--	--	3 G4 S4	0 m - 300 m  Annual Herb  March - May	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE LOW POTENTIAL WITHIN FUEL MODIFICATION ZONE  This species occurs on sandy or clay soil in coastal scrub, coastal bluff scrub, grassland, and cismontane woodland. The only collection record from the Santa Monica Mountains is from Point Dume.  The proposed development envelope lacks suitable habitat elements. The proposed fuel modification zone may consist of suitable habitat elements.
<i>Canbya candida</i> Parry White pygmy-poppy	--	--	4.2 G3G4 S3S4	600 m - 1460 m  Annual Herb  March - June	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE LOW POTENTIAL WITHIN FUEL MODIFICATION ZONE  This species occurs in Joshua tree woodland, Mojavean desert scrub, and pinyon and juniper woodland often in association with sandy granitic soils.  There are no occurrences in the Santa Monica Mountains.

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<i>Centromadia parryi</i> (Greene) Greene ssp. <i>australis</i> (Keck) B.G. Baldwin Southern tarplant	--	--	1B.1  G3T2  S2	0 m - 425 m  Annual Herb  May - November	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species occurs along margins of salt marsh and swamps, vernal pools, and vernal mesic valley and foothill grasslands. It is known from 78 occurrences (69 extant, 3 possibly extirpated, 6 extirpated).  The proposed development envelope and fuel modification zone lack suitable habitat elements.
<i>Cercocarpus betuloides</i> Torrey & A. Gray var. <i>blanchea</i> (C. Snyder) Little Island mountain mahogany	--	--	4.3  G5T4  S4	30 m - 600 m  Shrub  February - May	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species occurs in chaparral. It is distinguished from the more common mountain mahogany by its larger leaves. There are several collection records from the Santa Monica Mountains but otherwise its distribution is poorly known.  The biologists did not observe this species during the site visits.
<i>Chaenactis glabriuscula</i> DC var. <i>orcuttiana</i> (Greene) H.M. Hall Orcutt's pincushion	--	--	1B.1  G5T1  S1	< 100 m  Annual Herb  January - August	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species occurs on coastal dunes and in sandy coastal bluff scrub.  The proposed development envelope and fuel modification zone lack suitable habitat elements. There are no coastal dune or coastal bluff scrub habitats.
<i>Chloropyron maritimum</i> (Benth.) A. Heller ssp. <i>maritimum</i> Salt marsh bird's-beak	FE  September 1978	SE  July 1979	1B.2  G4?T1  S1	0 m - 30 m  Annual Herb (Hemiparasitic)  May - October	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This taxon occurs in coastal dunes, salt marshes and swamps. It is known from 27 occurrences (17 extant, 8 possibly extirpated, 2 extirpated).  The proposed development envelope and fuel modification zone lack suitable habitat elements. There are no coastal dunes, salt marshes, or swamps.

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

SCIENTIFIC NAME COMMON NAME	STATUS (August 2015)			ELEVATION RANGE, LIFE FORM, & FLOWERING PERIOD	OCCURRENCE POTENTIAL (See notes at end of table for sources of information)
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<i>Chorizanthe parryi</i> Wats. var. <i>fernandina</i> (Wats.) Jeps. San Fernando Valley spineflower	FC May 2004	SE August 2001	1B.1 G2T1 S3	150 m - 1035 m  Annual Herb  April - June	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species occurs in open coastal scrub and grassland on sandy soil. It is known from 21 occurrences (12 extant, 9 possibly extirpated). There are no known occurrences in the Santa Monica Mountains south of Highway 101.  The proposed development envelope and fuel modification zone lack suitable habitat elements.
<i>Chorizanthe parryi</i> S. Watson var. <i>parryi</i> Parry's spineflower	--	--	1B.1 G3T3 S3	wide elevation range  Annual Herb  May - June	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE MODERATE POTENTIAL WITHIN FUEL MODIFICATION ZONE  This species occurs on dry slopes and flats in sandy soil, typically in coastal scrub, chaparral, grassland, and oak woodland or in edges between these habitats.  The proposed development envelope lacks suitable habitat elements. The proposed fuel modification zone consists of suitable habitat elements.
<i>Convolvulus simulans</i> Perry Small-flowered morning glory	--	--	4.2 G4 S4	30 m - 700 m  Annual Herb  March-July	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species occurs on seeps and serpentine ridges in coastal scrub, chaparral, and grassland. The nearest known occurrence is in the Agoura Hills north of the 101.  The proposed development envelope and fuel modification zone lack suitable habitat elements. It lacks seeps and serpentine substrates.
<i>Deinandra minthornii</i> (Jeps.) B.G. Baldwin Santa Susana tarplant	--	SR November 1978	1B.2 G2 S2	280 m - 760 m  Shrub (Deciduous)  July - October	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE MODERATE POTENTIAL WITHIN FUEL MODIFICATION ZONE  This species occurs in chaparral and coastal scrub habitats in association with sandstone outcroppings and rocky areas. It is known from only thirty-five occurrences (35 extant). The nearest known location is less than 0.5 mile east of the property.  The proposed development envelope lacks suitable habitat elements. The proposed fuel modification zone consists of suitable habitat elements.

Biological Assessment  
24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

SCIENTIFIC NAME COMMON NAME	STATUS (August 2015)			ELEVATION RANGE, LIFE FORM, & FLOWERING PERIOD	OCCURRENCE POTENTIAL (See notes at end of table for sources of information)
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<i>Dodecahema leptoceras</i> (Gray) Rev. & Hardham Slender-horned spineflower	FE	CE	1B.1	200 - 760 m Annual Herb April – June	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species occurs in chaparral, coastal scrub (alluvian fan).  There are no occurrences in the Santa Monica Mountains.
<i>Delphinium parryi</i> Gray ssp. <i>blochmaniae</i> (Greene) Lewis & Epl. Dune larkspur	--	--	1B.2 G4T2 S2	0 m - 200 m Perennial Herb April - May	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This taxon is associated with maritime chaparral and coastal dune habitats. It is known from only sixteen occurrences (16 extant).  The proposed development envelope and fuel modification zone lack suitable habitat elements. It lacks maritime chaparral and coastal dune habitats.
<i>Delphinium parryi</i> A. Gray ssp. <i>purpureum</i> (Harlan Lewis & Epling) M.J. Warnock Mt. Pinos larkspur	--	--	4.3 G4T4 S4	1000 m - 2600 m Perennial Herb May-June	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This taxon is associated with chaparral, pinyon-juniper woodland, and Mojavean desert scrub. The taxon is not known to occur in the Santa Monica Mountains.  The property is well outside the known range of the species.
<i>Dithyrea maritima</i> A. Davids. Beach spectaclepod	--	ST February 1990	1B.1 G2 S1	3 m - 50 m Perennial Herb (Rhizomatous) March - May	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species is found in coastal dune and coastal scrub habitats with sandy soils. It is known from only twenty-eight occurrences (25 extant, 3 extirpated), none of which are in the project region.  The proposed development envelope and fuel modification zone lack suitable habitat elements. It lacks coastal dune and coastal scrub habitats.

Biological Assessment  
24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

SCIENTIFIC NAME COMMON NAME	STATUS (August 2015)			ELEVATION RANGE, LIFE FORM, & FLOWERING PERIOD	OCCURRENCE POTENTIAL (See notes at end of table for sources of information)
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<i>Dudleya blochmaniae</i> (Eastw.) Moran ssp. <i>blochmaniae</i> Blochman's dudleya	--	--	1B.1  G2T2  S2	5 m - 450 m  Perennial Herb  April - June	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  Known from fewer than twenty occurrences in California. It mostly occurs in coastal bluff scrub, coastal scrub, and grasslands on open, rocky slopes in shallow clays derived from ultramafic rocks, over serpentinite. It is known from forty-one occurrences.  The proposed development envelope and fuel modification zone lack suitable habitat elements. The biologists did not observe <i>Dudleya</i> during the site visit.
<i>Dudleya cymosa</i> (Lemaire) Britton & Rose ssp. <i>agourensis</i> K. Nakai Agoura Hills dudleya	FT  January 1997	--	1B.2  G5T1  S2	200 m - 500 m  Perennial Herb  May - June	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species is restricted to a band of late Pleistocene dissected gravels at road level, east of Kanan Rd, which climbs in elevation west to ~405 meters near Reyes Adobe Rd in an area dominated by chaparral and cismontane woodland habitat. It is known from only eight occurrences (8 extant).  The proposed development envelope and fuel modification zone lack suitable habitat elements and the site is well outside the species known range. The biologists did not observe <i>Dudleya</i> during the site visit.
<i>Dudleya cymosa</i> (Lem.) Britt. & Rose ssp. <i>marcescens</i> Moran Marcescent dudleya	FT  January 1997	SR  November 1978	1B.2  G5T2  S2	150 m - 520 m  Perennial Herb  April - July	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  Associated with chaparral on lower reaches of sheer volcanic rock surfaces and canyon walls adjacent perennial streams dominated by live oak woodland, often with California Bay. In most locations, topographic relief has prevented deep soil formation; therefore, this dudleya may be the only flowering plant occurring in microhabitat otherwise dominated by mosses, lichens, and ferns. It is known from only nine occurrences (9 extant).  The proposed development envelope and fuel modification zone lack suitable habitat elements; there are no sheer volcanic surfaces. The biologists did not observe <i>Dudleya</i> during the site visits.

Biological Assessment  
24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

SCIENTIFIC NAME COMMON NAME	STATUS (August 2015)			ELEVATION RANGE, LIFE FORM, & FLOWERING PERIOD	OCCURRENCE POTENTIAL (See notes at end of table for sources of information)
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<i>Dudleya cymosa</i> (Lem.) Britt. & Rose ssp. <i>ovatifolia</i> (Britt.) Moran Santa Monica Mountains dudleya	FT  January 1997	--	1B.2  G5T1  S1	150 m - 1675 m  Perennial Herb  March - June	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  Occurs on shaded slopes and canyon bottoms on volcanic and sedimentary conglomerate rock on exposed north-facing slopes from near Westlake Village to Agoura Hills and deep canyon bottoms along lower Malibu Creek and Topanga Creek. Known from four occurrences (4 extant).  The proposed development envelope and fuel modification zone lack suitable habitat elements. There are no exposures of volcanic or sedimentary conglomerates. The biologists did not observe <i>Dudleya</i> during the site visit.
<i>Dudleya multicaulis</i> (Rose) Moran Many-stemmed dudleya	--	--	1B.2  G2  S2	15 m - 790 m  Perennial Herb  April - July	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE MODERATE POTENTIAL WITHIN FUEL MODIFICATION ZONE  Associated with clay soils in chaparral, coastal scrub, and valley and foothill grassland habitats. It is known from one hundred and sixteen occurrences (103 extant, 5 possibly extirpated, 6 extirpated).  The proposed development envelope lacks suitable habitat elements. The proposed fuel modification zone consists of suitable habitat elements. The biologists did not observe <i>Dudleya</i> during the site visits.
<i>Dudleya parva</i> Rose & Davids. Conejo dudleya	FT  January 1997	--	1B.2  G2  S2	60 m - 450 m  Perennial Herb  May - June	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  Found in coastal scrub and valley and foothill grassland habitats, most commonly in cactus-dominated coastal sage scrub in association with rocky, gravelly, clay, and volcanic substrates derived from the Conejo volcanics and has a limited, discontinuous distribution from the western Simi Hills, along the Mountclef Ridge north to the Conejo Grade, a distance of about 10 miles. It has not been found south of Highway 101. It is known from thirteen occurrences (13 extant).  The site is well outside the species known range. The biologists did not observe <i>Dudleya</i> during the site visits.

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

SCIENTIFIC NAME COMMON NAME	STATUS (August 2015)			ELEVATION RANGE, LIFE FORM, & FLOWERING PERIOD	OCCURRENCE POTENTIAL (See notes at end of table for sources of information)
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<i>Dudleya verityi</i> K. Nakai Verity's dudleya	FT  January 1997	--	1B.1  G1  S1	60 m - 120 m  Perennial Herb  May - June	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species is found on exposures of Conejo Volcanics in chaparral, cismontane woodland, and coastal scrub. In the database search area its known distribution is confined to Conejo Mountain.  The site is well outside the species known range. The biologists did not observe <i>Dudleya</i> during the site visit.
<i>Eriogonum crocatum</i> A. Davids. Conejo buckwheat	--	SR  September 1979	1B.2  G1  S1	50 m - 580 m  Perennial Herb  April - July	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  The known distribution of this species is limited to the Conejo Valley and surrounding regions in Ventura County where it is found in openings in chaparral, coastal scrub, and valley and grassland habitats on exposures of Conejo Volcanics.  The site is well outside the species known range.
<i>Hordeum intercedens</i> Nevski Vernal barley	--	--	3.2  G3G4  S3S4	5 m - 1000 m  Annual Grass  March - June	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species occurs in vernal pools, saline streambeds and alkaline flats within other habitat types including coastal dunes, coastal scrub, and grassland.  The proposed development envelope and fuel modification zone lack suitable habitat elements. There are vernal pools, saline streambeds, or alkaline flats.

Biological Assessment  
24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

SCIENTIFIC NAME COMMON NAME	STATUS (August 2015)			ELEVATION RANGE, LIFE FORM, & FLOWERING PERIOD	OCCURRENCE POTENTIAL (See notes at end of table for sources of information)
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<i>Horkelia cuneata</i> Lindl. var. <i>puberula</i> (Rydb.) Ertter & Reveal Mesa horkelia	--	--	1B.1  G4T1  S1	70 m - 810 m  Perennial Herb  February - September	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species is found in maritime chaparral, cismontane woodland, and coastal scrub habitats with sandy or gravelly soils. It is known from only 58 occurrences (30 extant, 15 possibly extirpated, 13 extirpated). In the Santa Monica Mountains, there are occurrences within the area covered by the Beverly Hills quadrangle.  The proposed development envelope and fuel modification zone lack suitable habitat elements; it lacks maritime chaparral, cismontane woodland, and coastal scrub habitats. The biologists did not observe the species during the site visit; however, it may not have been detectable due to the continuing drought conditions.
<i>Isocoma menziesii</i> (H. & A.) G. Nesom var. <i>decumbens</i> (Greene) G. Nesom Decumbent goldenbush	--	--	1B.2  G3G5T2T3  S2	10 m - 135 m  Shrub  April - November	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE MODERATE POTENTIAL WITHIN FUEL MODIFICATION ZONE  This taxon is associated with openings in chaparral and coastal scrub with sandy soils and in disturbed areas. It is known from sixty-three occurrences (62 extant, 1 possibly extirpated), one in the general vicinity of Malibu.  The proposed development envelope lacks suitable habitat elements. The proposed fuel modification zone consists of suitable habitat elements. The biologists did not observe the species during the site visit; however, it may not have been identifiable due to the continuing drought conditions.
<i>Juglans californica</i> S. Watson Southern California black walnut	--	--	4.2  G3  S3	50 m - 900 m  Deciduous Tree  March - June	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species is found in slopes, canyons, and alluvial substrates in coastal scrub, chaparral, and cismontane woodland.  The biologists did not observe this species during the site visit.

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

SCIENTIFIC NAME COMMON NAME	STATUS (August 2015)			ELEVATION RANGE, LIFE FORM, & FLOWERING PERIOD	OCCURRENCE POTENTIAL (See notes at end of table for sources of information)
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<i>Harpagonella palmeri</i> A. Gray Palmer's grapplinghook	--	--	4.2 G4 S3	15 - 955 m Annual Herb March – May	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE LOW POTENTIAL WITHIN FUEL MODIFICATION ZONE  Chaparral, coastal scrub, valley and foothill grassland; clay soil; open grassy areas within shrubland.  There are no occurrences in the Santa Monica Mountains.
<i>Lasthenia glabrata</i> Lindl. ssp. <i>coulteri</i> (Gray) Ornduff Coulter's goldfields	--	--	1B.1 G4T2 S2	1 m - 1220 m Annual Herb February - June	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species is found in coastal salt marshes and swamps, playas, grasslands, and vernal pools, usually on alkaline soils. It is known from eighty-nine occurrences (74 extant, 14 possibly extirpated, 1 extirpated).  The proposed development envelope and fuel modification zone lack suitable habitat elements. It lacks coastal salt marshes, swamps, playas, grasslands, and vernal pools.
<i>Lepechinia fragrans</i> (Greene) Epl. Fragrant pitcher sage	--	--	4.2 G3 S3	20 m - 1310 m Shrub March - October	LOW POTENTIAL WITHIN DEVELOPMENT ENVELOPE MODERATE POTENTIAL WITHIN FUEL MODIFICATION ZONE  This species is associated with chaparral.  The proposed development envelope consists of marginally suitable habitat. The fuel modification zone consists of suitable habitat elements. The biologists did not observe the species during the site visits.
<i>Lepidium virginicum</i> L. var. <i>robinsonii</i> (Thell.) Hitchc. Robinson's pepper-grass	--	--	1B.2 G5T3 S3	1 m - 885 m Annual Herb January - July	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE LOW POTENTIAL WITHIN FUEL MODIFICATION ZONE  Chaparral and coastal scrub.  There are no occurrences in the Santa Monica Mountains.

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

SCIENTIFIC NAME COMMON NAME	STATUS (August 2015)			ELEVATION RANGE, LIFE FORM, & FLOWERING PERIOD	OCCURRENCE POTENTIAL (See notes at end of table for sources of information)
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<i>Lilium humboldtii</i> Roezl & Leichtlin ssp. <i>ocellatum</i> (Kellogg) Thorne Ocellated Humboldt lily	--	--	4.2 G4T3 S3	30 m - 1800 m  Perennial Herb (Bulbiferous)  March - July	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE MODERATE POTENTIAL WITHIN FUEL MODIFICATION ZONE  This species is associated with riparian areas in lower montane coniferous forest and coastal chaparral. It typically occurs on lower stream benches but can also occur in rich humus on shaded, dry slopes, beneath a dense coniferous canopy and cismontane oak woodland.  The proposed development envelope lacks suitable habitat elements. The proposed fuel modification zone consists of suitable habitat elements.
<i>Malacothamnus davidsonii</i> (Rob.) Greene Davidson's bush-mallow	--	--	1B.2 G2 S2	185 m - 855 m  Perennial Shrub (Deciduous)  June - January	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species is found in coastal scrub, chaparral, cismontane woodland, and riparian woodland habitats. It is known from only forty occurrences (38 extant, 1 possibly extirpated, 1 extirpated).  The property is well outside the known western limit of the taxon's distribution (east of the 405 freeway).
<i>Monardella hypoleuca</i> A. Gray ssp. <i>hypoleuca</i> White-veined monardella	--	--	1B.3 G4T2T3 S2S3	50 m - 1525 m  Herb  April - December	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species occurs in chaparral and cismontane woodland in rich soil of shady canyon bottoms of the southern Santa Monica Mountains, often growing with <i>Lonicera subspicata</i> , <i>Baccharis plummerae</i> , and <i>Artemisia douglasiana</i> . It is known from 29 extant occurrences.  The proposed development envelope and fuel modification zone lack suitable habitat elements; there are no shady canyon bottoms.

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

SCIENTIFIC NAME COMMON NAME	STATUS (August 2015)			ELEVATION RANGE, LIFE FORM, & FLOWERING PERIOD	OCCURRENCE POTENTIAL (See notes at end of table for sources of information)
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<i>Monardella sinuata</i> Elvin & A.C. Sanders ssp. <i>sinuata</i> Southern curly-leaved monardella	--	--	1B.2 G3T2 S2	< 300 m  Annual Herb  April - September	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species occurs on sandy soil in chaparral, cismontane woodland, coastal dunes, and openings in coastal scrub. In the database search area the species is only known from Ventura County.  The proposed development envelope and fuel modification zone lack suitable habitat elements. The biologist did not observe it during the site visit.
<i>Nama stenocarpum</i> Gray Mud nama	--	--	2B.2 G4G5 S1S2	5 m - 500 m  Annual/Perennial Herb  January - July	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species is found in muddy margins of freshwater marshes, swamps, lakes, and rivers. It is known from only 22 occurrences (19 extant, 2 possibly extirpated, 1 extirpated). In the Santa Monica Mountains, there are occurrences within the area covered by the Beverly Hills quadrangle.  The proposed development envelope and fuel modification zone lack suitable habitat elements.
<i>Navarretia ojaiensis</i> Elvin, J.M. Porter & L.M. Johnson Ojai navarretia	--	--	1B.1 G1 S1	275 m - 620 m  Annual Herb  May - July	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE LOW POTENTIAL WITHIN FUEL MODIFICATION ZONE  This species is associated with openings in chaparral and coastal scrub, and in valley and foothill grassland habitats. It is known from eleven occurrences (9 extant, 2 extirpated), all in Ventura County.  The proposed development envelope lacks suitable habitat elements. The proposed fuel modification zone consists of suitable habitat elements.

Biological Assessment  
24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

SCIENTIFIC NAME COMMON NAME	STATUS (August 2015)			ELEVATION RANGE, LIFE FORM, & FLOWERING PERIOD	OCCURRENCE POTENTIAL (See notes at end of table for sources of information)
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<i>Nolina cismontana</i> Dice Chaparral nolina	--	--	1B.2 G2 S2	140 m - 1275 m  Perennial Shrub (Evergreen)  March - July	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE LOW POTENTIAL WITHIN FUEL MODIFICATION ZONE  This species is found in coastal sage scrub and chaparral habitats on sandstone and gabbro substrates. It is known from only twenty-six occurrences (25 extant, 1 possibly extirpated).  The proposed development envelope lacks suitable habitat elements; it lacks sandstone and gabbro substrates. The proposed fuel modification zone may consist of suitable habitat elements.
<i>Orcuttia californica</i> Vasey California Orcutt grass	FE  August 1993	SE  September 1979	1B.1 G1 S1	15 m - 660 m  Annual Herb  April - August	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species is found in vernal pools. It is known from only thirty-seven occurrences (31 extant, 2 possibly extirpated, 4 extirpated).  The proposed development envelope and fuel modification zone lack suitable habitat elements; there are no vernal pools.
<i>Pentachaeta lyonii</i> Gray Lyon's pentachaeta	FE  January 1997	SE  January 1990	1B.1 G2 S2	30 m - 630 m  Annual Herb  March - August	LOW POTENTIAL WITHIN DEVELOPMENT ENVELOPE MODERATE POTENTIAL WITHIN FUEL MODIFICATION ZONE  Occurs mostly in pocket grassland in chaparral, coastal sage scrub, road/trail edges and sites transitional to shrublands with rocky and clay soils of volcanic origin. It occurs in the central Santa Monica Mountains along the northern slopes, through Thousand Oaks, around the western edge of the Simi Hills to the western edge of City of Simi Valley. It is known from only forty-one occurrences (35 extant, 5 possibly extirpated, 1 extirpated).  The proposed development envelope consists of marginally suitable habitat elements. The proposed fuel modification zone consists of suitable habitat elements.

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

SCIENTIFIC NAME COMMON NAME	STATUS (August 2015)			ELEVATION RANGE, LIFE FORM, & FLOWERING PERIOD	OCCURRENCE POTENTIAL (See notes at end of table for sources of information)
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<i>Phacelia hubbii</i> (J.F. Macbr.) L.M. Garrison Hubby's phacelia	--	--	4.2 G4 S4	0 m - 1000 m Annual Herb April - July	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE MODERATE POTENTIAL WITHIN FUEL MODIFICATION ZONE  This species is found on gravelly or rocky slopes in chaparral and grassland.  The proposed development envelope lacks suitable habitat elements. The proposed fuel modification zone consists of suitable habitat elements.
<i>Piperia michaelii</i> (Greene) Rydb. Michael's rein orchid	--	--	4.2 G3 S3	3 m - 915 m Perennial Herb April - August	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE LOW POTENTIAL WITHIN FUEL MODIFICATION ZONE  Many habitat associations including foothill woodland, oak woodland, yellow pine forest, closed-cone pine forest, and coastal sage scrub, generally on dry sites. Few records from the Santa Monica Mountains.  The proposed development envelope lacks suitable habitat elements. The proposed fuel modification zone may consist of suitable habitat elements.
<i>Pseudognaphalium leucocephalum</i> White rabbit-tobacco	--	--	2B.2 G4 S2	0-2100 m Perennial Herb July-December	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE LOW POTENTIAL WITHIN FUEL MODIFICATION ZONE  Sandy or gravelly soils in chaparral, coastal scrub, cismontane woodland, riparian woodland.  There are no occurrences in the Santa Monica Mountains.
<i>Quercus dumosa</i> Nutt. Nuttall's scrub oak	--	--	1B.1 G3 S3	15 m - 400 m Shrub February - August	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species is found on sandy soil and clay loam in closed-cone coniferous forest, chaparral, and coastal scrub.  The biologist did not observe this species during the site visit.

Biological Assessment  
24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

SCIENTIFIC NAME COMMON NAME	STATUS (August 2015)			ELEVATION RANGE, LIFE FORM, & FLOWERING PERIOD	OCCURRENCE POTENTIAL (See notes at end of table for sources of information)
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<i>Senecio aphanactis</i> Greene Chaparral ragwort	--	--	2B.2 G3? S2	15 m - 800 m Annual Herb January - April	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species is found on drying alkaline flats within woodland, chaparral, and coastal scrub habitats. It is known from only 47 occurrences (43 extant, 4 possibly extirpated).  The proposed development envelope and fuel modification zone lack suitable habitat elements, the soils on site are neutral to acidic.
<i>Sidalcea neomexicana</i> Gray Salt spring checkerbloom	--	--	2B.2 G4? S2S3	15 m -1530 m Perennial Herb March - June	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species is associated with mesic chaparral, coastal scrub, low montane coniferous forest, Mojavean desert scrub, and playas on alkaline substrates. It is known from 15 occurrences (14 extant, 1 possibly extirpated).  The proposed development envelope and fuel modification zone lack suitable habitat elements, the soils on site are neutral to acidic.
<i>Suaeda esteroa</i> Ferren & Whitmore Estuary seablite	--	--	1B.2 G3 S2	0 m -5 m Perennial Herb May - January	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species occurs in coastal salt marshes and swamps. It is known from only twenty-three occurrences (23 extant). In the Santa Monica Mountains, there are occurrences within the area covered by the Point Mugu quadrangle.  The proposed development envelope and fuel modification zone lack suitable habitat elements.
<i>Symphotrichum greatae</i> (Parish) G.L. Nesom Greata's aster	--	--	1B.3 G3 S3	800 – 1500 m Perennial Herb June – October	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE LOW POTENTIAL WITHIN FUEL MODIFICATION ZONE  Chaparral, cismontane woodland; mesic canyons.  There are no occurrences in the Santa Monica Mountains.

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

SCIENTIFIC NAME COMMON NAME	STATUS (August 2015)			ELEVATION RANGE, LIFE FORM, & FLOWERING PERIOD	OCCURRENCE POTENTIAL (See notes at end of table for sources of information)
	Federal	State	CNPS Global Rank State Rank		
<i>Texosporium sancti-jacobi</i> (Tuck.) Nadv. ex Tibell & Hoffsten Woven-spored lichen	--	--	3 G3 S1	290 m - 660 m  Lichen  N/A	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE MODERATE POTENTIAL WITHIN FUEL MODIFICATION ZONE  This is a crustose lichen species found on soil, small mammal pellets, dead twigs, and moss ferns ( <i>Selaginella</i> spp.) in arid to semi-arid grasslands, shrublands, or savannas. Parent materials are noncalcareous, including basalt, granite, and mixed noncalcareous alluvium. Soils developed on these parent materials vary greatly, from very fine textured soils on basalt to sandy loams, to soils with a very high content of fine or coarse sand. Soil depth varies greatly, from thin soils over bedrock to moderately thick soils but restricted by a caliche layer or deep alluvial soils.  The proposed development envelope lacks suitable habitat elements. The proposed fuel modification zone may consist of suitable habitat elements.
<i>Thelypteris puberula</i> (Baker) C. Morton var. <i>sonorensis</i> A.R. Smith Sonoran maiden fern	--	--	2B.2 G5T3 S2	50 m - 610 m  Perennial Herb (Rhizomatous)  N/A	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species is associated with meadows and seeps. It is known from 21 extant occurrences.  The proposed development envelope and fuel modification zone lack suitable habitat elements; there are no meadows or seeps.
<i>Tortula californica</i> Bartr. California screw moss	--	--	1B.2 G2? S2	10 m - 1460 m  Moss  N/A	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species is associated with sandy soil in chenopod scrub and grassland.  The proposed development envelope and fuel modification zone lack suitable habitat elements.

## Biological Assessment

24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

### STATUS KEY:

Federal	State	CNPS California Rare Plant Rank
FE: Federally Endangered	SE: State Endangered	Rank 1A: Plants Presumed Extinct in California
FT: Federally Threatened	ST: State Threatened	Rank 1B: Plants Rare, Threatened, or Endangered in California and Elsewhere
FC: Federal Candidate Species	SR: State Rare	Rank 2: Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere
		Rank 3: Plants About Which We Need More Information - A Review List
		Rank 4: Plants of Limited Distribution - A Watch List

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

Potential for Occurrence is based on professional experience, what is known about habitat associations and requirements of the species, and known occurrences in the region. Sources of information consisted of the California Natural Diversity Database and California Native Plant Society Inventory of Rare and Endangered Plants. These databases were searched by USGS 7.5' quadrangle. The quadrangle containing the project and surrounding quadrangles were searched as follows: Point Dume (project), Beverly Hills, Calabasas, Camarillo, Canoga Park, Malibu Beach, Newbury Park, Point Mugu, Thousand Oaks, Topanga, Triunfo Pass and Van Nuys.

Present = Detected during site visit, known to occur, or recently reported to occur

Expected = Suitable habitat is present and species known to occur in the immediate vicinity

High Potential = Suitable habitat is present and species is known to occur frequently in the region

Moderate Potential = Suitable habitat is limited and species occurs in the region infrequently

Low Potential = Species-specific survey negative or marginal habitat is present or temporary in nature and species known to occur in the immediate vicinity (potential for occurrence cannot be ruled out)

Not Expected = Suitable habitat and substrate absent and/or area of interest is located outside known geographical and elevation ranges.

Global Rank (G Rank) is a reflection of the overall status of an element throughout its global range. Both Global and State ranks represent a letter and number score that reflects a combination of Rarity, Threat, and Trend factors, with weighting being heavier on Rarity than the other two. Taxa that are subspecies or varieties receive a taxon rank (T-rank) attached to their G-rank. Where the G-rank reflects the condition of the entire species, the T-rank reflects the global situation of just the subspecies. State Rank (S Rank) is assigned much the same way as the global rank, but state ranks refer to the imperilment status only within California's state boundaries. Q Designation denotes an element that is very rare, but there are taxonomic questions associated with it.

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

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

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

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

G5 = Secure—Common; widespread and abundant.

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

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

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

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

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

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

SCIENTIFIC NAME COMMON NAME	STATUS (August 2015)			POTENTIAL FOR OCCURRENCE, HABITAT NOTES, & LIFE HISTORY <sup>1</sup>
	Federal	State	CDFW Global Rank State Rank	
INVERTEBRATES				
<i>Helminthoglypta traskii traskii</i> Trask shoulderband	--	--	-- G1G2T1 S1	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE HIGH POTENTIAL WITHIN FUEL MODIFICATION ZONE  Occurs from coastal Ventura County south into Mexico. Preferred habitat is coastal sage scrub and chaparral.  The proposed development envelope lacks suitable habitat elements. The fuel modification zone consists of suitable habitat elements.
<i>Helminthoglypta tudiculata convicta</i> Southern shoulderband	--	--	-- G2G3 --	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE HIGH POTENTIAL WITHIN FUEL MODIFICATION ZONE  Occurs along Transverse Ranges (Ventura to San Bernardino), the Los Angeles Basin, & Peninsular Ranges to Baja California in annual grassland, coastal scrub, and riparian habitats under rock, leaf litter, decaying yucca, & woody debris.  The proposed development envelope lacks suitable habitat elements. The fuel modification zone consists of suitable habitat elements.
<i>Haplotrema caelatum</i> Slotted lancetooth	--	--	-- G1 --	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  Known from Santa Barbara, Ventura, Los Angeles, and San Diego Counties, and Ventura County in palustrine habitat.  The proposed development envelope and fuel modification zone lack suitable habitat elements.
<i>Tryonia imitator</i> Mimic tryonia (=California brackishwater snail)	--	--	-- G2 S2	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  Occurs along the southern California coast from just north of San Francisco to Ensenada, Mexico in brackish salt marshes and estuarine habitats.  The proposed development envelope and fuel modification zone lack suitable habitat elements.

<sup>1</sup> Habitat Notes are taken from California Department of Fish and Wildlife. California Interagency Wildlife Task Group. 2005. California Wildlife Habitat Relationships, Sacramento, California.

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

SCIENTIFIC NAME COMMON NAME	STATUS (August 2015)			POTENTIAL FOR OCCURRENCE, HABITAT NOTES, & LIFE HISTORY <sup>1</sup>
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<i>Socalchemmis gertschi</i> Gertsch's socalchemmis spider	--	--	-- G1 S1	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE MODERATE POTENTIAL WITHIN FUEL MODIFICATION ZONE  Occurs in sage scrub, chaparral, oak woodland, coniferous forest, generally in rocky outcrops or talus slope.  The proposed development envelope lacks suitable habitat elements. The proposed fuel modification zone consists of suitable habitat elements.
<i>Streptocephalus woottoni</i> Riverside fairy shrimp	FE  August 1993	--	-- G1G2 S1S2	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  This species is only found in deep, cool lowland vernal pools that retain water through the warmer weather of late spring and in ditches and road ruts.  There are no vernal pools on or adjacent the site.
<i>Trimerotropis occidentiloides</i> Santa Monica grasshopper	--	--	-- G1G2 S1S2	HIGH POTENTIAL WITHIN DEVELOPMENT ENVELOPE HIGH POTENTIAL WITHIN FUEL MODIFICATION ZONE  Occurs on bare hillsides and along dirt trails in chaparral.  The proposed development envelope and fuel modification zone consist of suitable habitat elements.
<i>Aglaothorax longipennis</i> Santa Monica shieldback katydid	--	--	-- G1G2 S1S2	HIGH POTENTIAL WITHIN DEVELOPMENT ENVELOPE HIGH POTENTIAL WITHIN FUEL MODIFICATION ZONE  Occurs in the Santa Monica Mountains in chaparral and stream bottom vegetation.  The proposed development envelope and fuel modification zone consist of suitable habitat elements.

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

SCIENTIFIC NAME COMMON NAME	STATUS (August 2015)			POTENTIAL FOR OCCURRENCE, HABITAT NOTES, & LIFE HISTORY <sup>1</sup>
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<i>Cicindela hirticollis gravida</i> Sandy beach tiger beetle	--	--	-- G5T2 S1	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  Coastal from north of San Francisco into Mexico in moist sand in swales, behind dunes, or upper beaches beyond normal high tides. Most common March through June and August through September.  The proposed development envelope and fuel modification zone lack suitable habitat elements.
<i>Cicindela senilis frosti</i> Senile tiger beetle	--	--	-- G2G3T1T3 S1	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  Occurs in coastal salt marsh, tidal mud flats, and interior alkali mud flats. Adults active February - June and August - October. They overwinter in shallow underground galleries, usually under flat rocks at the edge of salt marshes.  The proposed development envelope and fuel modification zone lack suitable habitat elements.
<i>Cicindela gabbii</i> Western tidal-flat tiger beetle	--	--	-- G2G4 S1	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  It occurs coastal habitats including salt marshes, tidal flats, and beaches from Ventura County into Baja California in dark mud of upper mudflats and salt-pannes. There are occurrences within the area covered by the Point Mugu Quadrangle.  The proposed development envelope and fuel modification zone lack suitable habitat elements.
<i>Coelus globosus</i> Globose dune beetle	--	--	-- G1G2 S1S2	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  Inhabits fore dunes, sand hummocks, and back dunes from Bodega Bay into Baja California, and some Channel Islands.  The proposed development envelope and fuel modification zone lack suitable habitat elements.

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

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<i>Carolella busckana</i> Busck's gallmoth	--	--	-- G1G3 SH	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  Occurs in conifer forests.  The proposed development envelope and fuel modification zone lack suitable habitat elements.
<i>Danaus plexippus</i> Monarch butterfly (Overwintering Population)	--	--	-- G5 S3	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  Critical features of winter sites are conifer and eucalyptus groves.  The proposed development envelope and fuel modification zone lack suitable habitat elements.
<i>Euphydryas editha quino</i> Quino checkerspot butterfly	FE January 1997	--	-- G5T1T2 S1	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  Now restricted to western Riverside County and San Diego County. Occurs in coastal sage scrub, chaparral, and valley grasslands. Adults typically fly late February into April, sometimes May.  The biologist held a permit for this species for more than 12 years and is very knowledgeable of its habitat requirements and its life history. The property is located well outside the species current range.
<i>Panoquina errans</i> Wandering (=saltmarsh) skipper	--	--	-- G4G5 S2	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  Occurs in central California and along the coast from Santa Barbara County south, in salt marshes near beaches and river mouths in stands of <i>Distichlis spicata</i> .  The proposed development envelope and fuel modification zone lack suitable habitat elements.

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

FISH				
<i>Oncorhynchus mykiss irideus</i> Southern steelhead	FE August 1997	--	SSC G5T3Q S2	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE            NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Steelhead hatch in freshwater and migrate to the ocean and then return home to spawn. The female digs a nest in gravelly substrate and deposits her eggs in it, the male fertilizes the eggs rest and move back out to sea. In 3 - 4 weeks the eggs hatch and the young spend 2 - 3 weeks in the gravel before emerging as fry. Young typically remain in freshwater for 1 - 3 years and upon smoltification swim to the ocean where they stay for 1 - 2 years before returning to their native streams.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<i>Gila orcutti</i> Arroyo chub	--	--	SSC G2 S2	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE            NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Native to Los Angeles, San Gabriel, San Luis Rey, Santa Ana, Santa Margarita Rivers, Malibu, and San Juan Creeks and introduced to the Mojave River system and other rivers and creeks along the coast. They are most common in slow flowing or backwater areas with sand or mud substrate.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<i>Catostomus santaanae</i> Santa Ana sucker	FT May 2000	--	SSC G1 S1	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE            NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>This species is endemic to Los Angeles Basin south coastal streams. It requires permanent flowing streams.</p>
<i>Gasterosteus aculeatus williamsoni</i> Unarmored threespine stickleback	FE October 1970	SE June 1971	FP G5T1 S1	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE            NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Restricted to the headwaters of the Santa Clara River and San Antonio Creek (Santa Barbara County). They require clear, flowing, well-oxygenated water with associated pools and eddies of quiet water and dense vegetation or debris to provide adequate cover and food supply. Predator free, isolated headwaters are necessary for it to thrive.</p>
<i>Eucyclogobius newberryi</i> Tidewater goby	FE February 1994	--	SSC G3 S2S3	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE            NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Occurs in cool brackish water of lagoons; favoring salinities less than 10 ppt. Favorable habitat includes shallow open water with emergent vegetation.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

REPTILES				
<i>Actinemys pallida</i> Southern Western pond turtle	--	--	SSC G3G4 S3	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE            NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Associated with permanent or nearly permanent water bodies. May be active year-round. Most often seen basking above the water line.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<i>Phrynosoma blainvillii</i> Coast horned lizard	--	--	SSC G3G4 S3S4	<p>MODERATE POTENTIAL WITHIN DEVELOPMENT ENVELOPE            EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>The species occurs throughout the foothills and coastal plains from Los Angeles area to northern Baja California. It frequents areas with open vegetation such as chaparral or coastal sage scrub.</p> <p>The proposed development envelope and fuel modification zone consist of suitable habitat elements. The biologist did not observe this species during the site visit but it is very cryptic.</p>
<i>Aspidoscelis tigris stejnegeri</i> San Diegan tiger whiptail	--	--	-- G5T3T4 S2S3	<p>MODERATE POTENTIAL WITHIN DEVELOPMENT ENVELOPE            EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Occurs in a variety of habitats including valley-foothill hardwood, valley-foothill hardwood-conifer, valley-foothill riparian, mixed conifer, pine-juniper, chaparral, desert scrub, desert wash, alkali scrub, and annual grassland.</p> <p>The proposed development envelope and fuel modification zone consist of suitable habitat elements.</p>
<i>Anniella stebbensi</i> Southern California legless lizard	--	--	SSC G3G4T3T4Q S3	<p>MODERATE POTENTIAL WITHIN DEVELOPMENT ENVELOPE            EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Occurs in sparsely vegetated areas of dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks in loose soil and leaf litter. Lives mostly underground. Most active during the morning and evening.</p> <p>The proposed development envelope and fuel modification zone consist of suitable habitat elements. The wildlife biologist has located hundreds of legless lizards over the years and they occur in high numbers at the biologist's property. The biologist is very familiar with the habitat requirements of this species and its life history. The biologists did not observe this species during the site visits; however, it mostly lives in loose soil and/or under leaf litter, and between the root systems of shrubs, and not readily detectable.</p>

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

<i>Salvadora hexalepis virgulata</i> Coast patch-nosed snake	--	--	SSC G5T4 S2S3	<p>MODERATE POTENTIAL WITHIN DEVELOPMENT ENVELOPE          EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Occurs from San Luis Obispo County, south through the coastal zone, south and west of the deserts, into coastal northern Baja California in semi-arid brushy areas and chaparral in canyons, rocky hillsides, and plains.</p> <p>The proposed development envelope and fuel modification zone consist of suitable habitat elements.</p>
<i>Diadophis punctatus modestus</i> San Bernardino ringneck snake	--	--	-- G5T2T3Q S2?	<p>MODERATE POTENTIAL WITHIN DEVELOPMENT ENVELOPE          EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>This small snake is found in a variety of habitats throughout the state including annual grassland and chaparral. It is usually found under the cover of rocks, wood, bark, boards and other surface debris, but occasionally seen moving on the surface on cloudy days, at dusk, or at night.</p> <p>The proposed development envelope and fuel modification zone consist of suitable habitat elements.</p>
<i>Lampropeltis zonata pulchra</i> San Diego mountain kingsnake	--	--	SSC G4G5 S1S2	<p>MODERATE POTENTIAL WITHIN DEVELOPMENT ENVELOPE          EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Common in the vicinity of rocks or boulders near streams or lakeshores. May also utilize rotting logs and seek cover under dense shrubs.</p> <p>The proposed development envelope and fuel modification zone consist of suitable habitat elements.</p>
<i>Thamnophis hammondi</i> Two-striped garter snake	--	--	SSC G4 S3S4	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          LOW POTENTIAL WITHIN FUEL MODIFICATION ZONE</p> <p>Occurs from Monterey County west of the Coast Ranges south through the Transverse and Peninsular ranges into Mexico. Primarily aquatic; however, the biologist has observed it some distance from water in the Simi Valley area.</p> <p>The proposed development envelope lacks suitable habitat elements. The proposed fuel modification zone consists of marginally suitable habitat elements.</p>
<i>Thamnophis sirtalis ssp.</i> South coast garter snake	--	--	SSC G5T1T2 S1S2  (From Ventura to San Diego)	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Absent only from Alpine Co. southward (east of the Sierra crest), the southern desert regions, and coastally from northern San Diego Co. south to the Mexican border. Associated with permanent or semi-permanent bodies of water.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

AMPHIBIANS				
<i>Anaxyrus californicus</i> Arroyo toad	FE August 1995	--	SSC G2G3 S2S3	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  Occurs in washes, arroyos and riparian areas with willows, sycamores, oaks, and cottonwoods along exposed sandy substrates. Tadpoles sift fine sediments for food and are extremely dependant on this specialized habitat.  The proposed development envelope and fuel modification zone lack suitable habitat elements.
<i>Rana aurora draytonii</i> California red-legged frog	FT May 1996	--	SSC G2G3 S2S3	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  Occurs in a variety of habitat types, including aquatic, riparian, and upland habitats. They prefer slow moving or deep standing ponds, pools, and streams. They are active all year but will in dry years estivate in moist refuges until the late fall rains.  The proposed development envelope and fuel modification zone lack suitable habitat elements.
<i>Rana mucosa</i> Mountain yellow-legged frog	FE April 2013	SE August 2002	SSC G1 S1	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  Ponds, lakes and streams at moderate to high elevations. Federal listing refers to populations in the San Gabriel, San Jacinto & San Bernardino Mountains only.
<i>Taricha torosa torosa</i> Coast Range newt	--	--	SSC G4 S4  (Monterey County to South)	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  Occurs in wet valley-foothill hardwood, hardwood-conifer, mixed conifer, oak woodlands, coastal scrub, chaparral, and annual grasslands. They summer in moist habitats under woody debris, or in rock crevices and animal burrows. Adults migrate in large numbers from terrestrial locations to ponds, reservoirs, and sluggish pools in streams to breed.  The proposed development envelope and fuel modification zone lack suitable habitat elements.
<i>Spea hammondi</i> Western spadefoot	--	--	SSC G3 S3	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  Occurs in grasslands, chaparral, and pine-oak woodlands preferring open areas with sandy or gravelly soils. It requires vernal or pools of intermittent streams for breeding. They are typically active October to May. Breeding occurs January - May, typically 1 - 2 days after heavy rains.  The proposed development envelope and fuel modification zone lack suitable habitat elements.

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

BIRDS				
<i>Gavia immer</i> Common loon	--	--	SSC G5 S1 (Nesting)	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  In summer, rare along northern California coast. From September to May, fairly common in estuarine and subtidal marine habitats along entire coast, and uncommon on large, deep lakes in valleys and foothills throughout state. Common migrant along coast, including offshore, in November and May.  The proposed development envelope and fuel modification zone lack suitable habitat elements.
<i>Phalacrocorax auritus</i> Double-crested cormorant	--	--	WL G5 S4 (Nesting Colony)	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  A yearlong resident along the entire coast of California and on inland lakes, in fresh, salt and estuarine waters.  The proposed development envelope and fuel modification zone lack suitable habitat elements.
<i>Ardea Herodias</i> Great blue heron	--	--	-- G5 S4 (Nesting Colony)	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  Fairly common all year throughout most of California, in shallow estuaries and fresh and saline emergent wetlands. Less common along riverine and rocky marine shores, in croplands, pastures, and in mountains above foothills.  The proposed development envelope and fuel modification zone lack suitable habitat elements.
<i>Egretta thula</i> Snowy egret	--	--	-- G5 S4 (Nesting Colony)	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  Widespread in California along shores of coastal estuaries, fresh and saline emergent wetlands, ponds, slow-moving rivers, irrigation ditches, and wet fields. Common September to April in coastal lowlands, but rare through summer.  The proposed development envelope and fuel modification zone lack suitable habitat elements.

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

<p><i>Ardea alba</i> Great egret</p>	<p>--</p>	<p>--</p>	<p>-- G5 S4 (Nesting Colony)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Common yearlong resident throughout California, except for high mountains and deserts. Feeds and rests in fresh, and saline emergent wetlands, along the margins of estuaries, lakes, and slow-moving streams, on mudflats and salt ponds, and in irrigated croplands and pastures. Nests and roosts in large trees.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<p><i>Nycticorax nycticorax</i> Black-crowned night-heron</p>	<p>--</p>	<p>--</p>	<p>-- G5 S4 (Nesting Colony)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Fairly common, yearlong resident in lowlands and foothills throughout most of California. Feeds along the margins of lacustrine, large riverine, and fresh and saline emergent habitats and, rarely, on kelp beds in marine subtidal habitats. Nests and roosts in dense-foliaged trees and dense emergent wetlands.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<p><i>Plegadis chihi</i> White-faced ibis</p>	<p>--</p>	<p>--</p>	<p>WL G5 S3S4 (Nesting Colony)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Uncommon summer resident in parts of southern California. It prefers to feed in fresh emergent wetland, shallow lacustrine waters, muddy ground of wet meadows, and irrigated or flooded pastures and croplands. Nests in dense, fresh emergent wetland. This species no longer breeds regularly in California. Local winter visitor along the coast.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<p><i>Pelecanus occidentalis californicus</i> California brown pelican</p>	<p>FE November 1970 Delisted December 2009</p>	<p>SE June 1971 Delisted June 2009</p>	<p>FP G4T3 S1S2 (Nesting Colony &amp; Communal Roosts)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Estuarine, marine sub tidal, and marine pelagic waters along the California coast. Feeds on fish and occasionally on crustaceans, carrion, and young of its own species. Requires islands for nesting.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

<i>Gymnigyps californianus</i> California condor	FE March 1967	SE June 1971	FP G1 S1	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  Permanent resident of the semi-arid, rugged mountain ranges surrounding the southern San Joaquin Valley, including the Coast Ranges from Santa Clara Co. south to Los Angeles Co., the Transverse Ranges, Tehachapi Mts., and southern Sierra Nevada. Forages over wide areas of open rangelands, roosts on cliffs and in large trees and snags.  The proposed development envelope and fuel modification zone lack suitable habitat elements.
<i>Elanus leucurus</i> White-tailed kite	--	--	FP G5 S3 (Nesting)	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE - POTENTIAL NEST SITES ABSENT NOT EXPECTED WITHIN FUEL MODIFICATION ZONE - POTENTIAL NEST SITES ABSENT  Inhabits grassland, pastures and other herbaceous habitat mostly in cismontane California. For breeding, requires dense clumps of trees or tall shrubs, surrounded by grassland and other open habitats.  The proposed development envelope and fuel modification zone lack suitable habitat elements.
<i>Aquila chrysaetos</i> Golden eagle	--	--	FP/WL G5 S3 (Nesting)	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE - POTENTIAL NEST SITES ABSENT NOT EXPECTED WITHIN FUEL MODIFICATION ZONE - POTENTIAL NEST SITES ABSENT MAY FORAGE OVER PROPERTY  Rolling foothills, mountain areas, sage-juniper flats, and desert habitats with secluded cliffs and overhanging ledges and large trees used for cover.  The proposed development envelope and fuel modification zone lack suitable habitat elements.
<i>Circus cyaneus</i> Northern harrier	--	--	SSC G5 S3 (Nesting)	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  Frequents meadows, grasslands, open rangelands, desert sinks, and both fresh and saltwater wetlands. More widespread in winter, foraging in sparse scrub and agricultural areas including fallow fields.  The proposed development envelope and fuel modification zone lack suitable habitat elements.
<i>Accipiter striatus</i> Sharp-shinned hawk	--	--	WL G5 S4 (Nesting)	MAY FORAGE OVER PROPERTY DURING MIGRATION & WINTER  Winter resident. They breed in coniferous or mixed woodlands and are often found in woodlots, towns, and parks in winter. Species does not nest in Southern California.

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

<p><i>Accipiter cooperii</i> Cooper's hawk</p>	<p>--</p>	<p>--</p>	<p>WL G5 S4 (Nesting)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE - POTENTIAL NEST SITES ABSENT          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE - POTENTIAL NEST SITES ABSENT          MAY FORAGE OVER PROPERTY</p> <p>Dense stands of live oak, riparian deciduous, or other forest habitats near water used most frequently. Nests in deciduous trees in crotches 3-23 m (10-80 ft), but usually 6-15 m (20-50 ft), above the ground. Also nests in conifers on horizontal branches, in the main crotch, often just below the lowest live limbs. Usually nests in second-growth conifer stands, or in deciduous riparian areas, usually near streams. There are occurrences within the area covered by the Point Dume quadrangle. FBC has also observed this species within the area covered by the Camarillo quadrangle.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<p><i>Accipiter gentilis</i> Northern goshawk</p>	<p>--</p>	<p>--</p>	<p>SSC G5 S3 (Nesting)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Breeds in North Coast Ranges through Sierra Nevada, Klamath, Cascade, and Warner Mts., in Mt. Pinos and San Jacinto, San Bernardino, and White Mts. Remains yearlong in breeding areas as an uncommon resident. Prefers middle and higher elevations, and mature, dense conifer forests. Casual in winter along north coast, throughout foothills, and in northern deserts, where it may be found in pinyon-juniper and low-elevation riparian habitats.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<p><i>Parabuteo unicinctus</i> Harris's hawk</p>	<p>--</p>	<p>--</p>		<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Historically occurred year-round in the Lower Colorado River Valley from near Needles to the Imperial National Wildlife Refuge, with a small disjunct breeding population at the south end of the Salton Sea. Mostly extirpated in the 1960's. Now a rare yearlong resident of southern Salton Sea and Imperial valley. Inhabits semiopen desert scrub, desert wash, and desert riparian habitats for nesting and foraging. Needs scattered small trees or saguaro cactuses for hunting perches and nest structures.</p> <p>Does not occur in the region.</p>
<p><i>Buteo swainsoni</i> Swainson's hawk</p>	<p>--</p>	<p>ST April 1983</p>	<p>-- G5 S3 (Nesting)</p>	<p>MAY FORAGE OVER PROPERTY DURING MIGRATION</p> <p>Breeds in isolated stands of trees in juniper-sage flats, riparian areas, and in oak savannah, forages in grasslands, suitable grain fields, alfalfa fields, and livestock pastures.</p>

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

<i>Buteo regalis</i> Ferruginous hawk	--	--	WL  G4  S3S4  (Wintering)	MAY FORAGE OVER PROPERTY DURING MIGRATION & WINTER  Winter resident. Frequents grasslands and agricultural areas. There are occurrences within the area covered by the Point Mugu quadrangle.
<i>Falco columbaris</i> Merlin	--	--	WL  G5  S3S4  (Wintering)	MAY FORAGE OVER PROPERTY DURING MIGRATION & WINTER  Uncommon winter migrant from September to May. Seldom found in heavily wooded areas, or open deserts. Frequents coastlines, open grasslands, savannahs, woodlands, lakes, wetlands, edges, and early successional stages. Ranges from annual grasslands to ponderosa pine and montane hardwood-conifer habitats.
<i>Falco mexicanus</i> Prairie falcon	--	--	WL  G5  S4  (Nesting)	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE - POTENTIAL NEST SITES ABSENT NOT EXPECTED WITHIN FUEL MODIFICATION ZONE - POTENTIAL NEST SITES ABSENT MAY FORAGE OVER PROPERTY  Uncommon permanent resident that ranges from southeastern deserts northwest throughout the Central Valley and along the inner Coast Ranges and Sierra Nevada. Distributed from annual grasslands to alpine meadows, but associated primarily with perennial grasslands, savannahs, rangeland, some agricultural fields, and desert scrub areas.  The proposed development envelope and fuel modification zone lack suitable habitat elements.
<i>Falco peregrinus anatum</i> Peregrine falcon	FE  June 1970  Delisted  August 1999	SE  June 1971  Delisted  November 2009	FP  G4T4  S3S4  Nesting	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE - POTENTIAL NEST SITES ABSENT NOT EXPECTED WITHIN FUEL MODIFICATION ZONE - POTENTIAL NEST SITES ABSENT MAY FORAGE OVER PROPERTY  Breeds mostly in woodland, forest, and coastal habitats. Migrants occur along the coast in spring and fall.  The proposed development envelope and fuel modification zone lack suitable habitat elements.
<i>Laterallus jamaicensis coturniculus</i> California black rail	--	ST  June 1971	FP  G3G4T1  S1	NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE  It occurs in tidal emergent wetlands dominated by pickleweed, or in brackish marshes supporting bulrushes in association with pickleweed. In freshwater, usually found in bulrushes, cattails, and saltgrass.  The proposed development envelope and fuel modification zone lack suitable habitat elements.

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

<p><i>Rallus longirostris levipes</i>          Light-footed clapper rail</p>	<p>FE          October          1970</p>	<p>SE          June          1971</p>	<p>FP          G5T1T2          S1</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Requires emergent or brackish emergent wetlands and tidal sloughs dominated by pickleweed, cord grass and bulrush. The areas it occupies are well documented. There are occurrences within the area covered by the Point Mugu quadrangle.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<p><i>Grus canadensis Canadensis</i>          Lesser sandhill crane</p>	<p>--</p>	<p>--</p>	<p>SSC          G5T4          S3S4          (Wintering)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Concentrates on the Carrizo Plain with smaller flocks near Brawley and Blythe. Outside of known wintering grounds, extremely rare except that migrates over much of interior California. A few coastal sightings from Marin Co. southward.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<p><i>Charadrius alexandrinus nivosus</i>          Western snowy plover</p>	<p>FT          April          1993</p>	<p>--</p>	<p>SSC          G3T3          S2          (Nesting)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Primarily occurs and nests on coastal beaches, sand spits, dune-backed beaches, sparse dunes, beaches at creek and river mouths, salt pans at lagoons and estuaries. Less commonly, on bluff-backed beaches, dredged material disposal sites, salt pond levees, dry salt ponds, and river bars. There are occurrences within the area covered by the Point Mugu quadrangle. FBC has also observed this species foraging along the shoreline within areas covered by the Malibu Beach, Point Dume, Topanga, and Triunfo Pass quadrangles.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<p><i>Charadrius montanus</i>          Mountain plover</p>	<p>--</p>	<p>--</p>	<p>--          G3          S2?          (Wintering)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Population declining and very local; occasionally fairly common. Winter resident from September through March. Found on short grasslands and plowed fields of the Central Valley from Sutter and Yuba cos. southward. Also found in foothill valleys west of San Joaquin Valley, Imperial Valley, plowed fields of Los Angeles and western San Bernardino counties, and along the central Colorado river valley.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

<p><i>Haematopus bachmani</i> Black oystercatcher</p>	<p>--</p>	<p>--</p>	<p>-- G5 S4 (Nesting)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>A permanent resident on rocky shores of marine habitats along almost the entire California coast, and on adjacent islands. Uncommon to locally fairly common in northern and central California and on Channel Islands. Rare on mainland coast south of Pt. Conception (Santa Barbara Co.). Breeds on undisturbed, rocky, open ocean shores. Nesting ledges must be available beyond the reach of ocean waves, and inaccessible to terrestrial predators.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<p><i>Numenius americanus</i> Long-billed curlew</p>	<p>--</p>	<p>--</p>	<p>WL G5 S2 (Nesting Colony)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>An uncommon to fairly common breeder from April to September in wet meadow habitat in northeastern California in Siskiyou, Modoc, and Lassen cos. Breeds on grazed, mixed-grass and shortgrass prairies. Uncommon to locally very common as a winter visitor from early July to early April along most of the California coast. Preferred winter habitats include large coastal estuaries, upland herbaceous areas, and croplands.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<p><i>Larus californicus</i> California gull</p>	<p>--</p>	<p>--</p>	<p>WL G5 S4 (Nesting Colony)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>It is abundant in coastal and interior lowlands in nonbreeding season. In April, begins to depart for breeding grounds. Nests on islands in alkali or freshwater lakes and salt ponds in the northeastern plateau region and at Mono Lake. In late summer, migrates westward across the Sierra Nevada from interior nesting grounds to winter in California and the Pacific Northwest. Preferred habitats along the coast are sandy beaches, mudflats, rocky intertidal, and pelagic areas of marine and estuarine habitats, as well as fresh and saline emergent wetlands. Inland, it frequents lacustrine, riverine, and cropland habitats, landfill dumps, and open lawns in cities.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<p><i>Sterna forsteri</i> Forster's tern</p>	<p>--</p>	<p>--</p>	<p>-- G5 S4 (Nesting Colony)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Common to abundant along the coast of California in marine subtidal and estuarine waters from May to September. Also common to uncommon inland at open lacustrine and riverine habitats. Uncommon along the coast north of Sonoma Co. Nests on salt-pond levees and low islands in emergent wetlands and bays, on open to fairly open levees. Also uses matted reedbeds, sometimes floating. There is a southward migratory movement in fall, with most of the northern California population wintering from southern California south to South America.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

<p><i>Hydroprogne caspia</i> Caspian tern</p>	<p>--</p>	<p>--</p>	<p>-- G5 S4 (Nesting Colony)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Common to very common along the California coast and at scattered locations inland, from April through early August. Nests in dense colonies on sandy estuarine shores, on levees in salt ponds, and on islands in alkali and freshwater lakes. Adults often fly substantial distances to forage in lacustrine, riverine, and fresh and saline emergent wetland habitats. Winters from southern California, where it is locally fairly common, south to Central and South America.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<p><i>Sterna antillarum browni</i> California least tern</p>	<p>FE October 1970</p>	<p>SE June 1971</p>	<p>FP G4T2T3Q S2S3 (Nesting Colony)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>A summer resident, it arrives at breeding grounds along marine and estuarine shores late April in southern California. Feeds in shallow estuaries or lagoons where small fish are abundant. There are occurrences within the area covered by the Point Mugu quadrangle. FBC has also observed this species foraging offshore within areas covered by the Malibu Beach, Point Dume, Topanga, and Triunfo Pass quadrangles.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<p><i>Coccyzus americanus occidentalis</i> Western yellow-billed cuckoo</p>	<p>FT November 2014</p>	<p>SE March 1988</p>	<p>-- G5T3Q S1 (Nesting)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Nearly extirpated in southern California, now a rare summer resident of extensive valley, foothill and desert riparian habitats along river bottoms. Requires densely foliated deciduous trees and shrubs, especially willows, for nesting and mature cottonwoods for foraging.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<p><i>Asio otis</i> Long-eared owl</p>	<p>--</p>	<p>--</p>	<p>SSC G5 S3? (Nesting)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE - POTENTIAL NEST SITES ABSENT          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE - POTENTIAL NEST SITES ABSENT          MAY FORAGE OVER PROPERTY</p> <p>Occurs in the state year round, although seasonal status varies regionally; breeds from February through July. Uncommon yearlong resident throughout the state except the Central Valley and Southern California deserts where it is an uncommon winter visitor. Riparian habitat required; also uses live oak thickets and other dense stands of trees.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

<p><i>Asio flammeus</i> Short-eared owl</p>	<p>--</p>	<p>--</p>	<p>SSC  G5  S3  (Nesting)</p>	<p>MAY FORAGE OVER PROPERTY DURING MIGRATION &amp; WINTER</p> <p>A winter resident found in open areas with few trees, such as annual and non-native grasslands, irrigated pasture, and both estuarine and freshwater emergent wetlands.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements. The species does not nest in Southern California.</p>
<p><i>Athene cucularia hypugea</i> Western burrowing owl</p>	<p>--</p>	<p>--</p>	<p>SSC  G4  S3  (Burrow Sites &amp; Winter Sites)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Year-round resident throughout much of the state in open dry grassland and desert habitats, and in forb and open shrub stages of pinyon-juniper and ponderosa pine habitats. Breeding season is March to August, but can begin February and extend into December. Usually nests in mammal burrows that they modify.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements. The wildlife biologist has conducted numerous surveys for this species; they have documented the occurrence of 100's of individuals in southern California and are very familiar with its habitat requirements and life history. The biologists did not observe the species, or any owl-modified burrows, or any other sign during the site visits.</p>
<p><i>Chaetura vauxi</i> Vaux's swift</p>	<p>--</p>	<p>--</p>	<p>SSC  G5  S2S3  (Nesting)</p>	<p>MAY FORAGE OVER PROPERTY DURING MIGRATION</p> <p>A summer resident of northern California. Breeds fairly commonly in the Coast Ranges from Sonoma Co. north, and very locally south to Santa Cruz Co.; in the Sierra Nevada; and possibly in the Cascade Range. Prefers redwood and Douglas fir habitats with nest-sites in large hollow trees and snags, especially tall, burned-out stubs. Fairly common migrant throughout most of the state in April and May, and August and September. A few winter irregularly in southern coastal lowlands.</p>
<p><i>Cypseloides niger</i> Black swift</p>	<p>--</p>	<p>--</p>	<p>SSC  G4  S2  (Nesting)</p>	<p>MAY FORAGE OVER PROPERTY DURING MIGRATION</p> <p>Breeds very locally in the Sierra Nevada and Cascade Range, the San Gabriel, San Bernardino, and San Jacinto Mts., and in coastal bluffs and mountains from San Mateo Co. south probably to San Luis Obispo Co.</p>

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

<p><i>Calypte costae</i> Costa's hummingbird</p>	<p>--</p>	<p>--</p>	<p>-- G5 S4 (Nesting)</p>	<p>LOW POTENTIAL WITHIN DEVELOPMENT ENVELOPE – POTENTIAL NEST SITES PRESENT          HIGH POTENTIAL WITHIN FUEL MODIFICATION ZONE – POTENTIAL NEST SITES PRESENT</p> <p>Common in summer and uncommon in winter. Most common and widespread in southern California, but also breeds locally along the western edge of the San Joaquin Valley and the eastern edge of the Sierra Nevada north through Inyo Co. In winter, largely restricted to the southern coast, but also winters on southern deserts. Primary habitats are desert wash, edges of desert riparian and valley foothill riparian, coastal scrub, desert scrub, desert succulent shrub, lower-elevation chaparral, and palm oasis.</p> <p>The proposed development envelope and fuel modification zone consist of suitable habitat elements.</p>
<p><i>Selasphorus rufus</i> Rufous hummingbird</p>	<p>--</p>	<p>--</p>	<p>-- G5 S1S2 (Nesting)</p>	<p>MAY OCCUR DURING MIGRATION &amp; WINTER</p> <p>A rare, but regular, winter resident in southern California. Found in a wide variety of habitats that provide nectar-producing flowers; uses valley foothill hardwood, valley foothill hardwood-conifer, riparian, and chaparral habitats during migration; montane riparian, aspen, and high mountain meadows to treeline and above.</p>
<p><i>Selasphorus sasin</i> Allen's hummingbird</p>	<p>--</p>	<p>--</p>	<p>-- G5 S4 (Nesting)</p>	<p>LOW POTENTIAL WITHIN DEVELOPMENT ENVELOPE – POTENTIAL NEST SITES PRESENT          HIGH POTENTIAL WITHIN FUEL MODIFICATION ZONE - POTENTIAL NEST SITES PRESENT</p> <p>A common summer resident (January to July) and migrant along most of the California coast. Breeders are most common in coastal scrub, valley foothill hardwood, and valley foothill riparian habitats, but also are common in closed-cone pine-cypress, urban, and redwood habitats. Occurs in a variety of woodland and scrub habitats as a migrant. Although mostly coastal in migration, fairly common in southern mountains in summer and fall migration.</p> <p>The proposed development envelope and fuel modification zone consist of suitable habitat elements.</p>
<p><i>Picoides nuttallii</i> Nuttall's woodpecker</p>	<p>--</p>	<p>--</p>	<p>-- G4G5 S4S5 (Nesting)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>A common, permanent resident of low-elevation riparian deciduous and oak habitats. Occurs in the Central Valley, Transverse and Peninsular Ranges, in the Coast Ranges north to Sonoma Co. and rarely to Humboldt Co., and in lower portions of the Cascade Range and Sierra Nevada. Occurs as a vagrant in the Owens Valley. Forages mostly in oak and riparian deciduous habitats. Pecks, probes, drills for sap, and gleans from trunks, branches, twigs and foliage.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

<p><i>Contopus cooperi</i> Olive-sided flycatcher</p>	<p>--</p>	<p>--</p>	<p>-- G4 S4 (Nesting)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Uncommon to common, summer resident in a wide variety of forest and woodland habitats throughout California exclusive of the deserts, the Central Valley, and other lowland valleys and basins. Preferred nesting habitats include mixed conifer, montane hardwood-conifer, Douglas fir, redwood, red fir, and lodgepole pine. Requires large, tall trees, usually conifers, for nesting and roosting sites; also lofty perches, typically the dead tips or uppermost branches of the tallest trees in vicinity, for singing posts and hunting perches.</p>
<p><i>Empidonax traillii extimus</i> Southwestern willow flycatcher</p>	<p>FE March 1995</p>	<p>SE January 1991</p>	<p>SSC G5T1T2 S1 (Nesting)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Summer resident. Breeds in dense riparian vegetation near surface water or saturated soil. Riparian patches used vary in size and shape, and may be a relatively dense, linear contiguous stand or an irregularly shaped mosaic with open areas.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements. The wildlife biologist holds a USFWS permit and CDFW MOU authorizing surveys for this species; they are very familiar with its habitat requirements and life history.</p>
<p><i>Campylorhynchus brunneicapillus sandiegensis</i> Coastal cactus wren</p>	<p>--</p>	<p>--</p>	<p>SSC G5T3Q S3 (San Diego &amp; Orange counties)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Coastal race found in arid parts of westward-draining slopes of southern California; numbers reduced in recent decades. Frequents desert succulent shrub, Joshua tree, and desert wash habitats. Nest usually built in cholla or other large, branching cactus, in yucca, or in stiff-twigged, thorny shrub or small tree.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<p><i>Lanius ludovicianus</i> Loggerhead shrike</p>	<p>--</p>	<p>--</p>	<p>SSC G4 S4 (Nesting)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE – POTENTIAL NEST SITES PRESENT          LOW POTENTIAL WITHIN FUEL MODIFICATION ZONE – POTENTIAL NEST SITES PRESENT</p> <p>Found in arid grassland, open savannah, agricultural areas, and both coastal and desert scrub, often near areas of barren soil, including overgrazed land. Requires scattered thorny shrubs for nest placement and for hanging prey.</p> <p>The proposed development envelope lacks suitable habitat elements. The fuel modification zone consists of suitable habitat; however, thorny shrubs (and barbed wire fencing) are lacking. The biologists did not observe the species during the site visits.</p>

Biological Assessment

24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

<p><i>Vireo bellii pusillus</i> Least Bell's vireo</p>	<p>FE  May 1986</p>	<p>SE  October 1980</p>	<p>SSC  G5T2  S2  (Nesting)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Frequents riparian habitats and require dense thickets of willow and other low shrubs for nesting. The dense riparian thickets they occupy are usually impenetrable, with ground cover in the shrub layer being nearly 100%. There are occurrences within the area covered by the Camarillo, Newbury Park, Point Mugu, and Van Nuys quadrangles.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements. The wildlife biologist holds a USFWS permit and CDFW MOU authorizing surveys for this species; they are very familiar with its habitat requirements and life history.</p>
<p><i>Pica nuttalli</i> Yellow-billed magpie</p>	<p>--</p>	<p>--</p>	<p>--  G3G4  S3S4  (Nesting &amp; Communal roosts)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>A common, yearlong resident of the Central Valley, and coastal mountain ranges south from San Francisco Bay to Santa Barbara Co. Inhabits valley foothill hardwood, valley foothill hardwood-conifer, valley foothill riparian, orchard vineyard, cropland, pasture, and urban habitats.</p> <p>Species does not occur in the region.</p>
<p><i>Eremophila alpestris actia</i> California horned lark</p>	<p>--</p>	<p>--</p>	<p>WL  G5T3Q  S3</p>	<p>MODERATE POTENTIAL WITHIN DEVELOPMENT ENVELOPE HIGH POTENTIAL WITHIN FUEL MODIFICATION ZONE</p> <p>Frequents grasslands and other open habitats with low, sparse vegetation. There are occurrences within the area covered by the Camarillo quadrangle. The property lacks suitable elements.</p> <p>The proposed development envelope and fuel modification zone consist of suitable habitat elements. The biologists did not observe the species during the site visits.</p>
<p><i>Progne subis arboricola</i> Purple martin</p>	<p>--</p>	<p>--</p>	<p>SSC  G5  S3  (Nesting)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>An uncommon to rare, local summer resident in a variety of wooded, low-elevation habitats throughout the state; a rare migrant in spring and fall, absent in winter. Uses valley foothill and montane hardwood, valley foothill and montane hardwood-conifer, and riparian habitats. Also occurs in coniferous habitats, including closed-cone pine-cypress, ponderosa pine, Douglas fir, and redwood. . The property consists of elements suitable for the occurrence of this species; however, in southern California it is now only a rare and local breeder on the coast and in interior mountain ranges.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

<p><i>Riparia riparia</i> Bank swallow</p>	<p>--</p>	<p>SE  June 1989</p>	<p>--  G5  S2S3  (Nesting)</p>	<p>MAY FORAGE OVER PROPERTY DURING MIGRATION</p> <p>Restricted to riparian habitats during summer and open habitats during migration. Requires vertical banks, bluffs, or cliffs with fine-textured or sandy soils for nesting. It nests along a small section of the Sacramento and Feather rivers and other isolated areas. Species not known to nest in the region. There are occurrences within the area covered by the Newbury Park, Point Dume, Thousand Oaks, and Topanga quadrangles.</p>
<p><i>Baeolophus inornatus</i> Oak titmouse</p>	<p>--</p>	<p>--</p>	<p>--  G4  S4  (Nesting)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>The oak titmouse is a common resident in a variety of habitats, but is primarily associated with oaks. Occurs in montane hardwood-conifer, montane hardwood, blue, valley, and coastal oak woodlands, and montane and valley foothill riparian habitats in cismontane California, from the Mexican border to Humboldt County.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<p><i>Polioptila californica</i> California gnatcatcher</p>	<p>FT  March 1993</p>	<p>--</p>	<p>SSC  G3T2  S2</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Obligate resident of arid coastal scrub. California buckwheat, coastal sage, and patches of prickly pear cactus are favored. Species nests within the vicinity of California State University Channel Islands and there are occurrences within the area covered by the Beverly Hills, Calabasas, Camarillo, Newbury Park, and Van Nuys quadrangles.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements. The biologist holds a USFWS permit authorizing surveys for this species; they are very familiar with its distribution, habitat requirements, and its life history.</p>
<p><i>Setophaga petechia</i> Yellow warbler</p>	<p>--</p>	<p>--</p>	<p>SSC  G5  S3S4</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Occurs as a migrant and summer resident from late March through early October; breeds from April to late July in riparian woodlands from coastal and desert lowlands up to 2500 m in Sierra Nevada. Also breeds in montane chaparral, and in open ponderosa pine and mixed conifer habitats with substantial amounts of brush.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

<p><i>Icteria virens</i> Yellow-breasted chat</p>	<p>--</p>	<p>--</p>	<p>SSC G5 S3</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Occurs as a migrant and in summer primarily from late March to late September in coastal California and in foothills of the Sierra Nevada. Frequents dense, brushy thickets and tangles near water, and thick understory in riparian woodland. In migration, may be found in lower elevations of mountains in riparian habitat. Breeds late April through early August.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<p><i>Spizella breweri</i> Brewer's sparrow</p>	<p>--</p>	<p>--</p>	<p>-- G5 S4 (Nesting)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>A common summer resident and breeder east of the Cascade-Sierra Nevada crest, in mountains and higher valleys of Mojave Desert, and the southern end of the San Joaquin Valley. Breeds in treeless shrub habitats with moderate canopy, especially in sagebrush. Now mostly absent from former breeding grounds in southwestern California. Common in winter in open desert scrub and cropland habitats of southern Mojave and Colorado deserts, usually in areas with some herbaceous understory. Occurs as a rare fall transient west of Sierra Nevada, and as an uncommon fall transient and rare spring transient in southern coastal districts.</p>
<p><i>Aimophila ruficeps canescens</i> Southern California rufous-crowned sparrow</p>	<p>--</p>	<p>--</p>	<p>WL G5T3 S2S3</p>	<p>MODERATE POTENTIAL WITHIN DEVELOPMENT ENVELOPE – POTENTIAL NEST SITES PRESENT          HIGH POTENTIAL WITHIN FUEL MODIFICATION ZONE – POTENTIAL NEST SITES PRESENT</p> <p>Mixed chaparral and coastal scrub. Frequents relatively steep, often rocky hillsides with grass and forb patches; also grassy slopes without shrubs, if rock outcrops are present. There are occurrences within the area covered by the Thousand Oaks Quadrangle.</p>
<p><i>Artemisospiza belli belli</i> Bell's sage sparrow</p>	<p>--</p>	<p>--</p>	<p>WL G5T2T4 S2?</p>	<p>MODERATE POTENTIAL WITHIN DEVELOPMENT ENVELOPE – POTENTIAL NEST SITES PRESENT          HIGH POTENTIAL WITHIN FUEL MODIFICATION ZONE – POTENTIAL NEST SITES PRESENT</p> <p>Occurs on coastal slopes and part of the western slope of the sierra Nevada south into Baja California in chaparral dominated by chamise and coastal scrub dominated by sage. Breeds in fairly dense chaparral and desert scrub.</p> <p>The proposed development envelope and fuel modification zone consist of suitable habitat elements. The biologists did not observe the species during the site visits.</p>

Biological Assessment

24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

<p><i>Chondestes grammacus</i> Lark sparrow</p>	<p>--</p>	<p>--</p>	<p>-- G5 S4S5 (Nesting)</p>	<p>MODERATE POTENTIAL WITHIN DEVELOPMENT ENVELOPE - POTENTIAL NEST SITES PRESENT HIGH POTENTIAL WITHIN FUEL MODIFICATION ZONE – POTENTIAL NEST SITES PRESENT</p> <p>A common to fairly common resident in lowlands and foothills throughout much of California. Frequents sparse valley foothill hardwood, valley foothill hardwood-conifer, open mixed chaparral and similar brushy habitats, and grasslands with scattered trees or shrubs. In woodlands, prefers younger stages and hardwoods (mostly oaks) rather than conifers.</p> <p>The proposed development envelope and fuel modification zone consist of suitable habitat elements. The biologists did not observe the species during the site visits.</p>
<p><i>Spizella passerina</i> Chipping sparrow</p>	<p>--</p>	<p>--</p>	<p>-- G5 S4S5 (Nesting)</p>	<p>MAY FORAGE AT PROPERTY</p> <p>A common migrant and summer visitor throughout most of California, excluding Central Valley, southern deserts, and alpine areas. Winters less commonly in Central Valley and southern California lowlands. Prefers open wooded habitats with a sparse or low herbaceous layer and few shrubs, if any. Although apparently requires trees for resting and singing, and prefers trees for nesting, often forages in nearby herbaceous and open shrub habitats, including dry margins of wet meadows.</p>
<p><i>Passerculus sandwichensis beldingi</i> Belding's savannah sparrow</p>	<p>--</p>	<p>SE January 1974</p>	<p>-- G5T3 S3</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Occurs year-round in salt marsh usually in the upper littoral zone. It nests in dense pickleweed. There are occurrences within the area covered by the Point Mugu quadrangle.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<p><i>Ammodramus savannarum</i> Grasshopper sparrow</p>	<p>--</p>	<p>--</p>	<p>SSC G5 S2 (Nesting)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Occurs nearly year-round in extensive, dense grasslands, especially those with a variety of grasses and tall forbs and scattered low shrubs for singing perches.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<p><i>Piranga flava</i> Hepatic tanager</p>	<p>--</p>	<p>--</p>	<p>WL G5 S1 (Nesting)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Rare migrant in lowlands of southern California and rare in winter. Species does not nest in the region.</p>

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

<p><i>Piranga rubra</i> Summer tanager</p>	<p>--</p>	<p>--</p>	<p>SSC G5 S1 (Nesting)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>An uncommon summer resident in desert riparian habitat along the lower Colorado River; very locally elsewhere in southern California deserts. Found in other localities in migration. Breeds in mature, desert riparian habitat dominated by cottonwoods and willows. Arrives on summer breeding grounds in April and usually departs by September. Transients occur elsewhere in interior mostly in May and June and September into November. Occurs along coast rarely but regularly from September to March and May to June. There are occurrences within the area covered by the Beverly Hills Quadrangle.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<p><i>Agelaius tricolor</i> Tricolored blackbird</p>	<p>--</p>	<p>SE Emergency December 2013  Expired December 2014</p>	<p>SSC G2G3 S1S2 (Nesting Colony)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Feeds in grassland and cropland habitats and breeds near fresh water in emergent wetland with tall, dense cattails or tules, but also in thickets of willow, blackberry, wild rose, and tall herbs March through November. There are occurrences within the area covered by the Calabasas and Canoga Park quadrangles.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<p><i>Xanthocephalus xanthocephalus</i> Yellow-headed blackbird</p>	<p>--</p>	<p>--</p>	<p>SSC G5 S3 (Nesting)</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Breeds commonly, but locally, east of Cascade Range and Sierra Nevada, in Imperial and Colorado River valleys, in the Central Valley, and at selected locations in the coast ranges west of the Central Valley. Occurs as a migrant and local breeder in deserts and along the Orange county coast. Nests in fresh emergent wetland with dense vegetation and deep water, often along borders of lakes or ponds. Forages in emergent wetland and moist, open areas, especially cropland and muddy shores of lacustrine habitat.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<p><i>Spinus lawrencei</i> Lawrence's goldfinch</p>	<p>--</p>	<p>--</p>	<p>-- G3G4 S3 (Nesting)</p>	<p>LOW POTENTIAL WITHIN DEVELOPMENT ENVELOPE – POTENTIAL NEST SITES PRESENT          LOW POTENTIAL WITHIN FUEL MODIFICATION ZONE – POTENTIAL NEST SITES PRESENT</p> <p>Occurs April through September in valley foothill hardwood, valley foothill hardwood-conifer, desert riparian, palm oasis, pinyon-juniper, and lower montane habitats. Breeds in open oak or other arid woodland and chaparral, near water but rarely along immediate coast.</p> <p>The proposed development envelope lacks suitable habitat elements. The proposed fuel modification zone consists of suitable habitat elements but rarely breeds along the immediate coast.</p>

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

MAMMALS				
<i>Sorex ornatus salicornicus</i> Southern California saltmarsh shrew	--	--	SSC G5T1? S1	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE            NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>The Southern California salt marsh shrew is confined to coastal salt marshes in Los Angeles, Orange, and Ventura counties. There are occurrences within the area covered by the Point Mugu quadrangle.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<i>Macrotus californicus</i> California leaf-nosed bat	--	--	SSC G4 S2S3	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE - POTENTIAL ROOST SITES ABSENT            NOT EXPECTED WITHIN FUEL MODIFICATION ZONE - POTENTIAL ROOST SITES ABSENT</p> <p>The California leaf-nosed bats preferred habitats are caves, mines, and rock shelters, mostly in Sonoran desert scrub. Roost sites are usually located near foraging areas. It does not hibernate. In the winter, they choose roosts that are geothermically heated. Mating takes place in the fall. For the first several months of gestation, the embryo develops extremely slowly. Development speeds up in the spring, and young are born in June. There are occurrences within the area covered by the Calabasas quadrangle.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements, specifically potential roost sites. The wildlife biologist holds a CDFW MOU that authorizes capture of bats using a variety of techniques including hand-held nets, mist nets, and harp traps.</p>
<i>Antrozous pallidus</i> Pallid bat	--	--	SSC G5 S3	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE - POTENTIAL ROOST SITES ABSENT            NOT EXPECTED WITHIN FUEL MODIFICATION ZONE - POTENTIAL ROOST SITES ABSENT            MAY FORAGE WITHIN DEVELOPMENT ENVELOPE AND FUEL MODIFICATION ZONE</p> <p>Found throughout California except high Sierra Nevada. Variety of habitats occupied including grassland, shrubland, woodland, and mixed conifer forests. Most common in open, dry habitats with rocky areas for roosting. Roosts in caves, crevices, mines, under bridges, bird and bat boxes, and occasionally in hollow trees and buildings. Night roosts may be open sites, such as porches and buildings. Non-migratory but makes local seasonal movement. Birth occurs late June, nursing continues into August. There are occurrences within the area covered by the Beverly Hills, Canoga Park, Thousand Oaks, and Van Nuys quadrangles.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements, specifically potential roost sites. The wildlife biologist holds a CDFW MOU that authorizes capture of bats using a variety of techniques including hand-held nets, mist nets, and harp traps.</p>

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

<p><i>Euderma maculatum</i> Spotted bat</p>	<p>--</p>	<p>--</p>	<p>SSC G4 S2S3</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE - POTENTIAL ROOST SITES ABSENT          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE - POTENTIAL ROOST SITES ABSENT          MAY FORAGE OVER DEVELOPMENT ENVELOPE AND FUEL MODIFICATION ZONE</p> <p>Found at 37 localities, mostly in the foothills, mountains and desert regions of southern California. Occupied habitats include arid deserts, grasslands, and mixed conifer forests. Prefers sites with adequate roosting habitat, such as cliffs. Feeds over water and along washes. Pups are born late May to early June, nursing continues into August. There are occurrences within the area covered by the Malibu Beach quadrangle.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements, specifically potential roost sites. The wildlife biologist holds a CDFW MOU that authorizes capture of bats using a variety of techniques including hand-held nets, mist nets, and harp traps.</p>
<p><i>Lasionycteris noctivagans</i> Silver-haired bat</p>	<p>--</p>	<p>--</p>	<p>-- G5 S3S4</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE - POTENTIAL ROOST SITES ABSENT          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE - POTENTIAL ROOST SITES ABSENT          MAY FORAGE WITHIN DEVELOPMENT ENVELOPE AND FUEL MODIFICATION ZONE</p> <p>The distribution of the silver-haired bat includes southern California from Ventura and San Bernardino Cos. south to Mexico and on some of the Channel Islands. During spring and fall migrations may be found anywhere in California. Summer habitats include coastal and montane coniferous forests, valley foothill woodlands, pinyon-juniper woodlands, and valley foothill and montane riparian habitats. Roosts in hollow trees, snags, buildings, rock crevices, caves, and under bark. Females may form nursery colonies or occur as solitary individuals in dense foliage or hollow trees. There are occurrences within the area covered by the Beverly Hills and Van Nuys quadrangles. FBC has also observed this species and detected it acoustically upstream of Malibu Lagoon at Cross Creek Bridge within the area covered by the Malibu Beach quadrangle.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements, specifically potential roost sites. The wildlife biologist holds a CDFW MOU that authorizes capture of bats using a variety of techniques including hand-held nets, mist nets, and harp traps.</p>
<p><i>Lasiurus blossevillii</i> Western red bat</p>	<p>--</p>	<p>--</p>	<p>SSC G5 S3?</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE - POTENTIAL ROOST SITES ABSENT          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE - POTENTIAL ROOST SITES ABSENT          MAY FORAGE WITHIN DEVELOPMENT ENVELOPE AND FUEL MODIFICATION ZONE</p> <p>Occurs from Shasta Co. south into Mexico, west of Sierra Nevada/Cascade crest and deserts. Feeds over scrublands, grasslands, open woodlands, and croplands. Roosts in foliage of forests and woodland trees. Pups are born in June, nursing continues into August. Migrates to south of range to hibernate.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements, specifically potential roost sites. The wildlife biologist holds a CDFW MOU that authorizes capture of bats using a variety of techniques including hand-held nets, mist nets, and harp traps.</p>

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

<p><i>Myotis ciliolabrum</i> Western small-footed myotis</p>	<p>--</p>	<p>--</p>	<p>-- G5 S3</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE - POTENTIAL ROOST SITES ABSENT          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE - POTENTIAL ROOST SITES ABSENT          MAY FORAGE WITHIN DEVELOPMENT ENVELOPE AND FUEL MODIFICATION ZONE</p> <p>In coastal California it occurs from Contra Costa County south to the Mexico. It also occurs on the west and east sides of the Sierra Nevada and in Great Basin and desert habitats from Modoc to Kern and San Bernardino counties. It occurs in a wide variety of habitats, primarily in relatively arid wooded and brushy uplands near water. This bat seeks cover in caves, buildings, mines, crevices, and occasionally under bridges and under bark. Separate night roosts may be used, and have been found in buildings and caves. Maternity colonies of females and young are found in buildings, caves, and mines.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements, specifically potential roost sites. The wildlife biologist holds a CDFW MOU that authorizes capture of bats using a variety of techniques including hand-held nets, mist nets, and harp traps.</p>
<p><i>Myotis evotis</i> Long-eared myotis</p>	<p>--</p>	<p>--</p>	<p>-- G5 S3</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE - POTENTIAL ROOST SITES ABSENT          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE - POTENTIAL ROOST SITES ABSENT          MAY FORAGE WITHIN DEVELOPMENT ENVELOPE AND FUEL MODIFICATION ZONE</p> <p>Widespread but generally believed to be uncommon in most of its range. It avoids the arid Central Valley and hot deserts, occurring along the entire coast and in the Sierra Nevada, Cascades, and Great Basin from the Oregon border south through the Tehachapi Mts. to the Coast Ranges. This species has been found in nearly all brush, woodland, and forest habitats, from sea level to at least 2700 m (9000 ft), but coniferous woodlands and forests seem to be preferred. This species roosts in buildings, crevices, spaces under bark, and snags. Caves are used primarily as night roosts. Nursery colonies of 12-30 individuals are found in buildings, crevices, snags, and behind bark.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements, specifically potential roost sites. The wildlife biologist holds a CDFW MOU that authorizes capture of bats using a variety of techniques including hand-held nets, mist nets, and harp traps.</p>
<p><i>Myotis thysanodes</i> Fringed myotis</p>	<p>--</p>	<p>--</p>	<p>-- G4 S3</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE - POTENTIAL ROOST SITES ABSENT          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE - POTENTIAL ROOST SITES ABSENT          MAY FORAGE WITHIN DEVELOPMENT ENVELOPE AND FUEL MODIFICATION ZONE</p> <p>Widespread in California, occurring in all but the Central Valley and Colorado and Mojave deserts. It occurs in a wide variety of habitats. Optimal habitats are pinyon-juniper, valley foothill hardwood and hardwood-conifer. Roosts in caves, mines, buildings, and crevices. Separate day and night roosts may be used. Maternity colonies of up to 200 individuals are located in caves, mines, buildings, or crevices. Adult males are absent from maternity colonies, which are occupied from late April through September. Maternity group members may remain together during hibernation.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements, specifically potential roost sites. The wildlife biologist holds a CDFW MOU that authorizes capture of bats using a variety of techniques including hand-held nets, mist nets, and harp traps.</p>

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

<p><i>Myotis volans</i> Long-legged myotis</p>	<p>--</p>	<p>--</p>	<p>-- G5 S3</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE - POTENTIAL ROOST SITES ABSENT          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE - POTENTIAL ROOST SITES ABSENT          MAY FORAGE WITHIN DEVELOPMENT ENVELOPE AND FUEL MODIFICATION ZONE</p> <p>Common in California, occurring in the coastal ranges from Oregon to Mexico, the Cascade/Sierra Nevada ranges to southern California, most of the Great Basin region, and in several Mojave Desert mountain ranges. It is absent only from the Central Valley, the Colorado and Mojave deserts (except in mountain ranges), and from eastern Lassen and Modoc cos. Most common in woodland and forest habitats above 1200 m (4000 ft). Also forages in chaparral, coastal scrub, Great Basin shrub habitats, and in early successional stages of woodlands and forests. Roosts in rock crevices, buildings, under tree bark, in snags, mines, and caves. Trees probably are the most important day roosts. Caves and mines are used only as night roosts. There are a few records of hibernation in caves. This species forms nursery colonies numbering hundreds of individuals, usually under bark or in hollow trees, but occasionally in crevices or buildings.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements, specifically potential roost sites. The wildlife biologist holds a CDFW MOU that authorizes capture of bats using a variety of techniques including hand-held nets, mist nets, and harp traps.</p>
<p><i>Corynorhinus townsendii</i> Townsend's big-eared bat</p>	<p>--</p>	<p>--</p>	<p>SSC G3G4 S2S3</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE - POTENTIAL ROOST SITES ABSENT          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE - POTENTIAL ROOST SITES ABSENT</p> <p>Found throughout California except subalpine and alpine habitats. Roosts in caves, mines, tunnels, buildings, and other human-made structures. Prefers mesic habitats where it gleans vegetation or captures moths and beetles in flight. Pups are born in May or June, nursing continues into August.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements, specifically potential roost sites. The wildlife biologist holds a CDFW MOU that authorizes capture of bats using a variety of techniques including hand-held nets, mist nets, and harp traps.</p>
<p><i>Eumops perotis californicus</i> Greater bonneted bat</p>	<p>--</p>	<p>--</p>	<p>SSC G5T4 S3?</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE - POTENTIAL ROOST SITES ABSENT          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE - POTENTIAL ROOST SITES ABSENT          MAY FORAGE WITHIN DEVELOPMENT ENVELOPE AND FUEL MODIFICATION ZONE</p> <p>Uncommon resident in southern California. Occurs in open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, annual and perennial grasslands, palm oases, chaparral, desert scrub, and urban settings. Prefers open arid areas with high cliffs. Crevices, high buildings, trees, and tunnels are required for roosting and maternal sites. Pups are born late June through September, nursing continues into early November. Does not migrate or hibernate.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements, specifically potential roost sites. The wildlife biologist holds a CDFW MOU that authorizes capture of bats using a variety of techniques including hand-held nets, mist nets, and harp traps.</p>

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

<p><i>Nyctinomops femorosaccus</i>          Pocketed free-tailed bat</p>	<p>--</p>	<p>--</p>	<p>SSC          G4          S3</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE - POTENTIAL ROOST SITES ABSENT          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE - POTENTIAL ROOST SITES ABSENT</p> <p>This species is rare in California. Prefers rocky desert areas with high cliffs or rock outcrops. Habitats used include pinyon-juniper woodlands, desert scrub, desert succulent shrub, desert riparian, desert wash, alkali desert scrub, Joshua tree, and palm oasis. Prefers rock crevices in cliffs as roosting sites. Reproduces in rock crevices, caverns, or buildings. Gives birth to one young per year, usually in early July.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements, specifically potential roost sites. The wildlife biologist holds a CDFW MOU that authorizes capture of bats using a variety of techniques including hand-held nets, mist nets, and harp traps.</p>
<p><i>Bassariscus astutus</i>          Ringtail</p>	<p>--</p>	<p>--</p>	<p>FP          G5          S3S4</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE - DEN SITES ABSENT          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE - DEN SITES ABSENT</p> <p>Ideal habitat consists a mix of forest and shrub land in association with rocky areas or riparian habitats. Its principal habitat requirements seem to be den sites among boulders or in hollows of trees with sufficient food in the form of rodents and other small animals. The biologist did not observe any potential den sites during the site visit.</p> <p>The proposed development envelope lacks suitable habitat elements. The proposed fuel modification zone consists of suitable habitat elements.</p>
<p><i>Taxidea taxus</i>          American badger</p>	<p>--</p>	<p>--</p>	<p>SSC          G5          S4</p>	<p>LOW POTENTIAL WITHIN DEVELOPMENT ENVELOPE          MODERATE POTENTIAL WITHIN FUEL MODIFICATION ZONE</p> <p>Prefers dry open stages of most shrub, forest, and herbaceous habitats, with friable soils.</p> <p>The proposed development envelope lacks suitable habitat elements. The proposed fuel modification zone consists of suitable habitat elements. The biologists did not observe any badgers or large burrows during the site visits.</p>
<p><i>Perognathus longimembris brevinasus</i>          Los Angeles pocket mouse</p>	<p>--</p>	<p>--</p>	<p>SSC          G5T1T2          S1S2</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Occurs in lower elevation grassland, alluvial sage scrub, and coastal sage scrub. There are occurrences within the area covered by the Van Nuys quadrangle.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

<p><i>Neotoma lepida intermedia</i>          San Diego desert woodrat</p>	<p>--</p>	<p>--</p>	<p>SSC          G5T3?          S3?</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE – WOODRAT HOUSES ABSENT          EXPECTED WITHIN FUEL MODIFICATION ZONE – WOODRAT HOUSES LIKELY PRESENT</p> <p>Joshua tree, pinyon-juniper, mixed and chamise-redshank chaparral, sagebrush, and most desert habitats with rocky outcrops and substrates. Houses are constructed with twigs, sticks, cactus parts, and rocks, and are used for nesting, food caching, and predator escape. There are occurrences within the area covered by the Malibu Beach quadrangle.</p> <p>The proposed development envelope lacks suitable habitat elements. The proposed fuel modification zone consists of suitable habitat elements. The biologists did not observe any woodrat houses during the site visits.</p>
<p><i>Microtus californicus stephensi</i>          South coast marsh vole</p>	<p>--</p>	<p>--</p>	<p>SSC          G5T1T2          S1S2</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>This subspecies occurs from Santa Barbara County south to Orange County in coastal salt marshes dominated by pickleweed. There are occurrences within the area covered by the Point Mugu quadrangle.</p> <p>The proposed development envelope and fuel modification zone lack suitable habitat elements.</p>
<p><i>Lepus californicus bennetti</i>          San Diego black-tailed jackrabbit</p>	<p>--</p>	<p>--</p>	<p>SSC          G5T3?          S3?</p>	<p>NOT EXPECTED WITHIN DEVELOPMENT ENVELOPE          NOT EXPECTED WITHIN FUEL MODIFICATION ZONE</p> <p>Abundant at lower elevations in herbaceous and desert-shrub areas and open, early stages of forest and chaparral habitats.</p> <p>The biologists did not observe the species or any of its scat during the site visits.</p>

## Biological Assessment 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

Status Key:				California Department of Fish and Wildlife	
Federal	State	SE:	State Endangered	FP:	Fully Protected
FE: Federally Endangered	SE:	ST:	State Threatened	SSC:	Species of Special Concern
FT: Federally Threatened	ST:			WL:	Watch List
FC: Federal Candidate					

Potential for Occurrence: Based on professional experience, what is known about habitat associations of the species, and known occurrences in the region. All field surveys were objective in nature with the intent of detecting all species, regardless of occurrence potential.

Present = Detected during site visit, known to occur, or recently reported to occur

Expected = Suitable habitat is present and species known to occur in the immediate vicinity

High Potential = Suitable habitat is present and species is known to occur frequently in the region

Moderate Potential = Suitable habitat is limited and species occurs in the region infrequently

Low Potential = Species-specific survey negative or marginal habitat is present or temporary in nature and species known to occur in the immediate vicinity (potential for occurrence cannot be ruled out)

Not Expected = Suitable habitat is absent or species is not expected to occur during the "season of concern"

The official federal listing of Endangered and Threatened animals is published in the Federal Register, 50 CFR 17.11. The official state Endangered and Threatened animals list is contained in the California Code of Regulations, Title 14, Section 670.5. A state candidate species is one that the Fish and Game commission had formally noticed as being under review by the Department for addition to the State list. A federal candidate species is one for which a proposed regulation has been published in the Federal Register.

Fully Protected: This classification was the State's initial effort to identify and provide additional protection to those animals that were rare or faced possible extinction. Most of the species on these lists have subsequently been listed under the state and/or federal endangered species acts; white-tailed kite, golden eagle, trumpeter swan, northern elephant seal and ring-tailed cat are the exceptions. The white-tailed kite and the golden eagle are tracked in the CNDDDB; the trumpeter swan, northern elephant seal and ringtail cat are not. The Fish and Game Code sections dealing with Fully Protected species state that these species "may not be taken or possessed at any time and no provision of this code or any other law shall be construed to authorize the issuance of permits or licenses to take any fully protected" species, although take may be authorized for necessary scientific research. This language arguably makes the "Fully Protected" designation the strongest and most restrictive regarding the "take" of these species. In 2003 the code sections dealing with fully protected species were amended to allow the Department to authorize take resulting from recovery activities for state-listed species. More information on Fully Protected species and the take provisions can be found in the Fish and Game Code, (birds at §3511, mammals at §4700, reptiles and amphibians at §5050, and fish at §5515). Additional information on Fully Protected fish can be found in the California Code of Regulations, Title 14, Division 1, Subdivision 1, Chapter 2, Article 4, §5.93. The category of Protected Amphibians and Reptiles in Title 14 has been repealed.

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

Global Rank (G Rank) is a reflection of the overall status of an element throughout its global range. Both Global and State ranks represent a letter and number score that reflects a combination of Rarity, Threat, and Trend factors, with weighting being heavier on Rarity than the other two. Taxa that are subspecies or varieties receive a taxon rank (T-rank) attached to their G-rank. Where the G-rank reflects the condition of the entire species, the T-rank reflects the global situation of just the subspecies. State Rank (S Rank) is assigned much the same way as the global rank, but state ranks refer to the imperilment status only within California's state boundaries. Q Designation denotes an element that is very rare, but there are taxonomic questions associated with it.

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

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

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

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

G5 = Secure—Common; widespread and abundant.

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

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

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

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

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

Biological Assessment  
 24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California



Exhibit I - Soil Map & Data

### **170 - Cotharin Clay Loam, 30 to 75 percent slopes**

#### **Map Unit Setting**

General location: High-elevation inland hills and mountains  
Major uses: Wildlife habitat, recreation, and building site development  
Major land resource area (MLRA): 20—Southern California Mountains  
Landform: Hills and mountains  
Elevation: 590 to 2,830 feet (180 to 864 meters)  
Mean annual precipitation: 18 to 24 inches (457 to 610 millimeters)  
Mean annual air temperature: 60 to 64 degrees F (16 to 18 degrees C)  
Frost-free period: 290 to 350 days

#### **Map Unit Composition**

Cotharin and similar soils - 85 percent  
Minor components - 15 percent

#### **Major Component**

##### **Cotharin**

Slope: 30 to 75 percent  
Aspect (clockwise): Dominantly west to northeast  
Position on landform: Hills and mountains  
Parent material: Colluvium and/or residuum derived from andesite  
Typical vegetation: Bigpod chaparral

#### **Selected Properties and Qualities**

Surface pH: 6.0  
Surface area covered with coarse fragments: None  
Depth to restrictive feature: Bedrock (paralithic)—4 to 14 inches  
Slowest permeability class: Moderate above the bedrock  
Salinity: Nonsaline  
Sodicity: Nonsodic  
Available water capacity to a depth of 60 inches: About 1.2 inches (very low)  
Shrink-swell potential: Moderate (LEP 3 to less than 6)  
Soil slippage potential: High

#### **Selected Hydrologic Properties**

Present annual flooding: None  
Present annual ponding: None  
Surface runoff: Very high  
Current water table: Not present  
Natural drainage class: Well drained  
Hydrologic soil group: D

#### **California Land Use Interpretive Groups**

Land capability class (irrigated): Not calculated  
Land capability class (nonirrigated): 7e  
Farmland classification: Not prime farmland or statewide important farmland  
Ecological site: R020XD038CA, Dry Chaparral 16-20" p.z.

#### **Typical Profile**

Oe - 0 to 1 inch; slightly decomposed plant material  
1A - 1 to 9 inches; loam  
AC - 9 to 11 inches; loam  
Cr - 11 to 21 inches; soft, weathered bedrock

#### **Minor Components**

##### **Pachic Argixerolls**

Percentage of map unit: About 7 percent  
Slope: 30 to 75 percent  
Landform: Hills and mountains

Biological Assessment  
24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

**Rock outcrop**

Percentage of map unit: About 5 percent  
Landform: Hills and mountains

**Kayiwish**

Percentage of map unit: About 2 percent  
Slope: 9 to 30 percent  
Landform: Hills

**Boades**

Percentage of map unit: About 1 percent  
Slope: 15 to 50 percent  
Landform: Hills and mountains

## **200 - Cumulic Haploxerolls, 0 to 9 percent slopes**

### **Map Unit Setting**

General location: Near rivers and streams  
Major uses: Wildlife habitat, recreation, and building site development  
Major land resource area (MLRA): 20—Southern California Mountains  
Landform: Mountain valleys and canyons  
Elevation: 5 to 895 feet (3 to 274 meters)  
Mean annual precipitation: 14 to 24 inches (360 to 610 millimeters)  
Mean annual air temperature: 60 to 64 degrees F (16 to 18 degrees C)  
Frost-free period: 290 to 350 days

### **Map Unit Composition**

Cumulic Haploxerolls—85 percent  
Minor components—15 percent

### **Major Component**

#### **Cumulic Haploxerolls**

Slope: 0 to 9 percent  
Aspect (clockwise): Dominantly east to west  
Position on landform: Inset fans  
Parent material: Alluvium derived from volcanic and sedimentary rock  
Typical vegetation: Arroyo willow and California sycamore

#### **Selected properties and qualities**

Surface pH: 7.0  
Surface area covered with coarse fragments: None  
Depth to restrictive feature: Abrupt textural change—59 to 79 inches  
Slowest permeability class: Moderately slow  
Salinity: Nonsaline  
Sodicity: Nonsodic  
Available water capacity to a depth of 60 inches: About 8.5 inches (high)  
Shrink-swell potential: Moderate (LEP 3 to less than 6)  
Soil slippage potential: Low

#### **Selected hydrologic properties**

Present annual flooding: Frequent  
Present annual ponding: None  
Surface runoff: Medium  
Current water table: Not present  
Natural drainage class: Well drained  
Hydrologic soil group: B

#### **California land use interpretive groups**

Land capability class (irrigated): Not calculated  
Land capability class (nonirrigated): 7w  
Farmland classification: Not prime farmland or statewide important farmland  
Ecological site: R020XD049CA, Riparian Terrace 16-20" p.z.

#### **Typical profile**

A—0 to 16 inches; stratified sandy loam  
2Bk—16 to 69 inches; stratified clay loam  
3C—69 to 83 inches; extremely gravelly coarse sand

### **Minor Components**

#### **Cumulic Haploxerolls, clayey**

Percentage of map unit: About 6 percent  
Slope: 2 to 9 percent  
Position on landform: Inset fans

Biological Assessment  
24604 Mulholland Highway (APN-4455-042-015), Los Angeles County, California

**Riverwash**

Percentage of map unit: About 5 percent  
Position on landform: Drainageways

**Danville, coastal**

Percentage of map unit: About 2 percent  
Slope: 2 to 9 percent  
Position on landform: Alluvial fans and fluvial terraces

**Typic Argixerolls**

Percentage of map unit: About 2 percent  
Slope: 9 to 30 percent  
Landform: Hills and mountains

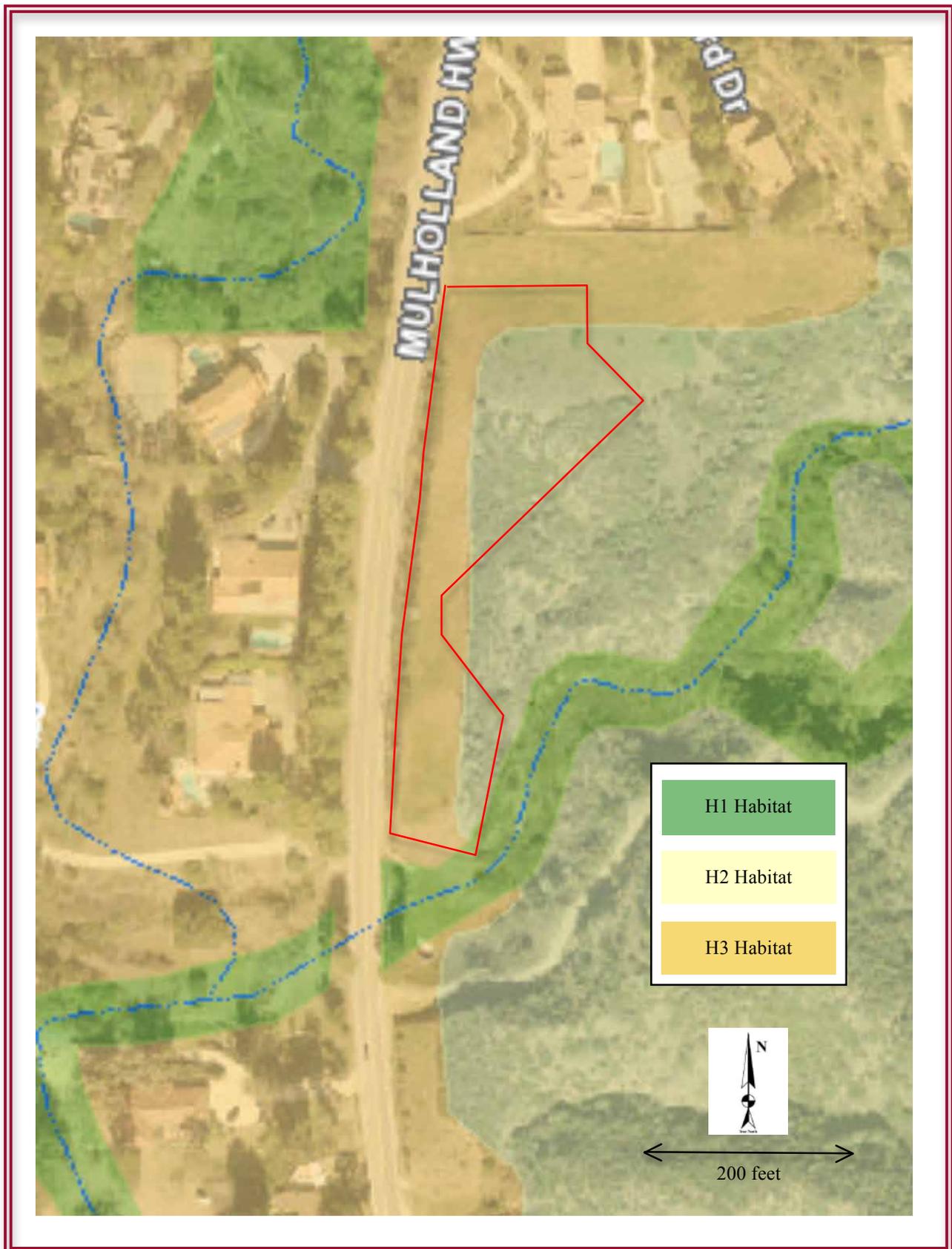


Exhibit M - SMM I CP-Net Habitat Man

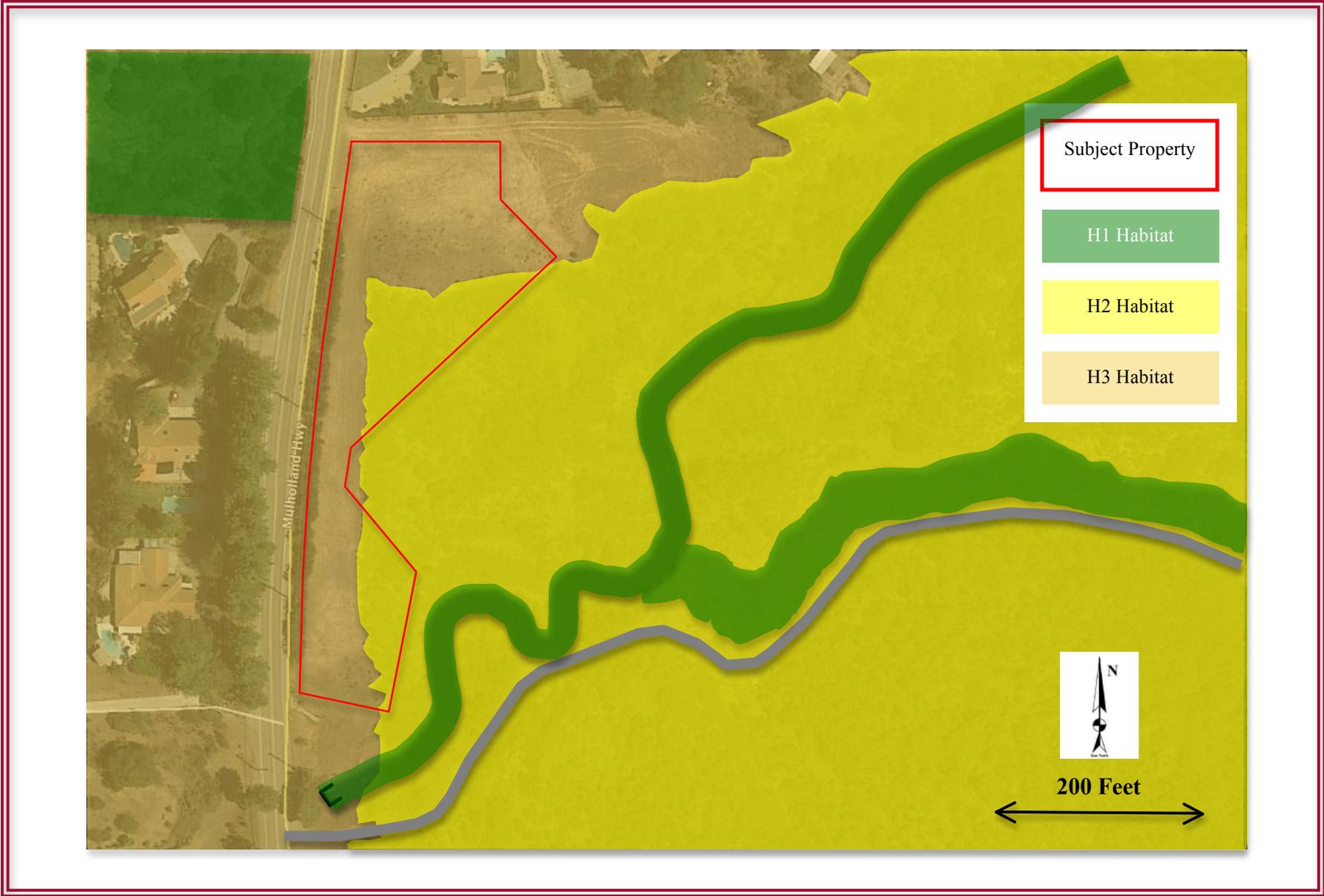


Exhibit N - Site-Specific Habitat Category Map

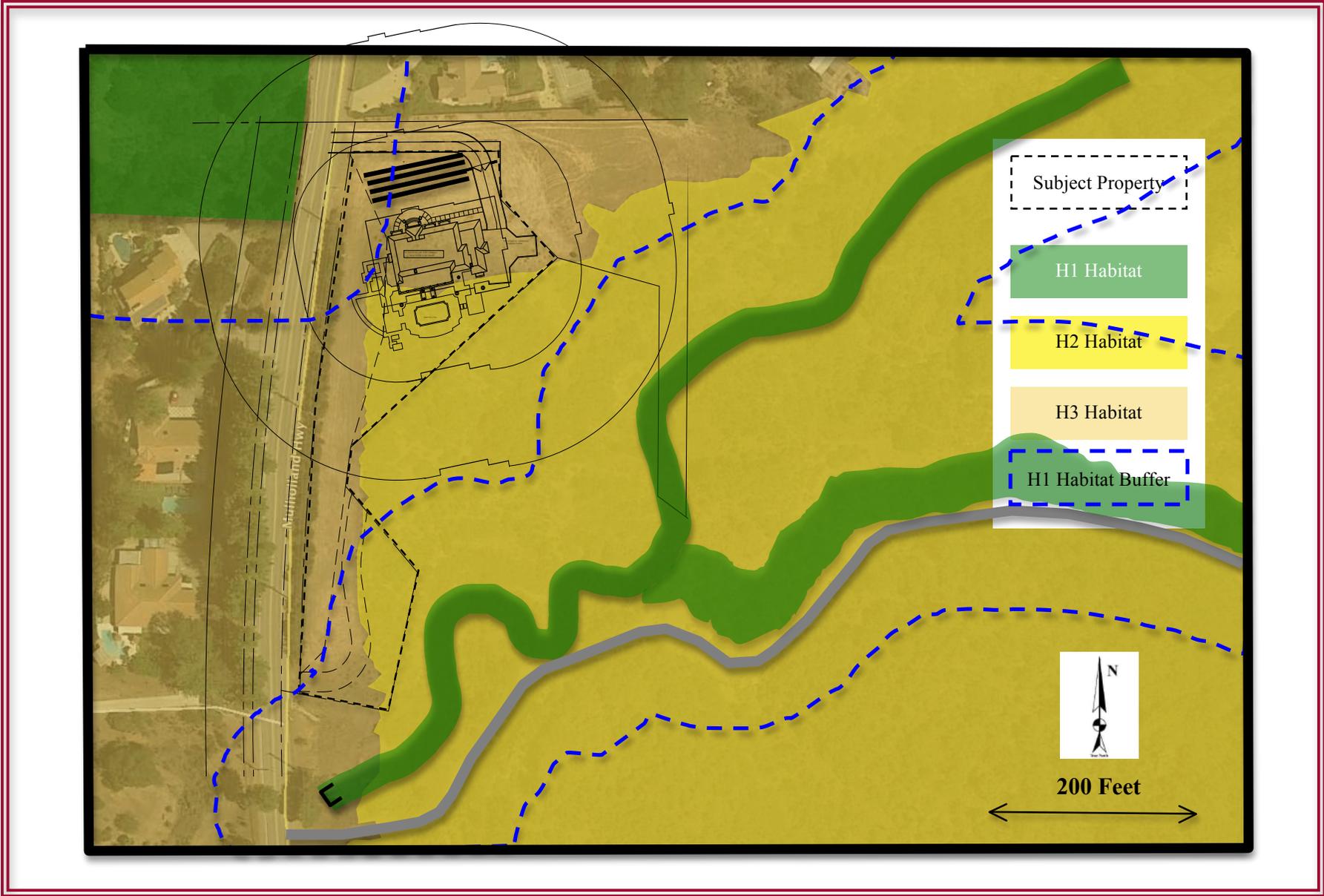


Exhibit O - Site Plan with Proposed Fuel Modification Zones

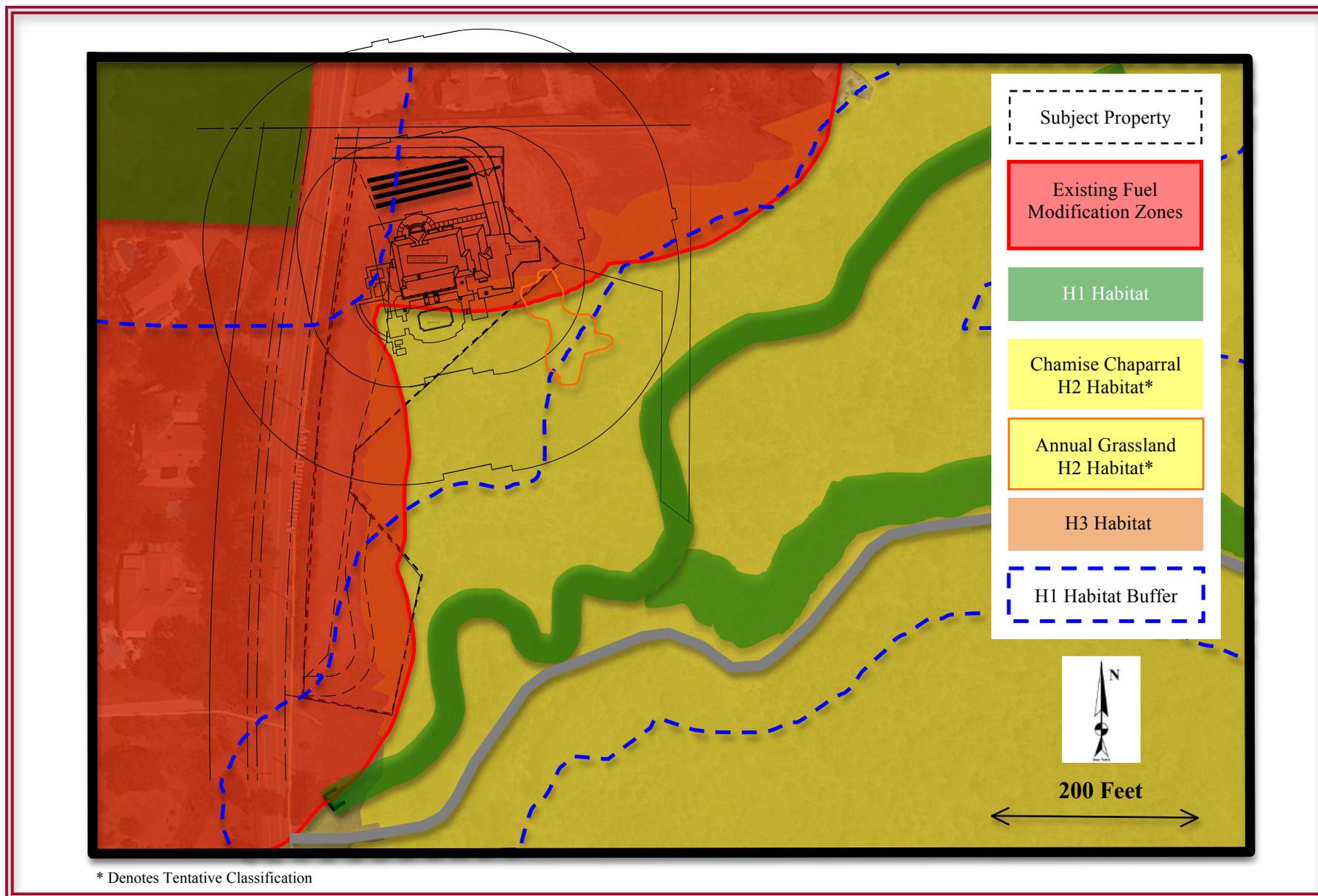


Exhibit O - Site Plan with Proposed Fuel Modification Zones

<b>Santa Monica Mountains Biological Assessment Checklist</b>	<b>Page</b>	<b>Initials</b>
Title Page		
A. Project name.	Title	amf
B. County identification numbers (Project number, Permit number, APN's)	Title	amf
C. Applicant name and contact information	Title	amf
D. Name and affiliation of preparer.	Title	amf
E. Date.	Title	amf
I. Project and Survey Description		amf
A. Project description.	P 14	amf
1. Project name, type of report, address of project.	Title & P1	amf
2. County application identification numbers including APNs.	Title & P1	amf
3. Applicant name and contact information.	Title & P1	amf
4. Parcel and acreage information.	Title & P1	amf
5. Location.	Title & P1	amf
a. Map of regional features showing project location, including watershed boundaries, proximity to public lands, streams, drainages, and roads.	Exhibit A, B, D, F, J, M, N, O, P	amf
b. Color aerial photograph(s) showing regional context of project, project parcel(s), existing development, open space, etc.	Exhibit A	amf
6. Detailed description of proposed project, including area of vegetation removal, modification, or disturbance, grading volumes, etc.	P 14	amf
B. Description of major natural features.1. Landforms and geomorphology.2. Drainage and wetland features.3. Soils (soil/geological map optional).	P 1, 2, 7, Exhibit L	amf
C. Methodology of biological survey.1. Date(s) of survey(s).2. Detailed description of survey methods.	P 1	amf
II. Biological Characteristics of the site		
A. Flora.	P 5	amf
1. Map of vegetation communities, specifying system used (the use of Sawyer et al. 2009 is recommended)	Exhibit F	amf
2. Map of project site showing the habitat areas (H1, H2, H2 "High Scrutiny", H3 Habitat) from the LUP Biological Resources map.	Exhibit K, M	amf
3. Vegetation cover table, with acreages of each vegetation type (can be a legend in map)	P 15	amf
4. Location, trunk, diameter, and canopy extent mapped for each protected tree (oak, sycamore, walnut, bay) that is within 25 feet of any portion of the proposed development (on-site or off-site). Note: for protected oaks (>5" DBH) on or within 200' of property, an oak tree report is required. Include oak tree reports in an appendix	N/A	amf
B. Fauna.	P 6	amf
1. Discussion of species observed; description of wildlife community.	P 6	amf
C. Sensitive species.	P 7	amf

1. Table of possible sensitive species and possible sensitive vegetation, including brief description of potential impacts to any sensitive species.	Exhibit K	amf
2. Maps of occurrence for sensitive species observed	N/A	amf
D. List of flora and fauna observed or known from site	P 5, 6, Exhibit H	amf
E. Survey Checklist (see Part B, Survey Checklist, above)	Appendix 1	amf
III. Bibliography		
A. Bibliography of references cited in text	See footnotes	amf
IV. Appendices		
A. Site photographs (color)	Exhibit C	amf
B. Qualifications of biologists and other contributors	Appendix 2	amf
C. Oak tree report for sites with jurisdictional native oak trees	N/A	amf

# Andrew Forde

## Wildlife Biologist

Mr. Forde has a research degree in wildlife biology read for at the University of St Andrews, Scotland and has a higher national certificate in biology read for at Stow College, Scotland. He has more than 14 years consulting experience in southern California primarily as a wildlife biologist. He has participated in research projects with the United States Geological Service, United States Fish and Wildlife Service, and California Department of Fish and Wildlife (CDFW), and has worked at University of California, Davis, Raptor Center. He has conducted countless surveys for special-status, threatened, and endangered species, written numerous biological reports and assessments, prepared and reviewed sections for CEQA documents, edited scientific papers for the United States Geological Survey, and has written communications for press release. He has also conducted botanical surveys, delineated wetlands, prepared reports, Section 404 and 401 applications, and Section 1600 Streambed Alteration Agreements.

He has held permits authorizing take of more than 10 threatened and endangered species. His current 10(a)(1)(A) Federal Fish and Wildlife Permit, TE-062907-8, authorizes take of quino checkerspot butterfly, southwestern willow flycatcher, least Bells vireo, and California gnatcatcher throughout their range. Federal Bird Marking Permit 23529 authorizes capture, banding, and marking of willow flycatcher. CDFW Memorandum of Understanding (MOU) 3-6-2012 and Scientific Collectors Permit (SCP) SCP-3750 authorize the above activities and authorization to take willow flycatcher and trap and sacrifice brown-headed cowbirds for the purpose of enhancing the survival of threatened and endangered species. CDFW SCP-3750 also authorizes survey and capture of invertebrates, reptiles, amphibians, birds, and mammals using a variety of techniques, including pitfall. CDFW MOU also authorizes capture of bats using mist nets, hand-held nets, and harp traps. He also uses acoustical equipment and sophisticated software to identify bats.



### Education

Bachelor of Science, Honors, Biology, St Andrews University, Scotland, 1997

Higher National Certificate, Biology, Stow College, Scotland, 1993

### Permits

10(a)(1)(A) Federal Fish and Wildlife Permit, TE-062907-6, authorizes take of quino checkerspot, southwestern willow flycatcher, least Bells vireo, and California gnatcatcher throughout their ranges.

CDFW Memoranda of Understanding, dated March 2012, authorizes take of willow flycatcher, least Bells vireo, and California gnatcatcher throughout the state.

Federal Bird Marking Permit, 23529, authorizes capture, banding, and marking of southwestern willow flycatcher.

CDFW Memoranda of Understanding, dated March 2012, authorizes take of bats throughout California.

CDFW Memorandum of Understanding, dated March 2012, authorizes trapping and sacrifice of brown-headed cowbirds.

CDFW Scientific Collectors Permit, SCP-3750, authorizes activities listed in the above permits and MOU and includes authorizations to survey and capture invertebrates, reptiles, amphibians, and mammals for the purpose of identification.

### Special Training

Flat-tailed Horned Lizard, Bureau of Land Management, 2014

Bat Capture & Handling, National Trust Scotland, August 2012

Bat Ecology, Survey Techniques, & Guidelines, National Trust Scotland, August 2012

Yellow-Billed Cuckoo, Southern Sierra Research Station, June 2012

Bat Conservation and Management, Bat Conservation International, May 2012

Raptor Research Conference (Scotland), Raptor Research Foundation, October 2009

Bat Ecology & Identification, The Wildlife Society, August 2004

Bat Ecology, Identification, & ANABAT, Michael O'Farrell & Chris Corben, June 2004

Ecology of Vernal Pool Grasslands, University of California, Davis, 2004

Southwestern Willow Flycatcher, The Southern Sierra Research Group, May 2004

Sensitive Butterflies of San Diego County, Faulkner & Klein, 2003

California Branchiopod, Mary Belk, 2003

Sensitive Reptiles & Amphibians, The Wildlife Society, 2003

### Invertebrates

Mr. Forde has held permits authorizing take of at least 8 threatened and endangered invertebrates. His primary focus is butterflies. He has attended workshops hosted by the San Diego Natural History Museum and by Faulkner and Klein, studied specimens at museums, and has taken and passed the US Fish and Wildlife Service quino checkerspot butterfly exam on all three occasions that he has taken it. The exam requires the taker to be able to identify approximately 40 species of co-occurring butterfly. He has also passed the services branchiopod exam on multiple occasions, which requires the taker to be able to identify all 27 species that occur in California. He has conducted surveys for threatened and endangered invertebrates in San Diego, Riverside, San Bernardino, and Ventura counties, and has assisted the USFWS in support of their long-term monitoring efforts of endangered and threatened species.

### Reptiles & Amphibians

Mr. Forde has attended several workshops that focused upon ecology, life history, and distribution of reptiles and amphibians. His SCP authorizes take of numerous reptiles and amphibians for the purpose of identification. He has conducted surveys for reptiles in Imperial, San Diego, Orange, Riverside, San Bernardino, Ventura, Los Angeles, Santa Barbara, Kern, and other counties. He has detected numerous special-status species during these surveys including southwestern pond turtle, San Diegan tiger whiptail (100s of individuals), southern California legless lizard (100 of individuals), coast-horned lizard, San Bernardino ringneck snake, San Diego Mountain kingsnake, two-striped garter snake, south coast garter snake, western spadefoot, arroyo toad, and California red-legged frog.

### Birds

Mr. Forde's Federal Fish and Wildlife Permit, CDFW MOU, and SCP authorize take (survey, locate nests, monitor nests, and remove brown-headed cowbird eggs and chicks from parasitized nests) of southwestern willow flycatcher, least Bell's vireo, and California gnatcatcher. Federal Bird Marking Permit, 23259, authorizes him to capture, band, and mark southwestern willow flycatcher. He has conducted surveys for flycatcher on Castaic Creek, Santa Clara River, San Francisquito Creek, San Gabriel River, Santa Ana River, Rio Hondo, Whittier Narrows, Salinas River,

Lower Colorado River, the Bill Williams River, the Gila River, the All American Canal, Imperial National Wildlife Area, Mittry Lake Wildlife Area, Bill Williams River National Wildlife Refuge, and Havasu National Wildlife Refuge among numerous smaller rivers, creeks, and wetlands. He has monitored their nests to determine reproductive success and collect other pertinent data and has captured individuals using calls and mist nets for the purpose of banding them, and collecting blood and feather samples for DNA analysis. He has conducted surveys for least Bell's vireo on Castaic Creek, the Santa Clara River, San Francisquito Creek, San Gabriel River, Santa Ana River, Rio Hondo, Whittier Narrows, and Salinas River among numerous smaller rivers and creeks. He has conducted surveys for California gnatcatcher throughout San Diego, Orange, Riverside, San Bernardino, Ventura, and Los Angeles counties. He has found at least one nest in every territory established by these species in the areas that he has surveyed. His SCP also authorizes take (survey, locate nests, monitor nests) of burrowing owl. He has conducted surveys for burrowing owl in Imperial, San Diego, Orange, Riverside, San Bernardino, Ventura, and Los Angeles counties. He has observed hundreds of individuals and nest burrows.

#### Small Mammals

Mr. Forde has attended workshops hosted by Bat Conservation International, Michael O'Farrell, Chris Corben, The Wildlife Society, The Desert Institute, and the National Trust for Scotland that focused upon the ecology and identification of small mammals. He has conducted surveys for small mammals throughout southern California using a variety of methods to identify them including trapping, spotlighting, scent/track stations, and camera stations. He has also conducted surveys in Arizona, Nevada, Utah, and the west coast of Scotland using mist-nets, hand-held nets, harp traps, to capture and identify bats. He has captured and identified numerous special-status species including western small-footed myotis, long-eared myotis, fringed myotis, long-legged myotis, silver-haired bat, western red bat, pallid bat, greater bonneted bat, and state candidate, Townsend's big-eared bat. He also uses acoustical equipment and analytical software to identify bats using full spectrum, heterodyne, frequency-division, and time-expansion, and conducts emergence surveys using spotlights, infrared lights (IRLamp6), and night-vision cameras (Sony Night Shot, Samsung Nite Lite).

#### Special Training

- Giant Garter Snake, The Wildlife Society, 2003
- Blunt-Nosed Leopard Lizard Survey Technique & Identification, The Wildlife Society, 2003
- Owl Survey Techniques, Kern River Preserve, 2002
- Desert Tortoise Survey and Handling Workshop, The Desert Tortoise Council, November 2002
- Desert Mammals, The Desert Institute, 2002
- Desert Birds, The Desert Institute, 2002
- Desert Reptiles & Amphibians, The Desert Institute, 2002
- Springtime Desert Butterflies, San Diego Natural History Museum, 2002
- Flat-tailed Horned Lizard, Bureau of Land Management, 2001
- Arroyo Toad Handling Techniques, Authorized by U.S. Fish and Wildlife Service, 2001
- Burrowing Owl Ecology, University California Davis, Raptor Center, 1999
- Raptor Capture & Handling Techniques, University California Davis, Raptor Center, 1999
- Bird Banding & Species Identification, Ventana Wilderness Sanctuary, 1998

### Special Training

Environmental Law Conference, The State Bar of California, October 2014

Environmental Law Conference, The State Bar of California, October 2006

Advanced Wetland Delineation, Richard Chinn Environmental, 2003

Navigating Federal & State Permits for Developments in Waters of California, University of California Los Angeles, 2002

Wetland Delineation & Management, Richard Chinn Environmental, 2002

The Basics of the California Environmental Quality Act, Association of Environmental Professionals, 2002

### Botanical Surveys

Mr. Forde has held CDFW State-Listed Plant Collection Permits authorizing him to collect state listed endangered, threatened, and rare plants in California. He has conducted botanical surveys in Imperial, San Diego, Orange, Riverside, San Bernardino, Los Angeles, Ventura, and Santa Barbara counties. He has observed numerous special-status, rare, threatened, and endangered species including Catalina mariposa lily, slender mariposa lily, Plummer's mariposa lily, Lewis's evening primrose, southern tarplant, San Fernando spineflower, Parry's spine-flower, Santa Susana tarplant, Agoura Hills dudleya, Santa Monica Mountains dudleya, Conejo dudleya, Conejo buckwheat, and Lyon's pentachaeta,

### Wetland Delineation

Mr. Forde has attended basic and advanced wetland delineation workshops and attended courses hosted by the University of California, Los Angeles that focused on federal and state permitting for development in waters of California. The workshops focused on the application of the 1987 Wetland Delineation Manual and Regional Supplements used by the Army Corps of Engineers. During the workshops and courses, he gained valuable knowledge and experience of technical guidelines for wetland delineation, regional supplement field indicators for hydrophytic vegetation, hydric soils, and wetland hydrology, methods for making jurisdictional determinations, and the permitting process. Since that time, he has delineated streams and wetlands in Orange, Riverside, San Bernardino, Ventura, and Los Angeles counties including major portions of the Santa Clara River and the Ballona Wetlands. He has also prepared Section 404 (US Army Corp of Engineers), Section 401 (Regional Water Quality Control Board), and Section 1600 Streambed Alteration Agreement (CDFW) applications.

## Research Experience

### **Central Valley Habitat Joint Venture, California Department of Fish and Wildlife, Sacramento County, CA, 1999-2001**

Participated in research that sought to identify habitat use by a range of waterfowl species including northern pintail, green-winged teal, mallard, and white-fronted geese. Responsibilities included capture using rocket-fired nets and box traps, age and sex classification, attaching transmitters, and tracking movements using aerial and land based telemetry techniques.

### **United States Geological Survey, Yolo County, CA and California Department of Fish and Wildlife, Sacramento County, CA 1999 - 2001**

Participated in research specifically aimed at developing a reliable methodology to index the Pacific Coast population of band-tailed pigeons and to document behavior associated with mineral gravelling and its relationship to nest site selection and nest success. Responsibilities included capture using rocket-fired nets and box traps, age and sex classification, attaching transmitters, tracking movements, and locating nests using aerial and land based telemetry techniques. Location data was determined by triangulation and by the use of Remote Data Systems, Global Positioning Systems, and Geographic Information Systems.

### **Big Sur Ornithology Laboratory & California Condor Recovery Program, Monterey County, CA, 1997-1998**

Collected data related to demographic parameters, reproductive success, survival, and migration of riparian birds. Responsibilities included capture using mist-nets, species identification, age and sex classification, measuring morphological characteristics, behavioral observations, point counts, territory mapping, and habitat assessment. Responsibilities to the condor program included pre-release conditioning, release, tracking movements using land based telemetry techniques, trapping and handling for replacement of radio transmitters, and collecting blood samples, and assisting with the supplemental feeding program.



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June 21, 2014

Project Number: 14-00304

Attn: Zeev Zanzuri  
Anat and Zeev Zanzuri  
24604 Mulholland Hwy  
Calabasas, California 91302

**Subject: Vegetation Management and Bush Clearance Analysis of 24604 Mulholland Highway,  
Calabasas, Los Angeles County, California**

Dear Mr. Zanzuri:

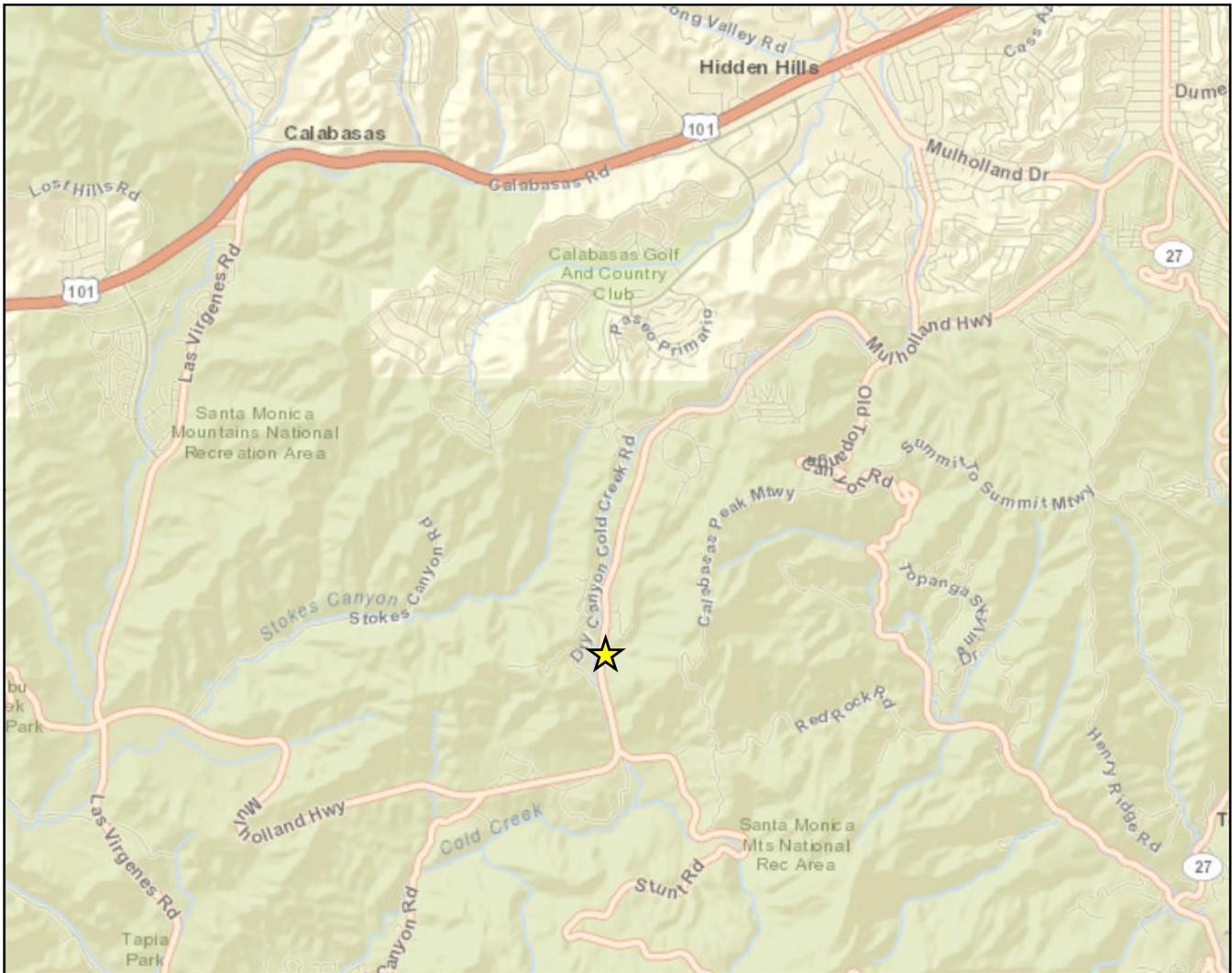
This report documents the findings of a Vegetation Management and Bush Clearance Analysis conducted for the property located at 24604 Mulholland Highway in an unincorporated area of Calabasas, Los Angeles County, California (Figure 1). The proposed project includes the development of a 1.7-acre parcel (Assessor's Parcel Number [APN] 4455-042-015) with a residential home, pool, driveway, septic system, drainage and catchment basin system, dry pond, wall, and cut slopes. The purpose of this report is to satisfy condition 13 and 15 of the California Coastal Commission Revised Notice of Incomplete Action (File NO. 4-14-0322) for the Coastal Development Permit. The report includes the review and analysis of the County of Los Angeles Fire Department Prevention Services Bureau Forestry Division Brush Clearance Section's Fuel Modification Plan Guidelines (2011) as it relates to the proposed project, determination of the specific hazard reduction zones, and identification of vegetation that may be impacted from fuel modification/clearance activities. The results and recommendations conveyed in this report are based on a review of readily available relevant literature, and examination of aerial photographs and topographic maps.

**METHODOLOGY**

A field reconnaissance survey was performed; however, definitive surveys to confirm the presence or absence of special status species were not performed as part of this analysis as these require specific methodologies and extensive field survey time during appropriate seasons.

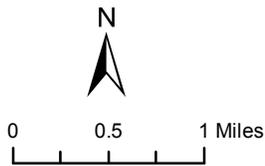
The literature review included searches of the County Fire Department's Fuel Modification Plan. A site visit was conducted on May 22, 2014 by biologist Amber Bruno. The site visit included a general assessment of the existing vegetation communities on and within 200 feet of the parcel (APN 4455-042-015), to include all areas that could be impacted by fuel modification/clearance activities.

24604 Mulholland Highway  
Vegetation Management and Bush Clearance Analysis



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★ Project Location



Regional Location

Figure 1  
Zanzuri

## **EXISTING VEGETATION**

Vegetation communities observed within the survey area included non-native annual grassland, mixed chaparral, and riparian vegetation associated with the wash downslope and north of the parcel. The non-native grassland onsite is characterized by invasive non-native brome species (*Bromus* sp.), but also included wild oats (*Avena* sp.), and tocalote (*Centaurea melitensis*), and native species such as fiddleneck (*Amsinckia* sp.). The mixed chaparral habitat included common native species including but not limited to; California brittlebush (*Encelia californica*), chamise (*Adenostoma fasciculatum*), black sage (*Salvia mellifera*), and yucca (*Hesperoyucca whipplei*). Species observed in the wash included species typical of chaparral and southern California riparian areas such as California sycamore (*Platanus racemosa*), mule fat (*Baccharis salicifolia*), and golden yarrow (*Eriophyllum confertiflorum*).

A list of plant species generally observed during the survey is included as Appendix A. Photos taken during the survey are included in Appendix B. Figure 2 depicts the vegetation communities (habitat types) mapped with the location of photos taken on site.

## **FIRE MANAGEMENT REQUIREMENTS**

The purpose of the County Fire Department's Fuel Modification Plan is to guide the modification of the fuel load within the property boundary to reduce the overall intensity of any wildfire by controlling possible fuels control in areas adjacent to structures and to create a defensible space to provide a safe working area for fire fighters to protect life and improved properties.

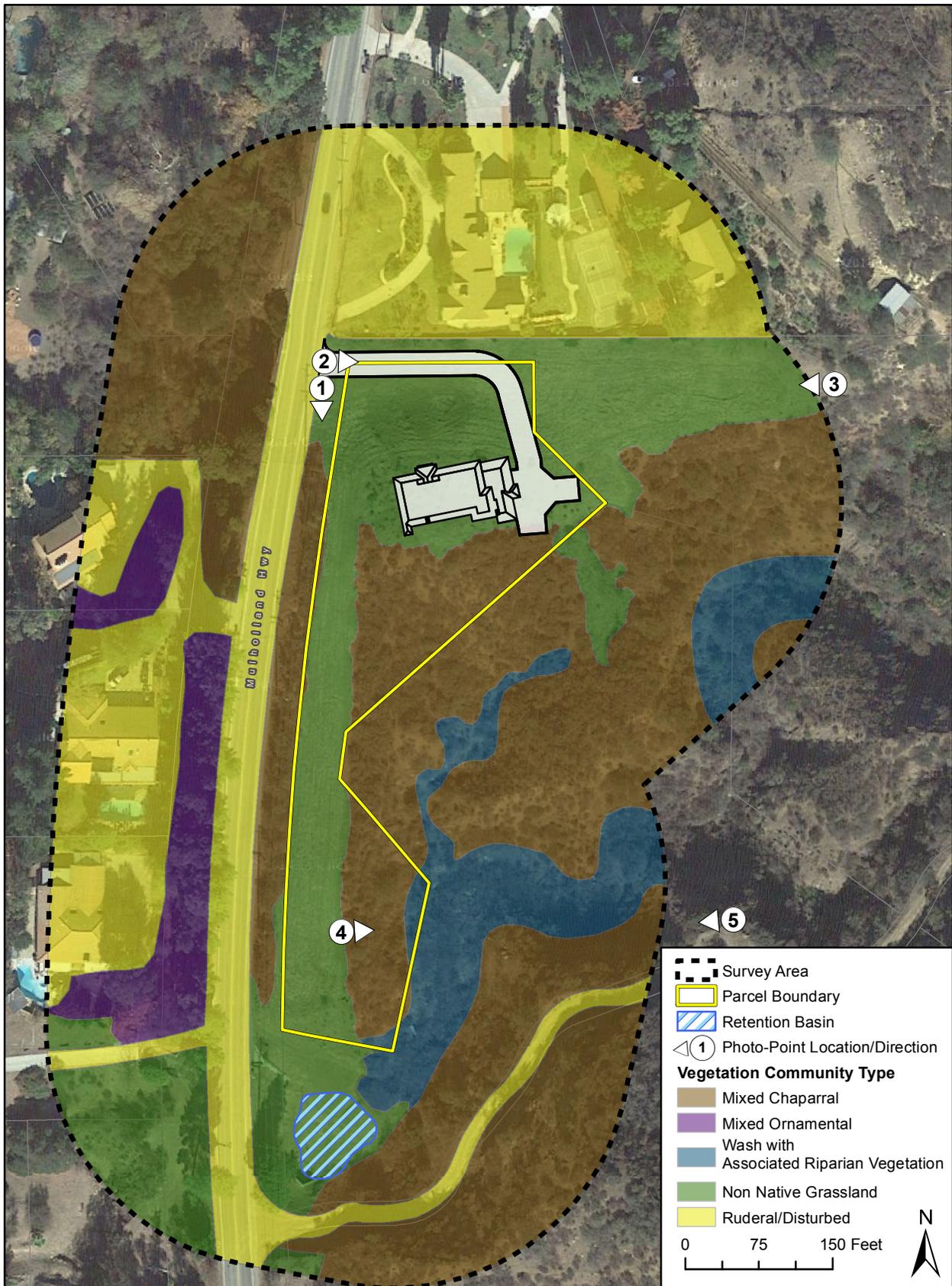
Development in Fire Hazard areas requires the maintenance of a defensible space. Defensible space is the reduction of available fuels surrounding a structure to reduce fire-spread potential between the structure and adjacent vegetation. In a zone immediately surrounding a structure, the goal is to reduce the heat intensity of the fire. Some fuels can still exist, such as trees, but there can be no continuity between fuel sources. This requires the removal of fuels directly adjacent to the surfaces of a structure. It is also necessary to break the direct path of the fire to the structure by creating a discontinuous distribution of fuels. Some vegetation can be beneficial because it will partially screen a structure from the hot gases and embers of a wind-driven wildfire. The following information is taken directly from the Los Angeles County Fire Department's Fuel Modification Plan:

### Zones

There are three zones of required defensible space:

**Zone A: Setback Zone.** Normally 20 feet around a structure, but as much as 50 feet if on a steep slope of 20% or greater. Attributes of this zone include:

- Well irrigated vegetation with high moisture content such as lawn grass, ground covers, and adequately spaced small shrubs and small trees.
- Walkways, gravel, paving, and water features.
- Required space between plants and the foundation.
- Decks constructed of nonflammable materials.
- Existing trees limbed up six feet from the ground. No new trees should be planted.



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 Additional data provided by Hardy Engineering, 2014 and  
 Los Angeles County, 2010.

Vegetation Map and Photo Points

Figure 1  
**Zanzuri**

**Zone B: Irrigation Zone/Transition Zone.** This area extends from the edge of Zone A up to 100 feet from structures or to the property line, whichever is less. Attributes of this zone include:

- Well irrigated vegetation with high moisture content such as lawn grass, ground covers, and adequately spaced small shrubs and trees.
- Irrigation.
- Plants listed as appropriate in Appendix E.
- Trees limbed up a minimum of six feet, or three times the height of underlying vegetation.
- Removal of existing high risk vegetation including laurel sumac, chamise, ceanothus, sage, sage brush, buckwheat, and California juniper.

**Zone C: Native Brush Thinning Zone.** Normally extends up to 200 feet from structures or to the property line, whichever is less. Attributes of this zone include:

- Irrigation not required for this zone.
- Vegetation should be composed of mostly native vegetation.
- Shrubs and trees adequately spaced 30 feet minimum from individual, or groups of trees to other trees.
- Removal of all dead vegetation including tree limbs. No tree limb shall be within 10 feet of a chimney, including out door BBQ.
- Trees must be maintained free of dead branches.
- Trees must be limbed up four feet or 1/3 the height of the tree
- Trees over driveway or roads must be limbed up to 15 feet.
- Shrub height is limited to two feet.

**Fire Access Roads.** In addition to the three zones, the property owner is also required to maintain Fire Access Roads in private access roads that may be used for emergency access.

- All Roads and driveways must provide 10 feet of clearance on each side. This clearance must meet Zone A requirements, with trees set back so canopy is kept 20 feet above road bed, to allow fire equipment access.
- Landscaping and native plants adjoining fire access roads shall be appropriately spaced and maintained to provide safe passage in wildland fire environments.
- Trees should be planted so that, at maturity, they will not overhang any access road leading to a required emergency vehicle turnaround.

Spacing guidelines can be found in Appendix C.

#### Design Considerations

The overall layout of the landscape and its features can play an important role in the safety of any given structure. Locating areas with turf, pools, or terraces between the structure and the areas of greatest potential hazard can significantly increase the defensible space around the structure. Meanwhile, wooden fences, hedges, and planted "screens" can act as a wick and transfer fire from the adjacent wildland areas to the structure.

**Fencing.** If any type of wood fencing is chosen for fencing of wildland/open space areas then it should be of heavy timber, two inches thick or greater and set back five feet from the wild

land/open space area with placement of chipped biomass, rock, and gravel or bare ground for five feet each side of the fence.

**Mulch.** Because mulches and turf can burn, a minimum of one foot of rock or gravel should be placed around the perimeter of each structure, especially where combustible materials are used for siding.

Vegetation

Wildland fuels include combustible live vegetation, as well as dead material either on the ground or still standing. Live vegetation, particularly under drought conditions, becomes a part of the active fuel supply. The structure, amount, and distribution of wildland fuels affect the rate of spread and the heat output from a wildfire. Fuels that are continuous, both on the ground and in what is known as ladder fuels (e.g., dead limbs on a tree from the ground to the live canopy) are an important factor in the rate and ease of the spread of a wildfire. Continuous ground fuel situations provide direct, unbroken routes that allow wildfires to spread. Ladder fuels will bring fire quickly into the canopy of trees making the fire much more intense and susceptible to fast spreading with wind. Due to this, trees in proximity to a structure can lead fire to the roof. It is critical to reduce the amount of vegetation, both live and dead, available to the fire. Reducing the amount of fuel reduces the heat intensity produced and the ability of the wildfire to spread.

The following shrubs and trees are highly flammable; some are not drought tolerant and therefore should not be planted within the project area:

Sage species – <i>Salvia</i> spp.	Pampas grass – <i>Cortaderia</i> spp.
Chia – <i>Salvia columbariae</i>	Cypress species – <i>Cupressus</i> spp.
White sage – <i>Salvia apiana</i>	Eucalyptus species – <i>Eucalyptus</i> spp.
California buckwheat – <i>Eriogonum fasciculatum</i>	Juniper species – <i>Juniperus</i> spp.
California sagebrush – <i>Artemisia californica</i>	Pine species – <i>Pinus</i> spp.
	Cedar species – <i>Cedrus</i> spp.

The following plants are an example of those recommended for general landscaping with appropriate maintenance:

Coast live oak – *Quercus agrifolia*  
California Sycamore – *Plantus racemosa*  
Cottonwood – *Populus fremontii*  
Willow species – *Salix* spp.  
Mule Fat – *Baccharis salicifolia*  
California Bay – *Umbellularia californica*  
California Black Walnut – *Juglans californica*  
Liquidamber – *Liquidamber styraciflua*  
Ceanothus species – *Ceanothus* spp.  
Toyon – *Heteromeles arbutifolia*  
Mountain Mahogany – *Cercocarpus betuloides*  
Holly leaf cherry – *Prunus ilicifolia*  
Dwarf periwinkle – *Vinca minor*  
Native Bunchgrass species – *Stipa* spp.

Additional species both recommended and not recommended can be found in Appendices D and E, respectively.

Topography

Topography influences the movement of air, thereby directing a fire course. For example, if the percentage of uphill slope doubles, the rate of spread for a wildfire will likely double. Steeper slopes require greater distances for fuel modification. Combined with steepness, the direction the slope is facing is an important factor. Gulches and canyons can funnel air and act as chimneys, which intensify fire behavior and cause the fire to spread faster. Slopes facing south, while they may have thinner soils and less dense vegetation, are extremely hot and dry, especially during high fire danger periods. The proximity of structures to slopes, chimneys, saddles, and steep canyons increases the need for fuel modification zones to be extended. These features often guide fires towards structures by directing the local and seasonal winds.

Special Circumstances

Fuel modification requirements can be modified, with approval, under special circumstances. Consideration can be given for the presence or possibility of rare and endangered species, geologic hazards, tree ordinances, or other conflicting restrictions as identified in the conditions for project approval, as long as the fuel modification plan indicates every effort has been made to avoid or mitigate for these conditions prior to submittal and the resulting plan is considered to be in compliance with all other Fire Code requirements.

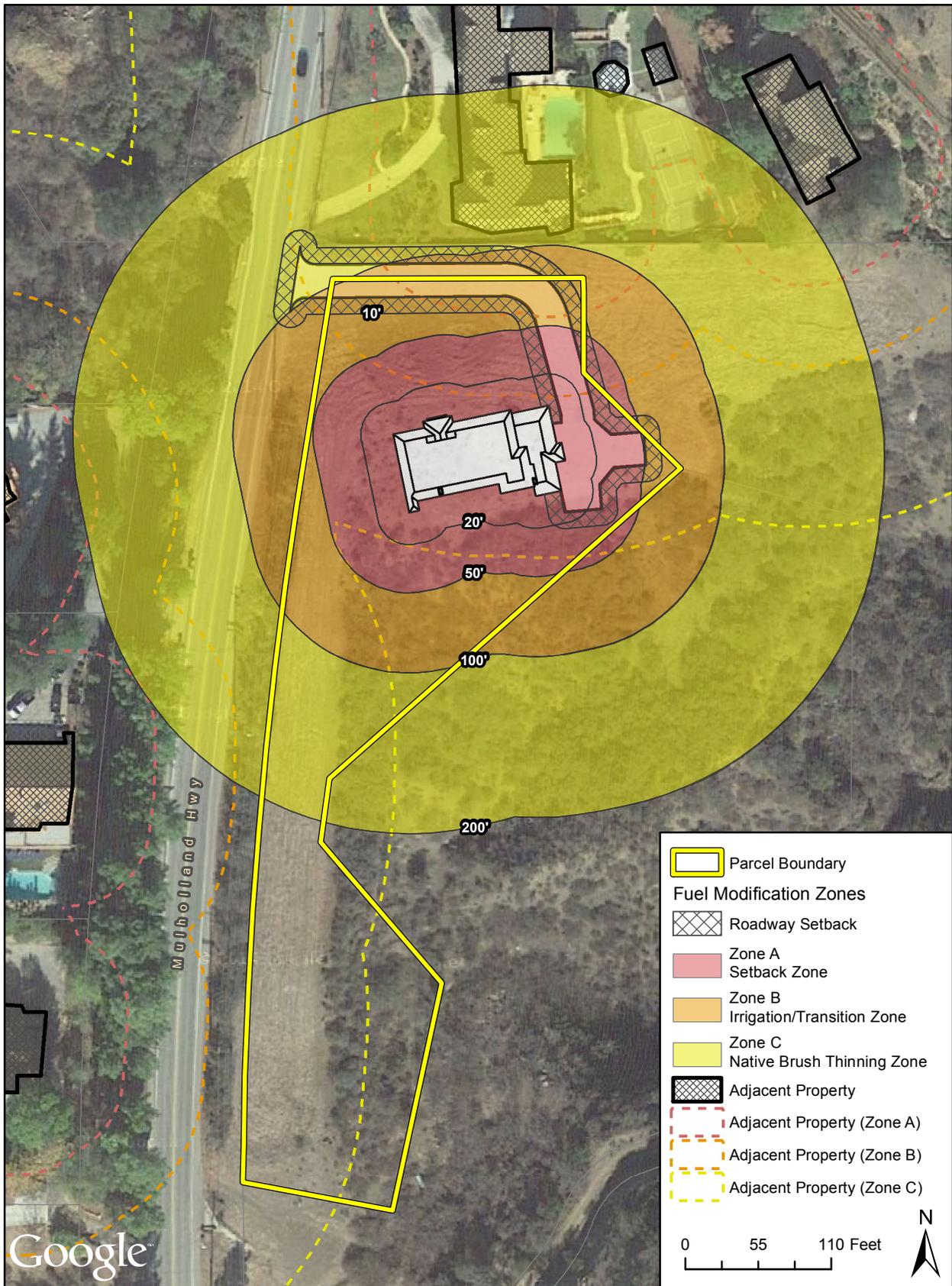
**CONCLUSION**

For the purposes of this report, impact assumptions to, “... *the vegetation that will be removed (or otherwise altered through thinning and/or irrigation) for all proposed structures, including fuel modification on the project site and brush clearance off-site (if applicable)...*” are quantified based on the parcel boundary, even though fuel modification zones extend outside of the parcel.

Per Condition 15 of the California Coastal Commission Revised Notice of Incomplete Action (File NO. 4-14-0322), Figure 3 depicts brush clearance zones for the proposed project. Within the parcel boundary, the project will require approximately 49,315 square feet of fuel modification including 14,696 square feet of native mixed chaparral (Figure 3). Table 1 presents the approximate amount of vegetation that would be required to be removed or thinned for fire fuel management.

Table 1. Approximate area within Fuel Modification Zones

Fuel Management Zone	Acers	Sq. Ft.	Fuel Management Zone	Acers	Sq. Ft.
<b>Road (Total)</b>	<b>0.12</b>	<b>5445.18</b>	<b>Zone A - Setback Zone</b>	<b>0.38</b>	<b>16727.11</b>
Mixed Chaparral	0.00	183.73	Mixed Chaparral	0.13	5609.89
Non-native Grassland	0.12	5261.44	Non-native Grassland	0.25	11117.22
<b>Roadway Setback</b>	<b>0.09</b>	<b>3933.89</b>	<b>Zone B - Irrigation/Transition Zone</b>	<b>0.27</b>	<b>11665.97</b>
Mixed Chaparral	0.01	487.24	Mixed Chaparral	0.14	5916.87
Non-native Grassland	0.08	3446.65	Non-native Grassland	0.13	5749.10
<b>Structure</b>	<b>0.11</b>	<b>4724.45</b>	<b>Zone C - Native Brush Thinning Zone</b>	<b>0.16</b>	<b>6818.06</b>
Mixed Chaparral	0.00	0.00	Mixed Chaparral	0.06	2497.94
Non-native Grassland	0.11	4724.45	Non-native Grassland	0.10	4320.13



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Additional data provided by Hardy Engineering, 2014 and  
Los Angeles County, 2010.

Fuel Modification Zones

Figure 3  
Zanzuri

24604 Mulholland Highway  
**Vegetation Management and Bush Clearance Analysis**

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As identified in Figure 3, fuel modification zones for adjacent properties overlap with the study area; however, no roadway setbacks overlap the study area. In addition to areas identified within the parcel, approximately 4,782 square feet of fuel modification would occur outside the parcel related to the proposed drive way (Table 2).

Table 2. Roadway Setbacks Outside of Parcel Boundary

Fuel Management Zone	Acers	Sq. Ft.
Road	0.04	1756.89
Non-native Grassland	0.04	1756.89
Roadway Setback	0.07	3025.46
Non-native Grassland	0.06	2411.40
Ruderal/Disturbed	0.01	614.06
Total	0.11	4782.35

Due design of the project, fuel modification associated with the structure and within the parcel boundary would not require vegetation removal or thinning within the wash area identified east and south of the property.



Thank you for selecting Rincon Consultants to provide you with this vegetation management and brush clearance analysis. Please contact us if you have questions, or if we can be of further assistance.

Sincerely,

**RINCON CONSULTANTS, INC.**

Handwritten signature of Amber Bruno in blue ink.

Amber Bruno  
Biologist/Planner

Handwritten signature of Colby J. Boggs in blue ink.

Colby J. Boggs, MS  
Principal/Senior Ecologist

Appendix A  
**Plant Species Observed on Site**

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**Vegetation Management and Bush Clearance Analysis**

<i>Scientific Name</i>	<b>Common Name</b>
<i>Pinus sp.</i>	ornamental pine
<i>rhus interifolia</i>	lemonade berry
<i>Eriophyllum confertiflorum</i>	golden yarrow
<i>Salsola paulsenii</i>	tumbleweed
<i>Encelia californica</i>	California brittlebrush
<i>clarkia sp.</i>	clarkia
<i>Platanus racemosa</i>	sycamore
<i>Eriogonum sp.</i>	California buckwheat
<i>Salvia columbariae</i>	chia sage
<i>Brassica nigra</i>	Black mustard
<i>opuntia sp.</i>	beavertail cactus
<i>cryptantha sp.</i>	popcorn flower
<i>Calystegia purpurata</i>	bindweed
<i>Plagiobothrys canescens</i>	valley popcorn flower
<i>clarkia bottae</i>	clarkia
<i>Baccharis salicifolia</i>	mulefat
<i>Chorizanthe staticoides</i>	Turkish rugging
<i>Centauria melitensis</i>	toocalote
<i>Avena barbata</i>	slender oats
<i>Bromus tectorum</i>	cheat grass
<i>Hesperoyucca whipplei</i>	chaparral yucca
<i>amsinkia sp.</i>	fiddleneck
<i>Adenostoma sp.</i>	chamise
<i>Salvia mellifera</i>	black sage
<i>Salvia apiana</i>	white sage
<i>Camissonia pubens</i>	suncup
<i>Marah macrocarpa</i>	wild cucumber
<i>Ailanthus altissima</i>	tree of heaven
<i>Solanum xanti</i>	chaparral nightshade
<i>Bromus sp.</i>	brome
<i>Cucurbita palmata</i>	coyote melon

Appendix B  
Site Photos

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Photo Point 1. Northwest portion of study area facing south.



Photo Point 2. Northwest portion of survey area facing east.



Photo Point 3. Northeast portion of study area facing west.



Photo Point 4. South-central portion of study area facing east.



Photo Point 5. Southeast portion of survey area facing west.

Appendix C

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Planting, Spacing and Maintenance Information, Los Angeles County Fire Department's  
Fuel Modification Plan

**Information:**

- Utilize slope distance for all measurements.
- Maintenance includes irrigation and annual removal of weeds, dead materials, and other undesirable flammable vegetation required to keep the fuel modified area in a fire safe condition as required by the approved Fuel Modification Plan.
- During early stages of revegetation, plants are small and may be planted in increased densities to establish erosion control measures; however, as these plants mature and increase in size they must be thinned to meet fuel modification standards.
- The term “fire resistant” may be misleading. All plants will burn if there is enough heat and other conditions are right. Vegetative fire resistance may be enhanced through consistent irrigation.

**General Requirements:**

- Select plant material which will produce coverage of permanent planting effectively controlling erosion.
- Consider utilizing deep-rooted plant material needing limited watering.
- Limit use of plants, which are known to be especially flammable, throughout your property.
- Limit use of plants which develop large volumes of foliage and branches.
- Limit use of plants which develop deciduous or shaggy bark.
- Limit use of plants which develop dry or dead undergrowth.
- Recommended minimum spacing is 30 feet between canopies for trees and 15 feet or three times the height of large shrubs. Limited grouping or alternative spacing may be approved.

**Specific Requirements:**

- Plants and trees must be individually planted, spaced and maintained in such a manner that they do not form a means of transmitting fire from native growth to the structure.
- Select plant species from the approved plant list for each zone and geographical area. Other species will be reviewed on a case-by-case basis. Expect for dwarf varieties or mature trees small in stature, trees are generally not recommended within Zone A for reasons which go beyond fire issues and are therefore not included in the planting guide. Tree canopies may extend into Zone A when planted outside the zone.
- Limit massing of vegetation adjacent to structures, especially under eaves, overhangs, decks, etc.
- Provisions for continuous maintenance must be documented on the Fuel Modification Plan and CC&Rs, i.e., by Homeowners Associations, property owners, or other entities.
- Conduct yearly maintenance to reduce fuel volumes, eliminate weeds, remove dead vegetation, etc. prior to annual brush inspections.
- Irrigation shall be designed to supplement native vegetation and established plaintive natives and ornamentals.
- Irrigation shall be directed away and placed outside the dripline of native oaks.

Care should be taken to avoid erosion problems created or enhanced by total vegetation removal. In areas where target species comprise the total vegetation, partial removal is recommended with replacement planting using desirable species as the long-range goal. Avoid using shallow rooted ground covers on steep slopes. Ice plant, while an effective ground cover on flat surfaces, would be undesirable on a steep slope because its shallow rooted nature may cause it to slide off the slope if the root zone becomes saturated during a rainstorm, exposing soil to erosion.

Appendix D

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Undesirable Plant List, Los Angeles County Fire Department's Fuel Modification Plan

**TARGET PLANT SPECIES** - Certain plants are considered to be undesirable in the landscape due to characteristics that make them highly flammable. These characteristics can be either physical or chemical. Physical properties would include large amounts of dead material retained within the plant, rough or peeling bark, and the production of copious amounts of litter. Chemical properties include the presence of volatile substances such as oils, resins, wax, and pitch. Certain native plants are notorious for containing these volatile substances. Plants with these characteristics should not be planted close to structures in fire hazard areas. Should these species already exist within these areas, they should be removed because of the potential threat they pose to structures. They are referred to as target species since their complete or partial removal is a critical part of hazard reduction. The following is a partial list of plants that should be avoided near structures.

### **UNDESIRABLE PLANT SPECIES (TARGET SPECIES)**

#### *Natives:*

*Adenostoma fasciculatum* - Chamise  
*Adenostoma sparsifolium* - Red shank  
*Artemisia californica* - California Sagebrush  
*Eriogonum fasciculatum* - Common Buckwheat  
*Salvia* sp. - Sage, native species

#### *Ornamentals:*

*Cortaderia* sp. - Pampas Grass  
*Cupressus* sp. - Cypress  
*Eucalyptus* sp. - Eucalyptus\*  
*Jasminum humile* - Italian Jasmine  
*Juniperus* sp. - Juniper'  
*Pinus* sp. - Pine  
*Plumbago auriculata* - Cape Plumbago  
*Rosmarinus officinallis* - Rosemary\*  
*Tecoma capensis* - Cape Honeysuckle  
\* Except as permitted in the planting list

### **INVASIVE PLANT SPECIES**

Other plants may be considered to be undesirable due to their ability to naturalize in wildland areas and become pests, because they are invasive in the landscape, or because they are an aggressive spreading or climbing species that out compete other plants and add to the fuel load on site. These types of plants should be avoided, especially in sensitive riparian or coastal areas where they may become established and compete with native vegetation. Applicants may be required to remove these plants where they occur. The list below contains just a few of the most commonly used plant species that should not be planted due to their invasive nature. For lists of additional species considered to be invasive that should be avoided, visit the California Invasive Plant Council website at [www.cal-ipc.org](http://www.cal-ipc.org).

**UNDESIRABLE PLANT SPECIES (INVASIVE SPECIES)**

*Carpobrotus edulis* - Hottentot Fig

*Cortaderia* sp. - Pampas Grass

*Cytisus* sp. - Broom

*Eucalyptus globulus* - Blue Gum

*Hedera canariensis* - Algerian Ivy

*Pennisetum setaceum* - Fountain Grass - including all cultivars and varieties

*Phoenix canariensis* - Canary Island Date Palm

*Schinus molle* - California Pepper Tree

*Schinus teribinthifolius* - Brazilian Pepper Tree

*Vinca maior* - Periwinkle

*Washingtonia robusta* - Mexican Fan Palm

Appendix E

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Approved Plant List, Los Angeles County Fire Department's Fuel Modification Plan

This plant list is provided as a suggested, but not exclusive, guideline for Fuel Modification and Firewise Landscapes within Los Angeles County. Plants not listed (grasses, annuals etc.) may be used if approved on the Landscape Plan. Any conflicts with other County or local ordinances need to be worked out prior to plan approval. Plants approved on any given plan are for that specific species, in that approved location. Moving plants to other areas of the site, or increasing the number of plants may result in the need for an additional submittal and approval.

The plant list is arranged by plant type and includes categories for the acceptable Fuel Modification Zone, water needs, size, and appropriate geographical area for planting. A comment code is included to assist in plant selection and maintenance requirements.

#### **DESIRABLE QUALITIES FOR LANDSCAPE PLANTS**

- Ability to store water in leaves or stems.
- Produces limited dead and fine material.
- Extensive, deep root systems for controlling erosion.
- Not considered invasive.
- Ability to withstand drought.
- Prostrate or prone in form.
- Ability to withstand severe pruning.
- Low levels of volatile oils or resins.
- Ability to resprout after a fire.
- Minimal maintenance requirements.

#### **PLANT LIST LEGEND**

<b>Geographical Area</b>	<b>Water Needs</b>	<b>Evergreen/Deciduous</b>
C - Coastal	H - High	E - Evergreen
IV - Interior Valley	M - Moderate	D - Deciduous
D - Deserts	L - Low	E/D - Partly or summer deciduous
	VL - Very Low	

#### **ZONES AND DISTANCE AWAY FROM STRUCTURES**

A letter under the zone column corresponds to the appropriate zone location for that particular plant. A number on the list denotes the minimum distance allowed from any structure. Example: "A, B-15" would indicate the plant could be planted in Zone A, but should be planted no closer than 15' from a structure. If just the letter B is present, this plant would typically be appropriate for planting anywhere within Zone B.

Trees should typically be planted no closer than one half their expected mature spread away from structures and roads or driveways that are the access routes for emergency vehicles. Example: If a particular species of tree potentially reaches 30' in diameter, it should be planted no closer than 15'.

Zone A: Setback Zone - normally extends to 20' but sometimes up to 50' from structures.

Zone B: Irrigated/Transition Zone - extends from the edge of Zone A up to 100' from structures. Irrigated areas extending past 100', such as manufactured slopes, will need to meet the spacing and planting requirements for this zone in most cases.

Zone C: Thinning Zone - thinned native vegetation extending up to 200' from structure.

PLANT LIST COMMENT CODE

1. Not for use in coastal areas.
2. Should not be used on steep slopes.
3. May be damaged by frost.
4. Should be thinned bi-annually to remove dead or unwanted growth.
5. Good for erosion control.
6. Grows best in well drained soils.
7. Produces flowers or fruit that attracts birds and/or butterflies
8. Adaptability can vary.
9. Can be used as a lawn substitute.
10. Showy flowers.
11. Produces edible fruit.
12. Native or native cultivar.
13. Tends to be short lived.
14. High fire resistance.
15. Dead fronds or leaves need to be removed to maintain fire safety.
16. Tolerant of heavy pruning.
17. Must be cut back after flowering.
18. May require partial shade in desert or valley areas.
19. Perennial.
20. Tolerates saline soils.
21. Grows naturally in riparian areas.
22. Good tree for lawns.
23. Produces habitat or food for wildlife.
- X. May be invasive in some areas.

The desirable planting list is based on comments from numerous professionals and public agencies. These resources included the Sunset Western Garden Book, Bob Perry/s Landscape Plants for Western Regions, and the California Department of Water Resources study entitled, WUCOLS (Water Use Classification of Landscape Species)

24604 Mulholland Highway  
Vegetation Management and Bush Clearance Analysis

**GROUNDCOVERS** – REVISED 7/2011

Groundcovers in Zone A, especially woody species, should be maintained at a height of 6 inches or less in Zone A and flat areas of Zone B.

Groundcovers on slopes in Zone B within 50 feet of the structure shall be maintained at a height of 12 inches or less.

Groundcovers on slopes in Zone B outside of 50 feet from the structure should be maintained at a height of 18 inches or less.

BOTANICAL NAME	COMMON NAME	ZONE	WATER NEEDS	HEIGHT	SPREAD	E/D	GEOGRAPHICAL AREA-COMMENTS
Abelia grandiflora 'Prostrata'	Prostrate Glossy Abelia	B	M	1 - 2'	3 - 4'	E	C,IV - 3
Acacia redolens 'desert carpet'	Desert Carpet Acacia	B-30	L	2'	10-15'	E	C,IV,D-3,5,6,10
A. r. 'Low Boy'	Low Boy Acacia	B-30	L	3'	10-15'	E	C,IV,D-3,5,6,10
Achillea tomentosa	Woolly Yarrow	A,B	L	6 - 10"	6 - 12"	E	C,IV - 7,9,19
Aeonium species	NCN	A,B	L	varies	varies	E	C,IV-2,3,6,14
Ajuga reptans	Carpet Bugle	A,B	H	4 - 6"	2 - 4"	E	C,IV - 2,18,19
Arctostaphylos edmundsii	Little Sur Manzanita	B-30	L,VL	1 - 2'+	4 - 6"	E	C,IV - 4,8,12
A. 'Emerald Carpet'	Emerald Carpet Manzanita	B	L,VL	1'	4 - 6"	E	C,IV - 4,8,12
A. hookeri 'Monterey Carpet'	Monterey Manzanita	B	L	1-2'	8-12"	E	C,IV-6,7,12,23
A. 'Pacific Mist'	NCN	B	L	1-2'	8-10"	E	C,IV-6,7,12,23
A. uva-ursi	Bearberry	B	L	6-12"+	10-15'	E	C,IV-5,6,7,12,23
Artemisia californica 'cultivars'	Sagebrush - Prostrate Forms	B-30	L,VL	varies	varies	E	C,IV,D - 4,6,8,12,23
A. caucasica	Silver Spreader	A,B	L,VL	3-6"	2'	E	C,IV,D-4,6,12
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	B	L,VL	12-24"	-6"	E	C,IV,D-4,5,12
B.p. 'Twin Peaks'	Dwarf Coyote Brush	B	L,VL	12-24"	-6"	E	C,IV,D-4,5,12
Ceanothus gloriosus	Point Reyes Ceanothus	B	L	1-2'	12-18'	E	C-6,7,10,12
Cerastium tomentosum	Snow-In-Summer	A,B	M,L	6-8"	2-3'	E	C,IV,D-10,14,19
Chamaemelum nobile	Chamomile	A,B	M	6-8"	-12"	E	C,IV,D-9,16,19
Cistus salvifolius	Sageleaf Rockrose	B	L,VL	1-2'	6"	E	C,IV,D-4,5,6,7,10,16,20
C. 'Sunset'	Rockrose	B	L,VL	1-2'	6-8"	E	C,IV,D-4,5,6,7,10,16,20
C. 'Warley rose'	Rockrose	B	L,VL	1'	4"	E	C,IV,D-4,5,6,7,10,16,20
Coprosma kirkii	NCN	B	M,L	-2'	6-8"	E	C,IV-3,4,5,8,18,20
Coreopsis auriculata 'Nana'	NCN	A,B	L,VL	5-8"	-2"	E/D	C,IV-3,8,19
Cotoneaster adpressus praecox	Cotoneaster	B	M,L	-18"	-6"	D	C,IV,D-2
C. salicifolius 'Emerald Carpet'	Prostrate Willowleaf Cotoneaster	B	M,L	12-15"	-8"	E	C,IV,D-4
Dalea greggii	Trailing Indigo Bush	B	L,VL	12-18"	5-10'	E	IV,D - 6
Delosperma alba	White Training Ice Plant	A,B	L	-12"	2'	E	C,IV-10
Dichondra micrantha	Dichondra	A,B	H,M	-6"	-2"	E	C,IV-9,14,18
Drosanthemum floribundum	Rosea Ice Plant	A,B	L	-12"	1'-2'	E	C,IV-3,5,10
Duchesnea indica	Indian Mock Strawberry	A,B	L	-8"	-4"	E	C,IV,D-11,16,19
Dymondia margaretae	NCN	A,B	M,L	-3"	12-24"	E	C,IV-3,8
Erigeron glaucus	Seaside Daisy	A,B	M,L	10-12"	-2"	E	C,IV-3,6,8,10,12,18,19,20
E. karvinskianus	Santa Barbara Daisy	B	M,L	10-20"	-3"	E	C,IV-3,6,8,10,12,18,19,20
Euonymus fortunei 'Colorata'	Purple-Leaf Winter Creeper	B	M	1-2'	-6"	E	IV-1,5,8,16
Festuca glauca (cinerea)	Blue Fescue	A,B	M,L	-12"	-2"	E	C,IV,D-4
F. rubra	Red Fescue	A,B	M,L	-16"	-30"	E	C,IV,D-4,9
Fragaria chiloensis	Wild Strawberry	A,B	L,VL	6-12"	-24"	E	C,IV,D-4,10,11,12,14,20
Gazania Hybrids	Trailing Gazania	A,B	M,L	6-10"	-24"	E	C,IV,D-10,19,X
Geranium incanum	Cranesbill	A,B	M,L	-12"	2'	E	C,IV-4,10,19,X
Glechoma hederacea	Ground Ivy	A,B	M	3-6"	-18"	E/D	C,IV,D-8,19
Helianthemum nummularium	Sunrose	A,B	M	6-8"	-3"	E	C,IV,D - 6,10
Herniaria glabra	Green Carpet	A,B	M	2-3"	16"	E	C,IV,D-6,8,9,19
Heuchera Species	Coral Bells	A,B	M,L	6"-2"	2"	E/D	C,IV,D-6,7,8,10,12,15,18,19
Hypericum calycinum	Aaron's Beard	B	M,L	6-12"	-3"	E	C,IV,D-4,5,7,16

24604 Mulholland Highway  
Vegetation Management and Bush Clearance Analysis

**GROUNDCOVERS** – page 2

BOTANICAL NAME	COMMON NAME	ZONE	WATER NEEDS	HEIGHT	SPREAD	E/D	GEOGRAPHICAL AREA-COMMENTS
H. coris	St. Johnswort	B	M,L	6-12"	-2'	E	C,IV,D-4,5,7,16
Iberis sempervirens	Evergreen Candytuft	A,B	M	6-12"	-6-12"	E	C,IV,D-10,19
Iva hayesiana	Poverty Weed	B-30	L,VL	2-3'	4-5'	E	C,IV,D-4,5,12,16,23
Juniperus conferta & cultivars	Shore Juniper	B	L	1'	6-8'	E	C,IV,D-5,8,20
J. horizontalis & cultivars		B	L	1'	6-8'	E	C,IV,D-5,8,20
Laurentia fluviatilis	Blue Star Creeper	A	M	2-4"	6-12"	E	C,IV-8,19
Lysimachia nummularia	Moneywort	A	H,M	2-6"	-2'	E	C,IV-18,19
Liriope spicata	Creeping Lily Turf	A,B	M	12"	3'	E	C,IV,D-14,18
Mahonia aquifolium 'Compacta'	Compact Oregon Grape	B	M,L	1-2'	2-3'	E	C,IV-4,7,12,18,23
M. repens	Creeping Mahonia	B	M,L	2-3'	2-3'	E	C,IV-4,7,12,18,23
Myoporum 'Pacificum'	Pacific Myoporum	B	M,L	2-3'	-30'	E	C,IV-1,4,5,16
M. parvifolium	NCN	A,B	M,L	-6"	9'	E	C,IV-3,5
M. p. 'Putah Creek'	NCN	B	M,L	1'	8'	E	C,IV-3,5
Oenothera berlandieri	Mexican Evening Primrose	B	L,VL	10-12"	4'	E	IV,D-1,4,7,10,17,19
O. stubbei	Baja Evening Primrose	A,B	L,VL	5"	2'	E	IV,D-7,12,19
Ophiopogon japonicus	Mondo Grass	A,B	M	8-12"	12-24"	E	C,IV-14,18
Pelargonium peltatum	Ivy Geranium	A,B	M	-2'	-4'	E	IV-1,3,7,10,19
P. tomentosum	Silver Spreader	A,B	M	-18"	2-4'	E	IV-1,3,7,10,19
Persicaria capitata	Pink Clover	A,B	M,L	-18"	3'	E	IV,D-1,10,19,X
Phyla nodiflora (Lippia repens)	Lippia	A,B	M,L	2-15"	-3'	E/D	C,IV,D-9,16,19
Potentilla tabernaemontani	Spring Cinquefoil	A,B	M,L	2-6"	-12"	E	C,IV,D-9,10,19
Ribes viburnifolium	Catalina Perfume	B	L,VL	-3'	-3'	E	C,IV-12,18,23
Rosmarinus officinalis							
R.o. 'Huntington Carpet (Blue)'	NCN	B-30	L	-18"	-4'	E	C,IV,D-4,5,16
R.o. 'Prostratus'	Prostrate Rosemary	B-30	L	-24"	-6'	E	C,IV,D-4,5,16
Salvia sonomensis	Creeping Sage	B	L	8-12"	3-4'	E	C,IV-6,12,13,23
Scaevola 'Mauve Clusters'	NCN	A,B	M,L	4-6"	3-4'	E	C,IV-6,18,19
Sedum species	Stonecrops	A,B	L,VL	varies	varies	E	C,IV-2,8,14
Senecio mandraliscae	Chalksticks	A,B	M,L	-18"	-5'	E	C,IV-3,14,19
S. serpens	Blue Chalksticks	A,B	M,L	-12"	-3'	E	C,IV-3,14,19
Soleirolia soleirolii	Baby's Tears	A	H,M	3-6"	-18"	E	C,IV-3,14,18,19
Teucrium cossonii majoricum	NCN	A,B	L	8"	-2'	E	C,IV-6,10
T. X lucidrys 'Prostratum'	Prostrate Germander	A,B	M,L	4-6"	-3'	E	C,IV,D-4,16
Thymus praecox arcticus	Mother of Thyme	A,B	M,L	2-6"	-18"	E	C,IV,D-8
T. pseudolanuginosus	Woolly Thyme	A,B	M,L	2-3"	-12"	E	C,IV,D-8
Trachelospermum jasminoides	Star Jasmine	A,B	M,L	-2'	4-5'	E	C,IV,D-5,7,10,18
Trifolium fragiferum	White Clover	A,B	M,L	6-15"	-6'	E	C,IV,D-5,9,16,19
Verbena X hybrida	Garden Verbena	A,B	L,VL	6-12"	1 1/2-3'	E	C,IV,D-3,7,10,13
V. peruviana	NCN	A,B	L,VL	-8"	-2'	E	C,IV,D-7,10
V. pulchella gracillior	Moss Verbena	A,B	L,VL	12-15"	2-3'	E	C,IV,D-8,10,19
Vinca minor	Dwarf Periwinkle	A,B	M,L	12"	3'	E	IV,D-1,5,16,18, X
Wedelia trilobata	Wedelia	B	M,L	1-2'	4-6'	E	C,IV-3,16, 20
Zoysia tenuifolia	Korean Grass	A	M,L	-6"	-18"	E	C,IV,D-9

24604 Mulholland Highway  
Vegetation Management and Bush Clearance Analysis

**SHRUBS - REVISED 7/2011**

BOTANICAL NAME	COMMON NAME	ZONE	WATER NEEDS	HEIGHT	SPREAD	E/D	GEOGRAPHICAL AREA-COMMENTS
<i>Abelia grandiflora</i>	Glossy Abelia	A,B-10	M	8'	8'	E	C,IV,D - 4, 10
<i>A. g. 'Prostrata'</i>	Prostrate Glossy Abelia	A,B-5	M	2'	4'	E/D	C,IV,D - 10
<i>Abutilon hybridum</i>	Flowering Maple, Chinese Lantern	A,B-10	M	10'	10'	E	C,IV - 4
<i>Acanthus mollis</i>	Bear's Breech	A,B	H,M	-4'	4-6'	E/D	C,IV,D-3,8,14,16,17,18,19
<i>Achillea filipendulina</i>	Fernleaf Yarrow	A,B	L,VL	4-5'	2'	E	C,IV,D - 10,16,17,19
<i>A. millefolium</i>	Common Yarrow	A,B	L,VL	-3'	2'	E	C,IV,D - 10,16,17,19
<i>Aeonium species</i>	NCN	A,B	L	varies	varies	E	C,IV - 3,8,14
<i>Agapanthus species</i>	Lily-Of-The-Nile	A,B	M	varies	varies	E/D	C,IV - 3,4,7,10,14,19
<i>Agave species</i>	Agave	A,B	L,VL	varies	varies	E	C,IV,D - 3,10,14,17
<i>Alocasia macrorrhiza</i>	Elephant's Ear	A,B	H	5'	8'	E/D	C,IV - 3,14,18,19
<i>Aloe species</i>	Aloe	A,B	L,VL	varies	varies	E	C,IV - 3,7,8,14,15
<i>Alyogyne huegelii</i>	Blue Hibiscus	A,B-5	M,L	5-8'	6'	E	C,IV - 3,4,10
<i>Anigozanthos flavidus</i>	Kangaroo Paw	A,B	M,L	3-5'	3'	E	C,IV - 3,6,7,10,19
<i>A. manqiesii</i>	NCN	A,B	M,L	3'	-3'	E	C,IV - 3,6,7,19
<i>Arbutus unedo 'Compacta'</i>	Dwarf Strawberry Tree	A,B-5	M,L	6-8'	-8'	E	C,IV,D-5,7,11,18,23
<i>A.u. 'Elfin King'</i>	Elfin King	A,B-5	M,L	3-5'	-6'	E	C,IV,D - 5,7,11,18,23
<i>A.u. 'Oktoberfest'</i>	NCN	A,B-5	M,L	6-8'	-8'	E	C,IV,D-5,7,11,18,23
<i>Arctostaphylos species</i>	Manzanita	B	L,VL	varies	varies	E	C,IV,D - 4,6,7,10,12
<i>Artemisia 'Powis Castle'</i>	NCN	B	L,VL	-3'	6'	E	C,IV - 4,6,12,23
<i>A. stelleriana</i>	Beach Worm Wood	B	L,VL	-3'	-3'	E	C,IV - 4,6,12,19,23
<i>Aspidistra elatior</i>	Cast-Iron Plant	A,B	M,L	-30"	-3'	E	C,IV -3,18
<i>Aucuba japonica</i>	Japanese Aucuba, Gold Dust Plant	A,B-5	M,L	6-15'	6-15'	E	C,IV,D - 18
<i>Baccharis species</i>	Various	B	L,VL	varies	varies	E	C,IV,D-4,5,6,12,21,23
<i>Begonia species</i>	Begonia	A,B	H,M	varies	varies	E	C,IV - 3,8,10,14,18
<i>Berberis thunbergii</i>	Japanese Barberry	B	M,L	4-6'	4-6'	D	C,IV,D - 4
<i>B. thunbergii 'cultivars'</i>		A,B	M,L	varies	varies	D	C,IV,D - 4
<i>Berberis crassifolia</i>	Winter Blooming Berberis	A,B	M,L	-20"	-20"	E	C,IV - 3,18,19
<i>Bougainvillea sp.</i>	Bougainvillea	B	L	varies	varies	E/D	C,IV - 3,4,10
<i>Buddleja davidii</i>	Butterfly Bush	B	M,L	-10'	-12'	E/D	C,IV,D - 7,10,16,17,X
<i>Buxus microphylla japonica</i>	Japanese Boxwood	A,B-5	M,L	4-6'	4-6'	E	C,IV,D-16
<i>B.m. koreana</i>	Korean Boxwood	A,B-5	M,L	4-6'	4-6'	E	C,IV,D-16
<i>Caesalpinia gilliesii</i>	Bird of Paradise Bush	A,B	L,VL	-10'	-10'	E/D	C,IV,D - 7,10
<i>C. mexicana</i>	Mexican Bird of Paradise	A,B	L,VL	10-12'	-15'	E/D	C,IV,D - 7,10
<i>C. pulcherrima</i>	Red Bird of Paradise	A,B	L,VL	-10'	-10'	E/D	C,IV,D - 7,10
<i>Calliandra californica</i>	Baja Fairy Duster	B	L,VL	-8'	4-12'	E/D	C,IV,D-4,6,7,10,12
<i>C. eriophylla</i>	Fairy Duster	B	L,VL	-3'	4-5'	E/D	C,IV,D-4,6,7,10,12
<i>Callistemon citrinus 'compacta'</i>	Bottlebrush	B	L,VL	8'	8'	E	C,IV,D-5,7,10,20
<i>C. viminalis 'Little John'</i>	NCN	A,B-10	L	5'	8'	E	C,IV,D-5,7,10,20
<i>Calycanthus occidentalis</i>	Spice Bush	B	M,L	4-12'	-5'	D	C,IV-12,18
<i>Carissa macrocarpa (grandiflora)</i>	Natal Plum	A,B-10	M,L	7+	7+	E	C,IV - 4,11,16
<i>C. m. 'cultivars'</i>	Natal Plum	A,B-10	M,L	varies	varies	E	C,IV - 4,11,16
<i>Carpenteria californica</i>	Bush Anemone	A,B-10	L,VL	6-8'	6-8'	E	C,IV - 6,7,10,12
<i>Cassia (Senna) artemisioides</i>	Feathery Cassia	A,B-10	L,VL	3-6'	-6'	E	C,IV,D - 10,
<i>Ceanothus species</i>	Wild Lilac	B-30	L,VL	varies	varies	E/D	C,IV,D - 4,6,7,10,12,23
<i>Cercocarpus betuloides</i>	Mountain Mahogany	B-30	L,VL	5-12'	-10'	E	C,IV,D - 4,6,12,23
<i>Choisya ternata</i>	Mexican orange	B	M	6-8'	-8'	E	C,IV - 10,18

24604 Mulholland Highway  
Vegetation Management and Bush Clearance Analysis

**SHRUBS** – page 2

BOTANICAL NAME	COMMON NAME	ZONE	WATER NEEDS	HEIGHT	SPREAD	E/D	GEOGRAPHICAL AREA-COMMENTS
Cistus species	Rockrose	A,B-10	L,VL	varies	varies	E	C,IV,D - 4,5,6,10,17,20,X
Clivia miniata	Clivia	A,B	H,M	2'	2'	E	C,IV - 3,10,14,18,19
Colocasia esculenta (caladium)	Taro, Elephant's Ear	A,B	H	-6'	-6'	E/D	C,IV - 3,14,18,19
Comarostaphylis diversifolia	Summer Holly	B	L,VL	6-10'+	6-8'+	E	C,IV,D-6,7,12,18,23
Convolvulus cneorum	Bush Morning Glory	B	L	2-4'	2-4'	E	C,IV,D-6,10
Coprosma petriei (pumila)	NCN	B	M	-3'	8'	E	IV - 1,4,16,20
C. repens	Mirror Plant	B	M	-10'	-6'	E	IV - 1,4,16,20
Cotoneaster species & cultivars	Cotoneaster	B	M,L	varies	varies	E/D	C,IV,D - 4,10,16,X
Cotyledon species	NCN	A,B	L	1-3'	1-3'	E	C,IV - 3,8,14
Crassula species	NCN	A,B	L	1-9'	1-9'	E	C,IV - 3,8,14,X
Cuphea hyssopifolia	False Heather	A,B	M	2'	3'	E	V,IV - 3,7,10,
Cycas revoluta	Sago Palm	A,B	M	8'	10'	E	C,IV,D - 3,8,15,18
Cyrtomium falcatum	Holly Fern	A,B	H,M	2-3'	3-4'	E	C,IV - 15
Dasylium longissimum	Mexican Grass Tree	A,B-10	L,VL	-10'	8'	E	C,IV,D-15
D. wheeleri	Sotol	A,B-10	L,VL	-6'	-6'	E	C,IV,D-15
Dendromecon harfordii	Island Bush Poppy	B	L,VL	8-20'	10-20'	E	C,IV - 5,10,12,23
Dietes bicolor	Fortnight Lily, African Iris	A,B	M,L	2-3'	2-3'	E	C,IV,D - 4,10,15,19
Dietes iridioides	Fortnight Lily, African Iris	A,B	M,L	3'	3'	E	C,IV,D - 4,10,15,19
Dodonaea viscosa	Hopseed Bush	B	M,L	12-18'	10+	E	C,IV,D - 3,4
D. v. 'Purpurea'	Purple Hopseed Bush	B	M,L	12-18'	10+	E	C,IV,D - 3,4
Elaeagnus pungens & cultivars	Silverberry	B	M,L	6-15'	6-15'	E	C,IV,D - 16
Encelia californica	Coast Sunflower	A,B-10	L,VL	3-5'	3-5'	E/D	C,IV-5,6,10,4,17
E. farinosa	Brittle Bush	B	L,VL	3-5	3-5	E/D	C,IV,D - 4,5,6,10,12,17
Eriogonum giganteum	St. Catherine's Lace	B	L,VL	- 8'	- 8'	E	C,IV - 4,6,10,12,19,20
Escallonia species	Escallonia	A,B-5	M,L	2-15'	2-10'	E	C,IV - 4,10,16
Euonymus japonica & cultivars	Evergreen Eucnymus	A,B	M	2-10'	-6'	E	C,IV,D - 4,16
Euphorbia species	Varies	A,B	M,L,VL	varies	varies	E/D	C,IV - 1(varies),3,5,6,8,10,14,18
Euryops pectinatus	NCN	A,B	M,L	6'	6'	E	C,IV,D - 3,4,6,7,10
Fatsia japonica	Japanese Aralia	A,B	M	5-12'	6-10'	E	C,IV - 15,18
Fouquieria splendens	Ocotillo	A,B	VL	8-25'	8-15'	E	IV,D - 6,10,12
Fremontodendron species & cultivars	Flannel Bush	B	L,VL	5-20'	-15'	E	C,IV,D - 4,6,10,12
Gardenia augusta (jasminoides)	Gardenia	A,B	H	3-6'	3-5'	E	C,IV - 10,18
Garrya elliptica	Coast Silktassel	B	M,L	4-8'	4-8'	E	C,IV,D - 4,5,7,10,12
Grevillea species & cultivars	Grevillea	B	L,VL	varies	varies	E	C,IV,D - 3,4,5,7,8,10
Grewia occidentalis	Lavender Starflower	A,B-10	M	6-10'	6-10'	E	C,IV,D - 4
Hakea suaveolens	Sweet Hakea	B	L	10-20'	-15'	E	C,IV - 4,8
Hebe species & cultivars	Hebe	A,B-10	M	3-6'	3-6'	E	C,IV - 4,5,7,10,16
Helictotrichon sempervirens	Blue Oat Grass	A,B-15	M	2-3'	2-3'	E/D	C,IV,D - 15,19
Hemerocallis hybrids	Daylily	A,B	M,L	1-6'	2-6'	E/D	C,IV,D - 7,10,17,19
Hesperaloe parviflora	Red Yucca	A,B	VL	3-4'	4-6'	E	IV,D - 6,7,15,19
Heuchera Species	Coral Bells	A,B	M,L	6"-2'	2'	E/D	C,IV,D-6,7,8,10,12,15,18,19
Hibiscus rosa - sinensis	Chinese Hibiscus	A,B-5	M	-15'	-12'	E	C,IV - 3,4,7,10,18
Ilex species	Holly	B	M	varies	varies	E	C,IV,D - 7,16,X
Iris species & varieties/cultivars	Bearded Iris	A,B	M	-30"	-2"	E	C,IV,D - 10,19,X
I. douglasiana	Douglas Iris	A,B	M,L	-2'	-2'	E	C,IV - 10,12,18,19
Juniperus species	Juniper	B	M,L,VL	varies	varies	E	C,IV,D - 4, 7, 23

24604 Mulholland Highway  
Vegetation Management and Bush Clearance Analysis

SHRUBS – page 3

BOTANICAL NAME	COMMON NAME	ZONE	WATER NEEDS	HEIGHT	SPREAD	E/D	GEOGRAPHICAL AREA-COMMENTS
<i>Justicia brandegeana</i>	Shrimp Plant	A,B	M	-3'	-4'	E	C,IV,D - 4,7,10
<i>J. californica</i>	Chuparosa	B	L,VL	2-5'	-4'	D	IV,D - 4,6,7,10,12
<i>Keckelia cordifolia</i>	Heart-Leaved Penstemon	B	L,VL	5-6'	8-10'	E/D	C,IV-4,7,12
<i>Kniphofia uvaria</i>	Red-Hot Poker	A,B	L	2-3'	3-4'	E	C,IV,D-3,7,10,19,X
<i>Lantana Camara &amp; hybrids</i>	Lantana	A,B-10	M	varies	varies	E	C,IV,D - 4,7,10,X
<i>Larrea tridentata</i>	Creosote Bush	B	VL	4-8'	4-8'	E	IV,D-6,12,23
<i>Lavandula angustifolia</i>	English Lavender	A,B-10	L	3-4'	3-4'	E	C,IV,D-4,6,7,10,17
<i>L. dentata</i>	French Lavender	A,B-10	L	3'	3'	E	C,IV,D-4,6,7,10,17
<i>L. intermedia</i>	Lavandin	A,B	L	1-2'	2-3'	E	C,V,D-4,6,7,10,17
<i>L. stoechas</i>	Spanish Lavender	A,B-10	L	2-3'	3'	E	C,IV,D-4,6,7,10,17
<i>Lavatera assurgentiflora</i>	California Tree Mallow	B	L,VL	8-12'	8-12'	E	C,IV- 4,5,6,7,12,16,20
<i>L. maritima</i>	Tree Mallow	A,B-10	M,L	8-12'	8-12'	E	C,IV- 4,7,8,10,18
<i>Leonotis leonurus</i>	Lion's Tail	A,B-10	L	3-6'	4-6'	E	C,IV,D-3,7,10,17
<i>Leptospermum scoparium &amp; varieties</i>	New Zealand Tea Tree	A,B-15	L,VL	10+	10+	E	C,IV-5,10,16
<i>L. s. varieties</i>	NCN	Varies	M-VL	varies	varies	E	C,IV-5,10,16
<i>Leucophyllum candidum</i>	Violet Silverleaf	A,B-10	L,VL	4-5'	4-5'	E	IV,D-4,6,7,10
<i>L. frutescens</i>	Texas Ranger	B	L,VL	6-8'	6-8'	E	IV,D-4,6,7,10
<i>L. laevigatum</i>	Chihuahuan Sage	A,B-5	L,VL	3-4'	4-5'	E	IV,D-4,6,7,10
<i>Ligustrum japonicum</i>	Wax-leaf Privet	A,B-10	M,L	10-12'	10	E	C,IV,D-7,10,15,X
<i>Liriope muscari</i>	Big Blue Lily Turf	A,B	M	18"	2-3'	E	C,IV,D-14,18
<i>Lobelia laxiflora</i>	Mexican Bush Lobelia	A,B-5	M,L	2-3'	4-6'	E	C,IV,D-4,7,10,19,X
<i>Lupinus species</i>	Lupine	B	L,VL	varies	varies	E/D	C,IV,D-4,6,7,10,12,17
<i>Mahonia aquifolium</i>	Oregon Grape	A,B-10	M,L	6-8'	6-8'	E	IV,D-4,6,11,12,18,23
<i>Mahonia a. 'Compacta'</i>	Compact Oregon Grape	A,B	M,L	1-2'	2-3'	E	C,IV-4,7,12,18,23
<i>M. fremontii</i>	Desert Mahonia	B	L	3-12'	4-8'	E	C,IV,D-4,6,10,11,12,23
<i>M. 'Golden Abundance'</i>	NCN	A,B-5	M,L	5-6'	6'	E	IV,D-4,6,10,11,12,18,23
<i>M. lomariifolia</i>	Venetian Blind Mahonia	A,B	M,L	6-10'	6-10'	E	C,IV,D-4,6,7,11,15,18,23
<i>M. nevinii</i>	Nevin Mahonia	B-30	L	3-10'	6-12'	E	C,IV,D-4,6,10,11,12,23
<i>M. pinnata</i>	California Holly Grape	B	M,L	4-5'	4-6'	E	C,IV-4,6,7,10,11,12,18,23
<i>M. repens</i>	Creeping Mahonia	A,B	M,L	2-3'	2-3'	E	C,IV-4,7,12,18,23
<i>Maloerna - See Rhus</i>							
<i>Malva species</i>	Mallow	A,B	L	varies	varies	E/D	C,IV,D-6,7,10,13
<i>Melaleuca nesophila</i>	Pink Melaleuca	A,B-10	L,VL	10-20'	10-20	E	C,IV - 4,5,7,10,16
<i>Mimulus species (Diplacus)</i>	Monkey Flower	B	L	1-4'	1-4'	E	C,IV,D-4,6,7,10,12
<i>Muhlenbergia rigens</i>	Deer Grass	A,B-10	L,VL	4'	4'	D	C,IV,D- 12,15,17,19
<i>Myrica californica</i>	Pacific Wax Myrtle	B	M,L	10-15'+	10-15'+	E	C,IV - 4,5,7,12,20,23
<i>Myrsine africana</i>	African Boxwood	A,B-5	M	3-8'	3-8'	E	C,IV,D - 16,18
<i>Myrtus communis 'compacta'</i>	Dwarf Myrtle	A,B-10	M	5-8'	5-8'	E	C,IV,D-16
<i>Nandina domestica</i>	Heavenly Bamboo	A,B	M	6-8'	4-5'	E	C,IV,D-4,15
<i>N.d. 'Compacta'</i>	NCN	A,B	M	4-5'	3-4'	E	C,IV,D-4,15
<i>N. d. 'Harbour Dwarf'</i>	Dwarf Heavenly Bambooc	A,B	M,L	1 1/2 -2'	2-3'	E	C,IV,D-15
<i>Nerium oleander</i>	Oleander	B	M,L	8-20'	10-20'	E	C,IV,D-10,16,X
<i>N.o. 'Petite Salmon'</i>	NCN	A,B-10	M	3-4'	5-7'	E	C,IV-3,10,16
<i>Opuntia species</i>	Prickly Pear, Cholla etc.	A,B	L,VL	varies	varies	E	C,IV,D-8,12,14,23
<i>Pelargonium species</i>	Geranium	A,B	M,L	varies	varies	E	C,IV-3,10,19,X
<i>Penstemon species</i>	Beard Tongue	A,B	L	varies	varies	E/D	C,IV,D-7,10,12,17,19

24604 Mulholland Highway  
Vegetation Management and Bush Clearance Analysis

SHRUBS – page 4

BOTANICAL NAME	COMMON NAME	ZONE	WATER NEEDS	HEIGHT	SPREAD	E/D	GEOGRAPHICAL AREA-COMMENTS
<i>Phlomis fruticosa</i>	Jerusalem Sage	A,B	M,L	3-4'	3-5'	E	C,IV,D-6,7,10,17,19
<i>Phoenix roebelenii</i>	Pygmy Date Palm	A,B	M,L	6-10'	6-10'	E	C,IV - 3,15,18
<i>Phormium tenax</i>	New Zealand Flax	A,B	M	5-9'	6'	E	C,IV,D-4,15,19
P.t.'cultivars'	NCN	A,B	M	varies	varies	E	C,IV,D-4,15,19
<i>Photinia fraseri</i>	Photinia	B	M,L	10-15'	10-20'	E	C,IV,D-4,7,10,18
<i>Pittosporum tobira</i>	Tobira	A,B-10	M,L	6-15'+	8-15'	E	C,IV,D-5,16
P.L.'Variegata'	NCN	A,B-5	M	5-8'	6-8'	E	C,IV,D-5,16
P.t.'Wheeler's Dwarf'	Dwarf Pittosporum	A,B	M	1-3'	2-4'	E	C,IV,D-16
<i>Portulacaria afra</i>	Elephant's Food	A,B	L	6-12'	6-12'	E	C,IV-3,14
<i>Punica granatum 'Nana'</i>	Dwarf Pomegranate	A,B	L	3'	4'	D	C,IV,D-7,11,20
<i>Pyracantha species</i>	Firethorn	B	M	varies	varies	E/D	C,IV,D-4,16,X
<i>Rhamnus californica</i>	Coffesberry	B	M,L	3-15'	4-15'	E/D	C,IV,D-12,21,23
<i>R. crocea</i>	Redberry	B	M,L	2-3'	3'	E	IV-5,12,23
<i>R.c. ilicifolia</i>	Hollyleaf Redberry	B	M,L	3-15'	3-15'	E	IV-5,12,23
<i>Rhaphiolepis indica</i>	India Hawthorn	A,B-5	M,L	4-8'	4-8'	E	C,IV,D-4,5,10
R.i.'cultivars'	NCN	A,B	M,L	varies	varies	E	C,IV,D-5,10
<i>Rhus integrifolia</i>	Lemonade Berry	B-40	L	3-10'+	6-20'	E	C,IV-4,5,12,23
<i>R.(Molosma) laurina</i>	Laurel Sumac	B-40	L	6-15'+	6-15'	E	C,IV-4,5,12,23
<i>R. ovata</i>	Sugar Bush	B-30	L	3-15'	6-15'	E	C,IV,D-4,5,12,23
<i>Ribes aureum</i>	Golden Currant	A,B-5	L	3-6'	3-6'	D	C,IV,D-7,10,12,23
<i>R. malvaceum</i>	Chaparral Currant	A,B-5	L	6-8'	6-8'	D	IV-7,10,12,23
<i>R. sanguineum &amp; cultivars</i>	Red Flowering Currant	A,B-5	M,L	4-12'	4-8'	D	C,IV,D-7,10,12,23
<i>R. speciosum</i>	Fuchsia-Flowering Gooseberry	A,B-10	L	3-6'	3-6'	D	C,IV,D-4,7,10,12,23
<i>R. viburnifolium</i>	Catalina Perfume	A,B-10	L	3'	12'	E	C,IV-7,10,12,23
<i>Romneya coulteri</i>	Matilija Poppy	B	L	-8'	4'	D	C,IV,D-5,6,10,12,17
<i>Rosa species</i>	Rose	A,B	M	varies	varies	E/D	C,IV,D-10,16,17
<i>Rosmarinus officinalis &amp; cultivars</i>	Rosemary	B	M,L	varies	varies	E	C,IV,D-4,5,7
<i>Salvia species - native varieties</i>	Sage	B	L,VL	varies	varies	E/D	C,IV,D-4,7,10,12,17,23
<i>Salvia species - ornamental varieties</i>	Sage	A,B	M,L	varies	varies	E/D	C,IV,D-4,7,10,17,23
<i>S. greggii</i>	Autumn Sage	A,B	M,L	3-4'	3-4'	E	C,IV,D - 4,7,10
<i>S. leucantha</i>	Mexican Bush Sage	A,B	L,VL	3-4'	4-6'	E	C,IV- 7, 10,17
<i>Santolina chamaecyparissus</i>	Lavender Cotton	A,B	L	-24"	-3"	E	C,IV,D - 10
<i>S. rosmarinifolia (virens)</i>	Green Lavender Cotton	A,B	L	-24"	-3"	E	C,IV,D - 10
<i>Simmondsia chinensis</i>	Jobba	B	L,VL	3-8'+	4-8'	E	C,IV,D-4,6,11,23
<i>Strelitzia reginae</i>	Giant Bird of Paradise	A,B	M	-30'	-20'	E	C,IV-3,4,10,15,18
<i>S. reginae</i>	Bird of Paradise	A,B	M	5'	4'	E	C,IV-3,4,10,15,18
<i>Tibouchina urvilleana</i>	Princess Flower	A,B-10	M	5-18'	5-10'	E	C,IV -3,4, 6,10
<i>Trichostema lanatum</i>	Woolly Blue Curfs	B	L,VL	3-5'	5'	E	C,IV,D-6,7,10,12,17
<i>Tulbaghia violacea</i>	Society Garlic	A,B	M	18'	2'	E/D	C,IV,D-3,10,19
<i>Viburnum species</i>	Viburnum	A,B-10	M	varies	varies	E/D	C,IV,D-3,7,10
<i>Westringia fruticosa</i>	Coast Rosemary	A,B-10	M,L	5-7'	6-12'	E	C,IV,D-4,6,18
<i>Xylosma congestum</i>	Shiny Xylosma	A,B-10	M,L	15'+	15'+	E	C,IV,D-5,16,18
X.c.'Compacta'	Compact Xylosma	A,B-5	M,L	6-12'	8-12'	E	C,IV,D-5,16,18
<i>Yucca species</i>	Yucca	B	L,VL	varies	varies	E	C,IV,D - 6,10,15
<i>Zantedeschia aethiopicum</i>	Calla Lily	A,B	H,M	2-4'	3'	E/D	C,IV,D - 3,10,14,18,X
<i>Zauschneria californica</i>	California Fuchsia	B	L,VL	1-3'	3-5'	E/D	C,IVD-4,5,7,10,12,13,23

24604 Mulholland Highway  
Vegetation Management and Bush Clearance Analysis

**TREES – REVISED 7/2011**

BOTANICAL NAME	COMMON NAME	ZONE	WATER NEEDS	HEIGHT	SPREAD	E/D	GEOGRAPHICAL AREA-COMMENTS
Acacia farnesiana	Sweet Acacia	A,B-15	L	15-20'	15-20'	D	IV,D-10,X
A. greggii	Catclaw Acacia	B	L,VL	15-25'	15-25'	E	IV,D-10,12,21,23
A. salicina	Willow Acacia	A,B-15	L	15-35'	12-25'	E	C,IV,D-10,X
A. smallii	NCN	A,B-15	L,VL	15-20'	15-20'	D	C,IV,D-10,12,21,23
A. stenophylla	Shoestring Acacia	A,B-15	M,L	20-45'	10-20'	E	C,IV,D-10,22,X
Acer macrophyllum	Bigleaf Maple	B	M	30-95'	30-95'	D	C,IV-12,21,23
A. negundo	Box Elder	B	M,L	-60'	-50'	D	C,IV,D-12,23
A. palmatum	Japanese Maple	A,B	M	-20'+	-20'	D	C,IV-6
A. saccharinum	Silver Maple	B-30	M	40-100'	40-100'	D	C,IV,D-22
Aesculus californica	California Buckeye	B	M,L	20+	30'	D	C,IV,D-6,7,10,12,23
Agonis flexuosa	Peppermint Tree	B	M,L	25-35'	25-35'	E	C,IV-3,22
Albizia julibrissin	Silk Tree	B	M	-40'	40+	D	C,IV,D-7,10,22,X
Alnus cordata	Italian Alder	B	M	40'	25'	D	C,IV,D-22
A. rhombifolia	White Alder	B	H,M	50-90'	40'	D	IV-12,21,23
Arbutus 'Marina'	NCN	A,B-15	M,L	-40'	-40'	E	C,IV,D-5,7,10,11,23
A. unedo	Strawberry Tree	A,B-10	M,L	12-35'	20-35'	E	C,IV,D-5,7,10,11,23
Archontophoenix cunninghamiana	King Palm	A,B	M	50'	10-15'	E	C,IV-3,10,15
Bauhinia variegata	Purple Orchid Tree	B	M	20-35'	35'	E/D	C,IV-4,10
Betula pendula	European White Birch	A,B-10	M	30-40'	30'	D	C,IV,D-6,22
Brachychiton acerifolius	Flame Tree	B	L	60'	45-50'	D	C,IV,D-10,22
B. populneus	Kurrajong Bottle Tree	B	L	30-50'	30'	E	C,IV,D-10,22
Brahea armata	Blue Hesper Palm	A,B-10	L,VL	40'	10'	E	C,IV,D-6,10,15
B. edulis	Guadalupe Palm	A,B	L,VL	30'	10'	E	C,IV,D-6,15
Butia capitata	Pindo Palm	A,B-10	M,L	10-20'	10-15'	E	C,IV,D-10,11,15
Callistemon citrinus	Lemon Bottlebrush	B	M,L	-25'	-15'	E	C,IV,D-4,7,10
C. viminalis	Weeping Bottlebrush	A,B-10	M,L	20-30'	-15'	E	C,IV-4,7,10,X
Calocedrus decurrens	Incense Cedar	B	L,VL	75+	30+	E	IV,D-6,12
Calodendrum capense	Cape Chestnut	B	M	30'	25-40'	D	C,IV-7,10
Carya illinoensis	Pecan	B	M,L	70'	70'	D	C,IV,D-6,11
Cedrus deodara	Deodar Cedar	B-30	M,L	60-80'	40+	E	C,IV,D-6
Ceratonia siliqua	Carob	B-30	M,L	30-40'	40+	E	C,IV,D-6
Cercidium floridum	Blue Palo Verde	A,B	L,VL	30'	30'	D	IV,D-6,10,12,21,23
C. microphyllum	Littleleaf Palo Verde	A,B	L,VL	25'	25'	D	IV,D-6,7,10,12,21,23
Cercis occidentalis	Western Redbud	A,B-10	M,L	20'	20'	D	C,IV,D-7,10,12,23
Chamaerops humilis	Mediterranean Fan Palm	A,B	M	20'	20'	E	C,IV,D-15
Chilopsis linearis	Desert Willow	A,B-15	L	-35'	-35'	D	IV,D-6,7,10,12,23
Chionanthus retusus	Chinese Fringe Tree	A,B	M	20'	20'	D	C,IV-10
Chitalpa X tashkentensis	Chitalpa	A,B	M,L	20-30'	20-30'	D	C,IV,D-7,10,12
Chorisia speciosa	Floss Silk Tree	B	M	30-60'	30-40'	D	C,IV,D-10,22
Cinnamomum camphora	Camphor Tree	B-30	M,L	50'+	60'+	E	C,IV,D-22
Citrus species	Citrus	A,B	M	varies	varies	E	C,IV,D-3,6,10,11
Coccolus laurifolius	Laurel Leaf Snail Seed	B	M	25'	30+	E	C,IV,D-4
Cordylone australis	Giant Dracaena	A,B	M	30'	16'	E	C,IV,D-15,X
Cupressus macrocarpa	Monterey Cypress	B-30	M	40'+	40'	E	C-6,12,23,X
Cyathea cooperi	Australian Tree Fern	A,B	M	20'	12'	E	C,IV-3,15,18
Dicksonia antarctica	Tazmanian Tree Fern	A,B	M	15'	12'	E	C,IV-15,18
Dracaena draco	Dragon Tree	A,B	M,L	20'	20'	E	C,IV-3,10,14,15
Eriobotrya deflexa	Bronze Loquat	A,B-10	M,L	20'	20'	E	C,IV,D-10
Erythrina species	Coral Tree	B	M,L	varies	varies	D	C,IV,D-3,7,8
Eucalyptus citriodora	Lemon-scented Gum	B	M,L	75-100'	-40'	E	C,IV,D-1,7,22

24604 Mulholland Highway  
Vegetation Management and Bush Clearance Analysis

**TREES** – page 2

BOTANICAL NAME	COMMON NAME	ZONE	WATER NEEDS	HEIGHT	SPREAD	E/D	GEOGRAPHICAL AREA-
<i>E. maculata</i>	Spotted Gum	B-30	M,L	60-80'	-40'	E	C,IV,D-1,7,22
<i>E. nicholii</i>	Willow Peppermint	B-30	M,L	-40'	-30'	E	C,IV,D-1,7,22
<i>E. sideroxylon</i>	Red Ironbark	B	M,L	35-60'	-35'	E	C,IV,D-1,7,10
<i>E. torquata</i>	Coral Gum	A,B-15	M,L	-25'	-20'	E	C,IV,D-1,6,7,10,20
<i>Feijoa sellowiana</i>	Pineapple Gusva	A,B	M,L	18-25'	-25'	E	C,IV,D-3,7,8,10,11,16
<i>Ficus species</i>	Fig	B-	M,L	varies	varies	E,D	C,IV,D-3,*
<i>Fraxinus angustifolia</i>	Raywood Ash	B	M	25+35'	30'	D	C,IV,D-22
<i>F. dipetala</i>	Foothill Ash	B	L,VL	18-20'	20-30'	D	C,IV,D-12,21,22,23
<i>F. latifolia</i>	Oregon Ash	B	M	40-80'	40-60'	D	C,IV,D-12,22,23
<i>F. velutina</i>	Arizona Ash	B	M,L	20-50'	30-50'	D	C,IV,D-22,23
<i>F.v. Coriacea</i>	Montebello Ash	B	M,L	20-40'	20-40'	D	C,IV,D-12,22,23
<i>Geijera parviflora</i>	Australian Willow	A,B-15	M,L	25-30'	20-30'	E	C,IV,D-6
<i>Ginkgo biloba</i>	Maidenhair Tree	A,B-15	M,L	35-80'	30-60'	D	C,IV,D-6,22
<i>Gleditsia triacanthos</i>	Honey Locust	A,B-15	M,L	35-70'	-30'	D	C,IV,D-6,22,X
<i>Grevillea robusta</i>	Silk Oak	B	M	60'+	30'+	E	C,IV,D-3,7,10
<i>Heteromeles arbutifolia</i>	Toyon	A,B-15	L,VL	15-30'	15-30'	E	C,IV,D-5,7,10,12,23
<i>Hymenosporum flavum</i>	Sweetshade Tree	A,B	M,L	20-40'	15-20'	E	C,IV-10
<i>Jacaranda mimosifolia</i>	Jacaranda	B	M,L	25-40'	-30'	D	C,IV,D-10,22
<i>Juglans californica</i>	Southern California Black Walnut	B	L	20-35'	30-45'	D	C,IV,-5,6,12,23
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	B	M	20-40'	-45'	D	C,IV,D-6,22
<i>K. paniculata</i>	Golden Rain Tree	B	M,L	20-35'	-40'	D	C,IV,D-20,22,X
<i>Lagerstroemia indica</i>	Crape Myrtle	A,B	M,L	-30'	-20'	D	IV,D-10,22
<i>Laurus nobilis</i>	Sweet Bay	B	M	20-40'	20-40'	E	C,IV-3,16
<i>Leptospermum laevigatum</i>	Australian Tea Tree	A,B-15	L,VL	10-30'	10-30'	E	C,IV-5,10,16
<i>Liquidambar formosana</i>	Chinese Sweet Gum	A,B-15	M	40-60'	25'	D	C,IV,D-7
<i>L. styraciflua</i>	American Sweet Gum	A,B-15	M	60'	-25'	D	C,IV,D-7
<i>Liriodendron tulipifera</i>	Tulip Tree	B	M	60-80'	40'	D	C,IV,D-22
<i>Lithocarpus densiflorus</i>	Tanbark Oak	B	L	-60'	-40'	E	C,IV-6,12,23
<i>Lophostemon(Tristania) confertus</i>	Brisbane Box	A,B-15	L,VL	30-60'	-40'	E	C,IV-22
<i>Lyonothamnus floribundus</i>	Catalina Ironwood	A,B-15	M	20-35'	15'	E	C,IV-6,10,12,15,23
<i>Magnolia grandiflora</i>	Southern Magnolia	B	M	60-80'	40-60'	E	C,IV,D-10,22
<i>M. X soulangeana</i>	Saucer Magnolia	A,B	M	15-25'	25'+	D	C,IV,D-10
<i>Maytenus boaria</i>	Mayten Tree	A,B-10	M,L	30-50'	30'	E	C,IV-6,22,X
<i>Melaleuca quinquenervia</i>	Cajeput Tree	A,B-15	M,L	20-40'	15-25'	E	C,IV,D-10
<i>Metasequoia glyptostroboides</i>	Dawn Redwood	A,B-15	H,M	-80'	-40'	D	C,IV-22
<i>Metrosideros excelsa</i>	New Zealand Christmas Tree	A,B-10	L,VL	-30'	-30'	E	C,IV-5,6,7,10
<i>Morus alba</i>	White Mulberry	B	M,L	20-60'	30-50'	D	C,IV,D-11,16
<i>Olea europaea</i>	Olive - Fruitless varieties only	A,B-15	L,VI	-35'	20-30'	E	C,IV,D-11,16,20,X
<i>Parkinsonia aculeata</i>	Jerusalem Thorn	A,B-10	L,VL	15-30'	15-30'	D	C,IV,D-3,6,7,10,22,X
<i>Phoenix dactylifera</i>	Date Palm	B	M,L	80'	30'	E	C,IV,D-7,11,15,X
<i>Pinus species</i>	Pine	B-75	L,VL	varies	varies	E	C,IV,D-15,23
<i>Pistacia chinensis</i>	Chinese Pistache	B	M,L	-60'	-50'	D	C,IV,D-22,X
<i>Pittosporum phyllireoides</i>	Willow Pittosporum	A,B	L	15-25'	10-15'	E	C,IV,D-10
<i>P. rhombifolium</i>	Queensland Pittosporum	A,B	M	15-35'	-25'	E	C,IV,D-22
<i>Platanus racemosa</i>	California Sycamore	B	L	50-100'	50-100'	D	C,IV,D-12,21,22,23
<i>Podocarpus gracilior</i>	Fern Pine	B	M	-60'	-60'	E	C,IV,D-16,22
<i>P. macrophyllus</i>	Yew Pine	B	M	-50'	-45'	E	C,IV,D-16,22
<i>Populus fremontii</i>	Fremont Cottonwood	B	M	40-60'	40-60'	D	C,IV,V-12,21,22,23
<i>Prosopis chilensis</i>	Chilean Mesquite	B	L	30-50'	30-50'	E/D	C,IV,D-10,23
<i>P. glandulosa</i>	Honey Mesquite	A,B-15	L,VL	25-30'	25-30'	D	C,IV,D-5,7,21,22,23

24604 Mulholland Highway  
Vegetation Management and Bush Clearance Analysis

TREES — page 3

BOTANICAL NAME	COMMON NAME	ZONE	WATER NEEDS	HEIGHT	SPREAD	E/D	GEOGRAPHICAL AREA-
<i>Prunus cerasifera</i> 'Atropurpurea'	Purple-leaf Plum	A,B-10	M,L	25'	25'	D	C,IV,D-10,11,22
<i>P. ilicifolia</i>	Hollyleaf Cherry	A,B-15	L,VL	15-30'	15-30'	E	C,IV,D-7,11,12,16,23
<i>Punica granatum</i>	Pomegranate	A,B-10	L	12-18'	-20'	D	C,IV,D-7,11,20
<i>Pyrus calleryana</i> & cultivars	Ornamental Pear	A,B-15	M	varies	varies	D	C,IV,D-10
<i>P. kawakamii</i>	Evergreen Pear	A,B-10	M	15-30'	15-30'	E/D	C,IV,D-10
<i>Quercus agrifolia</i>	Coast Live Oak	B-30	L,VL	30-70'	70'+	E	C,IV,D-6,12,23
<i>Q. chrysolepis</i>	Canyon Live Oak	B-30	M,L	30-60'	20-60'	E	C,IV-6,12,36
<i>Q. douglasii</i>	Blue Oak	B-30	M	50'	50+	D	C,IV,D-6,12,23
<i>Q. engelmannii</i>	Engelmann Oak	B-30	I	60'	60+	E	IV,D-6,12,33,23
<i>Q. ilex</i>	Holly Oak	B-30	M	40-70'	40-70'	E	C,IV,D-6,23
<i>Q. kelloggii</i>	California Black Oak	B	M	30-80'	-60'	D	IV-6,12,23
<i>Q. lobata</i>	Valley Oak	B-30	L,VL	76'+	70'+	D	C,IV-6,12,23
<i>Q. palustris</i>	Pin Oak	B-30	M	50-80'	5-70'	D	C,IV,D-6,22,23
<i>Q. rubra</i>	Red Oak	B-30	M	60-75'	50'	D	C,IV,D-6,23
<i>Q. suber</i>	Cork Oak	B-30	M	70-100'	-100'	E	C,IV,D-6,23
<i>Q. virginiana</i>	Southern Live Oak	B-30	M,L	60'	100'	E/D	C,IV,D-22
<i>Q. wislizenii</i>	Interior Live Oak	B	M,L	30-75'	75'+	E	IV,D-6,12,23
<i>Rhus lancea</i>	African Sumac	A,B-15	L	20-30'	20-30'	E	C,IV,D-20,22
<i>Robinia ambigua</i>	Locust	B	M,L	30-50'	-30'	D	IV,D-1,7,10,22
<i>Sapium sebiferum</i>	Chinese Tallow Tree	B	M	-35'	-35'	D	IV,D-22,X
<i>Schefflera actinophylla</i>	Queensland Umbrella Tree	A,B	H,M	20'+	20'+	E	C-3,8,18
<i>S. pueckleri</i>	Tupidanthus	A,B	H,M	20'+	20'+	E	C-3,8,18
<i>Sophora japonica</i>	Japanese Pagoda Tree	B	M	30-50'	30-50'	D	C,IV,D-22
<i>Stenocarpus sinuatus</i>	Firewheel Tree	A,B-10	M	30'	15+	E	C,IV-6,10,22
<i>Syagrus romanzoffianum</i>	Queen Palm	A,B	M	50'	-20'	E	C,IV-15
<i>Tabebuia chrysostricha</i>	Golden Trumpet Tree	A,B-15	M	25-30'	-30'	E	C,IV-6,10,22
<i>T. impetiginosa</i>	Pink Trumpet Tree	A,B-15	M	35'	-30'	E	C,IV-6,10,22
<i>Taxodium mucronatum</i>	Montezuma Cypress	B	H-L	75'	35'	E/D	C,IV-22
<i>Tipuana tipu</i>	Tipu Tree	B	M	-50'	-50'	D	C,IV-10,22
<i>Trachycarpus fortunei</i>	Windmill Palm	A,B	M	-30'	-6'	E	C,IV,D-15
<i>Umbellularia californica</i>	California Bay	B	L,VL	30-75'	30-75'	E	C,IV,D-5,12,23
<i>Washingtonia filifera</i>	California Fan Palm	B-30	M-VL	60'	20'	E	C,IV,D-3,7,10,12,15,21,X
<i>Zelkova serrata</i>	Sawleaf Zelkova	B	M	60'	60'	D	C,IV,D-22
<i>Ziziphus jujuba</i>	Chinese Jujube	A,B-15	M,L	20-30'	20-30'	D	C,IV,D-11,20,22



**7. Owner / Applicant Certification (Certificación del Solicitante, Agente o Dueño/a)**

By my signature below, I hereby certify the following:

1. I understand that it is the responsibility of the applicant to substantiate the request through the Burden of Proof.
2. I understand there is no guarantee - expressed or implied - that any permit will be granted. I understand that each matter must be carefully evaluated and after the evaluation has been conducted or the public hearing has been held. Staff's recommendation or decision may change during the course of the review based on the information presented.
3. I understand that planning staff is not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
4. I understand that the environmental review associated with the submittal of this application is preliminary, and that after further evaluation, additional information, reports, studies, applications and/or fees may be required.
5. I understand that if my application is denied, there is no refund of fees paid.
6. I understand that submitting inaccurate or incomplete information may result in delays or denial of my application.
7. I certify that the information provided in this application, including attachments, is accurate and correct to the best of my knowledge.
8. I have read and understand the foregoing, and agree to the submittal of this application.

Signature (Blue Ink): Chad Zargen Date: 3/31/15  
 Print Name: Anat Zarguri Check One:  Owner  Applicant

**8. Oak Tree Certification (Certificación de Árboles Robles) (Pursuant to Chapter 22.56, Pt. 16)**

Check only one box below:

- By my signature below, I certify that there are no oak trees or oak tree protected zones (five feet from the drip line of the canopy or within 15 feet of any oak tree trunk, whichever distance is greater) located on the subject property or properties.
- By my signature below, I certify that there are oak trees or protected zones (five feet from the drip line of the canopy or within 15 feet of any oak tree trunk, whichever distance is greater) within the subject property or properties, but that no work will be done within these protected areas. This applies to on and off-site oak trees. All oak tree dimensions, including trunk diameter and canopy, should accurately be depicted on the plans and be drawn to an acceptable scale.
- By my signature below, I certify that project activity will occur within the protected zone of an oak tree (five feet from the drip line of the canopy or within 15 feet of an oak tree trunk) and that I have concurrently submitted an Oak Tree Permit application. All oak tree dimensions, including trunk diameter and canopy, are accurately depicted on the plans and drawn to an acceptable scale.

Signature (Blue Ink): Chad Zargen Date: 3/31/15  
 Print Name: Anat Zarguri Check One:  Owner  Applicant  Agent

**9. Santa Monica Mountains Local Coastal Program (Programa Local Costero de las Montañas de Santa Monica) (Pursuant to Chapter 22.44.600 et seq.) (Complete only if project is within the Santa Monica Mountains Coastal Zone)**

Check only one box below:

- It is my understanding that this proposed development project is EXEMPT from the LIP pursuant to Section 22.44.820, and I have attached all of the material required in the LIP Exemption Determination Checklist.
- It is my understanding that this proposed development project requires a Coastal Development Permit (CDP) pursuant to the LIP, and I have attached all of the material required in the Santa Monica Mountains Local Coastal Program CDP Checklist.

Signature (Blue Ink): Chad Zargen Date: 3/31/15  
 Print Name: Anat Zarguri Check One:  Owner  Applicant  Agent

**10. Lobbyist Statement (Información de un Grupo de Presión)**

The Los Angeles County Lobbyist Ordinance, effective May 7, 1993, requires certification that each person who applies for a County permit is familiar with the requirements of Ordinance No. 93-0031 (Lobbyist Ordinance), and that all persons acting on behalf of the applicant have complied and will continue to comply with the requirements of said Ordinance through the application process. By my signature below, I hereby certify that I am familiar with the requirements of Ordinance No. 93-0031 and understand that making such a certification, and compliance with this ordinance, shall be conditions precedent to granting the permit requested, license, contract or franchise.

Signature (Blue Ink): Chad Zargen Date: 3/31/15  
 Print Name: Anat Zarguri Check One:  Owner  Applicant  Agent

Lobbyist Permit Number, If Applicable:

The information requested is required for a Zoning Permit, Coastal Development Permit, Director's Review and Oak Tree Permit, pursuant to Title 22 of LA County Code. Failure to provide complete and accurate information will cause delay. All required supplemental information must be submitted with this application. Additional application forms are available at: <http://planning.lacounty.gov/apps>. See instructions and checklist. For assistance, call 213-974-6411 or click <http://planning.lacounty.gov/who>.

IF YOU SUSPECT FRAUD OR WRONGDOING BY A COUNTY EMPLOYEE, PLEASE REPORT IT TO THE COUNTY FRAUD HOTLINE AT 1-800-544-6864 OR [WWW.LACOUNTYFRAUD.ORG](http://WWW.LACOUNTYFRAUD.ORG).

YOU MAY REMAIN ANONYMOUS.

THIS SECTION - STAFF USE ONLY - LDCC COMMENTS



Los Angeles County  
Department of Regional Planning

Planning for the Challenges Ahead



**ENVIRONMENTAL ASSESSMENT INFORMATION FORM**

**PLEASE READ CAREFULLY**

- Consult with planning staff to determine if your project is subject to CEQA.
- This questionnaire will assist the county in conducting an Initial Study, for projects subject to the California Environmental Quality Act (CEQA).
- Call 213-974-6438 to schedule a submittal appointment.
- Must be submitted in person.

STAFF USE ONLY

PROJECT NO: R2015-00871  
 PERMIT NO: RENV1201509069  
 ENV: \_\_\_\_\_ CE? Y N CLASS#: \_\_\_\_\_  
 ZONE: \_\_\_\_\_ PLAN: \_\_\_\_\_  
 ESHA/SEA? Y N ESHA/SEA: \_\_\_\_\_  
 CSD/TOD? Y N CSD/TOD: \_\_\_\_\_  
 SUPV DIST: 1 2 3 4 5 ZONED DIST: \_\_\_\_\_  
 COASTAL? Y N HSG PERMIT? Y N  
 RFS? Y N RFS NO: \_\_\_\_\_

**1. Subject Property (Sujeto Propiedad)**

ASSESSOR'S PARCEL NUMBER(S):

4455-042-015

SUBJECT PROPERTY ADDRESS OR SITE LOCATION:

24604 McHolland Hwy. Calabasas, CA 91302

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

See Attached "Project Description."

**3. Owner(s) (Dueño/a Registrado)**

NAME: Anat Zanzuri

PHONE: 310-295-4677

ADDRESS: 4335 Park Verdi

FAX: ~~818-245~~ 818-475-2004

CITY / STATE: Calabasas, CA

ZIP: 91302

E-MAIL: zzanzuri@gmail.com

**4. Applicant (Solicitante) If different from owner**

NAME: ZEEV Zanzuri

PHONE: 310-866-6670

ADDRESS: 4335 Park Verdi

FAX: 818-475-2004

CITY / STATE: Calabasas, CA

ZIP: 91302

E-MAIL: ZEEV@5nasolarsolutions.com

**5. Agent (Agente) If different from owner / applicant**

NAME:

PHONE:

ADDRESS:

FAX:

CITY / STATE:

ZIP:

E-MAIL:

Primary contact regarding this questionnaire? Check one:  Owner  Applicant  Agent

**ENVIRONMENTAL ASSESSMENT INFORMATION FORM**

Project No.: \_\_\_\_\_

3. Will the proposed project change the pattern, scale or character of the surrounding general area?

Yes  No If yes, describe:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. What steps can be taken to mitigate any adverse effects that may result from this project? List the adverse effect first, then the mitigation measure(s) to reduce that effect.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. Have the water, sewer, fire and flood control agencies serving the project been contacted to determine their ability to provide adequate service to the proposed project?

Yes  No If yes, attach response.

**GEOLOGY**

6. Are there identifiable landslide risk, fault lines or zones, liquefaction hazards, expansive soils, or subsidence risks which that would impact the project? Is the project site located on uncompacted fill?

Yes  No  Unknown If yes, describe:

\_\_\_\_\_  
\_\_\_\_\_

7. Does the project propose grading or alteration of topography, or contain slopes over 25 percent?

Yes  No If yes, describe:

\_\_\_\_\_  
\_\_\_\_\_

**FLOOD**

8. Does the project site contain a drainage course or waterway?

Yes  No  Unknown If yes, describe:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. Is the project located within or contain a floodway, flood plain or designated 100-year flood hazard zone?

Yes  No  Unknown If yes, describe:

\_\_\_\_\_  
\_\_\_\_\_

ENVIRONMENTAL ASSESSMENT INFORMATION FORM

Project No.: \_\_\_\_\_

10. Will the project alter the existing drainage pattern of the site or area? Do offsite drainage facilities have capacity to accommodate site runoff?

Yes  No  Unknown If yes, describe:

\_\_\_\_\_  
\_\_\_\_\_

FIRE

11. Is the property located within a Very High Fire Hazard Severity Zone (VHFHSZ) or hillsides area with moderately-to-very dense vegetation?

Yes  No  Unknown

12. Distance from project site to nearest fire station: 5.6 miles

NOISE

13. Describe existing noise sources and noise levels that now affect the site (aircraft, roadway noise, railroads, industry, etc.) and how they will affect proposed uses:

minimal roadway noise; will not affect proposed use

14. Describe the type of short-term and long-term noise to be generated, including the source and amount:

very minimal short + long term noise, source = car

15. Are sensitive receptors, e.g., schools hospitals, residences, located near the project site? How will project noise levels affect adjacent properties and on-site uses?

Residential Homes

16. What methods of soundproofing are proposed?

The building will be constructed so as to comply with universal Building code, limit interior noise of 45 db CNEI

WATER QUALITY

17. Does the project propose the use of a private water well?

Yes  No  Unknown

18. Does the project propose private wastewater disposal or on-site septic systems?

Yes  No

19. How much wastewater will the project generate?  Unknown

2000 Gallon Septic Tank

ENVIRONMENTAL ASSESSMENT INFORMATION FORM

Project No.: \_\_\_\_\_

20. Are there any bodies of water (including domestic water supplies) into which the site drains?

Yes  No  Unknown If yes, describe:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AIR QUALITY

21. Will the project result in increased air emissions or create objectionable odors during or after construction?

Yes  No  Unknown If yes, describe:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

GREENHOUSE GASES

22. Will the project generate greenhouse gas (GhGs) emissions, either directly or indirectly, that may have a significant impact on the environment (i.e., on global climate change)? The significance of the impacts of a project's GhG emissions should be evaluated as a cumulative impact rather than a project-specific impact.

Yes  No  Unknown If yes, describe:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

23. Will the project conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases including regulations implementing California AB 32 of 2006, the General Plan policies for implementing actions to reduce greenhouse gas emissions?

Yes  No  Unknown If yes, describe:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BIOTA

24. Is the project located within a Significant Ecological Area (SEA), SEA Buffer, Coastal Zone, coastal Environmentally Sensitive Habitat Resource Area (ESHA), Wildflower Reserve Area, or within a relatively undisturbed natural area?

Yes  No If yes, describe:

*In a distance that is more than 200ft away*

ENVIRONMENTAL ASSESSMENT INFORMATION FORM

Project No.: \_\_\_\_\_

25. Will grading, fire clearance or other improvements remove natural habitat or relatively undisturbed area?

Yes  No If yes, describe:

Fire clearance will remove some natural habitat most of the development area is cleared due to other properties fire regulations.

26. Does the project contain coastal sage scrub, oak woodland, sycamore riparian, oak woodlands, wetlands, or other sensitive natural communities?

Yes  No  Unknown If yes, describe:

27. Does the project area contain any known suitable habitat for listed endangered or threatened species, other sensitive species, or a wildlife corridor?

Yes  No  Unknown If yes, describe:

OAK TREES

28. Are protected oak trees present? (Oak Tree Permit may be required.)

Yes  No. If yes, indicate :

Total number of protected oak trees to be encroached: \_\_\_\_\_

Total number of protected oak trees to be removed : \_\_\_\_\_

29. Would the project, including project buildout, require removal of protected oak trees?

Yes  No

CULTURAL RESOURCES

30. Does the project site contain rock formations indicating potential paleontological resources?

Yes  No  Unknown If yes, describe:

ENVIRONMENTAL ASSESSMENT INFORMATION FORM

Project No.: \_\_\_\_\_

31. Does the project site contain known archeological resources, or historic structures or sites?

Yes  No  Unknown If yes, describe:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AGRICULTURE AND FORESTRY

32. Does the project conflict with existing agricultural zoning or convert existing farmland to a non-agricultural use?

Yes  No  Unknown If yes, describe:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AESTHETICS

33. Is the project visible from a scenic highway or is it located within a scenic corridor?

Yes  No  Unknown If yes, describe:

*The project is on Mulholland Hwy. but due to LUP C-125 "Scenic Resource areas do not include areas that are largely developed such as existing built out residential."*

34. Will the project impact a riding or hiking trail, ridgeline, shoreline view, significant natural feature or previously undisturbed area?

Yes  No  Unknown If yes, describe

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

35. Is the proposed use out-of-character in comparison to adjacent uses due to height, bulk or other features?

Yes  No  Unknown If yes, describe:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

36. Will the project create sun shadow, light or glare problems?

Yes  No  Unknown If yes, describe:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ENVIRONMENTAL ASSESSMENT INFORMATION FORM

Project No.: \_\_\_\_\_

The buildin will conform with Title 24 codes.  
A 20kw photovoltaic solar system.  
Instant water heaters, High quality windows and doors.

HAZARDOUS MATERIALS

45. In the known history of the property, has there been any use, storage, or discharge of hazardous or toxic materials? Examples of hazardous or toxic materials include, but are not limited to, PCB's; radioactive substances; and herbicides, pesticides; paints; fuels, oils, solvents, or other flammable liquids or gases.

Yes  No  Unknown

If yes, please list the materials and describe their use, storage, or discharge on the property, including the dates of use, if known. Also note underground storage of the above:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

46. Will the proposed project involve the temporary or long-term use, storage, discharge, or disposal of hazardous and/or toxic materials, including but not limited to those examples listed above?

Yes  No If yes, provide an inventory of all such materials to be used and method of disposal:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NON-RESIDENTIAL PROJECTS

47. Workforce:

- a) Number of daily work shifts: \_\_\_\_\_
- b) Operating days and hours: \_\_\_\_\_
- c) Maximum number of employees: \_\_\_\_\_
- d) Maximum number of employees per shift: \_\_\_\_\_

48. Describe end products:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

49. Describe waste products, including nonhazardous and hazardous waste:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

50. Method of nonhazardous and hazardous waste disposal:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ENVIRONMENTAL ASSESSMENT INFORMATION FORM

Project No.: \_\_\_\_\_

51. Do operations require any pressurized tanks?

Yes  No If yes, describe

\_\_\_\_\_

52. Will delivery or shipment trucks travel through residential areas to reach the nearest highway?

Yes  No. If yes, describe.

\_\_\_\_\_

53. Other project or site condition information:

**Owner / Applicant / Agent Application Certification (Certificación del Solicitante, Agente o Dueño/a)**

By my signature below, I hereby understand and certify the following:

- 1. I understand that the environmental review associated with the submittal of this form is preliminary, and that after further evaluation, additional information, reports, studies, applications or fees may be required.
- 2. I understand that, whether or not my application is approved or denied, there may be a partial or no refund of fees paid, and;
- 3. I understand that submitting inaccurate or incomplete information may result in delays or the denial of my application, and;
- 4. I certify that the information provided in this form, including attachments, is accurate and correct to the best of my knowledge.

SIGNATURE: *Araceli Zenzuri*

DATE: 4-1-15

PRINT NAME: Araceli Zenzuri

CHECK ONE:  Owner  Applicant  Agent

**Archaeological Statement (Declaración Arqueológica)**

Under the discretion of the Dept. of Regional Planning, proposed projects may be forwarded to the Archeological Information Center for consultation regarding potential impacts to historical and cultural resources, in order to assure the protection and preservation of Los Angeles County's historic and archeological resources. This review requires a nominal processing fee which will be billed directly to the applicant by Cal-State University. By my signature below, I understand this process and possible additional fees.

SIGNATURE (BLUE INK): *Araceli Zenzuri*

DATE: 4-1-15

PRINT NAME: Araceli Zenzuri

CHECK ONE:  Owner  Applicant  Agent

Anat & Ze'ev Zanzuri  
Coastal Development Permit Application  
Proposed Residential Construction  
24604 Mulholland Highway, Calabasas CA, 91302  
APN: 4455-042-015

### **Project Description**

Construction of a proposed 7151.5 SF., 31 ft. 3 in. above finished (and natural) grade, two-story (1<sup>st</sup> story: 3926.5 SF.; 2<sup>nd</sup> story: 3225 SF.), single-family residence, with an attached three-car garage (807 SF), pool, septic system, 188-ft. driveway (width = 20 ft.) with necessary fire turnaround, and 3450 cu. yd. of grading (3213 cu. yd. cut and 237 cu. yd. fill).

The vacant, 1.64-acre (616.58 SF) project site is located at 24604 Mulholland Highway in the Santa Monica Mountains, unincorporated Los Angeles County (APN 4455-042-015). This parcel, designated as RL10 (Rural Land 20) in Zone R-C-10, is located in the Santa Monica Mountains Coastal Zone and therefore strictly adheres to the Santa Monica Mountains Local Coastal Program (i.e., SMM LCP). Single-family residences are located to the west, north, and northeast of the project site, and undeveloped parcels are located to the east and south. The project site generally slopes upward from west to east.