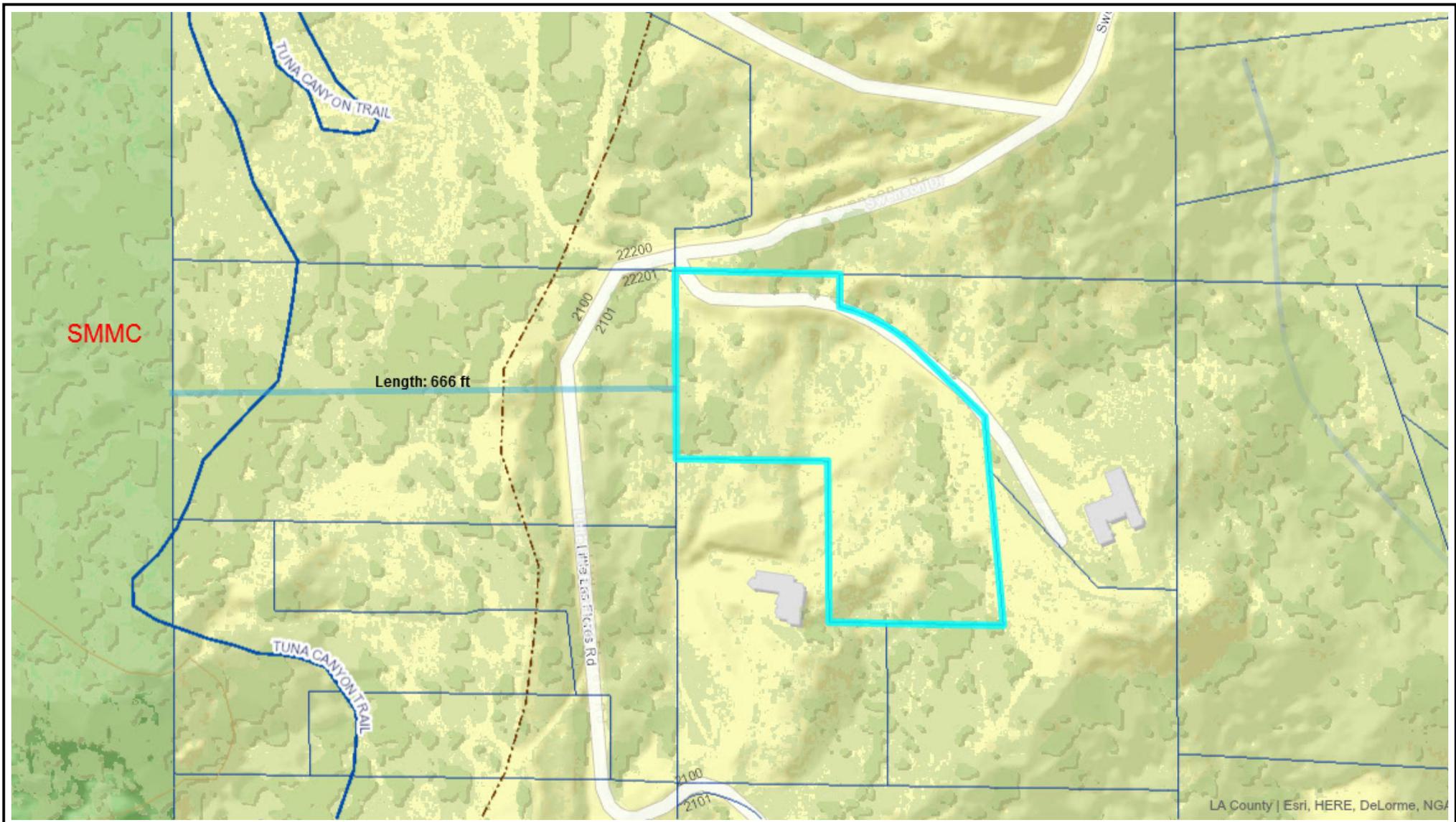


Mouzaya SFR, 22390 Swenson Drive, Topanga R2015-01161, APN 4448-023-011
Biological Files

<u>Page</u>	<u>Item</u>
2	Parcel Plan, Significant Ridgeline, Trail, Preserved Land in vicinity
3	Aerial
4	Topographic map of 10-ft contours (Parcel is below, south of, heavy outline) – note drainages
5	Vicinity aerial, note animal track system in significant ridgeline area
6	Vicinity H1 (dark green), H1 buffer (green wash), H2 (pale yellow), H3 aerial within parcels
7	Plant alliance polygons: Plant Alliance coding: 1 Laurel Sumac-CA buckwheat 2 Chamise – Laurel Sumac 3 Cleared land 3b Urban disturbed and built 4 Bigpod Ceanothus – Laurel Sumac 5 Greenbark Ceanothus 6 Laurel Sumac 6a Laurel Sumac alliance
8-45	Biological Assessment, prepared by Jacqueline Worden, Impact Sciences
46-48	Letter from Bruce Bolander on best choice for house site, 2015.09.10
Additional Site Photos:	
49	central Chaparral
50	2-ft. diameter drainage pipe at corner of Swenson Drive and Little Las Flores Drive
51	East slope chaparral
52	Rock slab with lichens
53	Lichens on rock slab outcrop
54	Crevice of rock outcrop; Selaginella is green and abundant along edges
Zoning Permit Documents:	
55-56	Zoning permit application
57-66	Environmental assessment

Landscape plans are a separate document.

Documents among plan files:
Architectural plans have OWTS
Erosion control plan
Fire-approved landscape document



Bolanger, 22390 Swenson Dr., R2015-01161

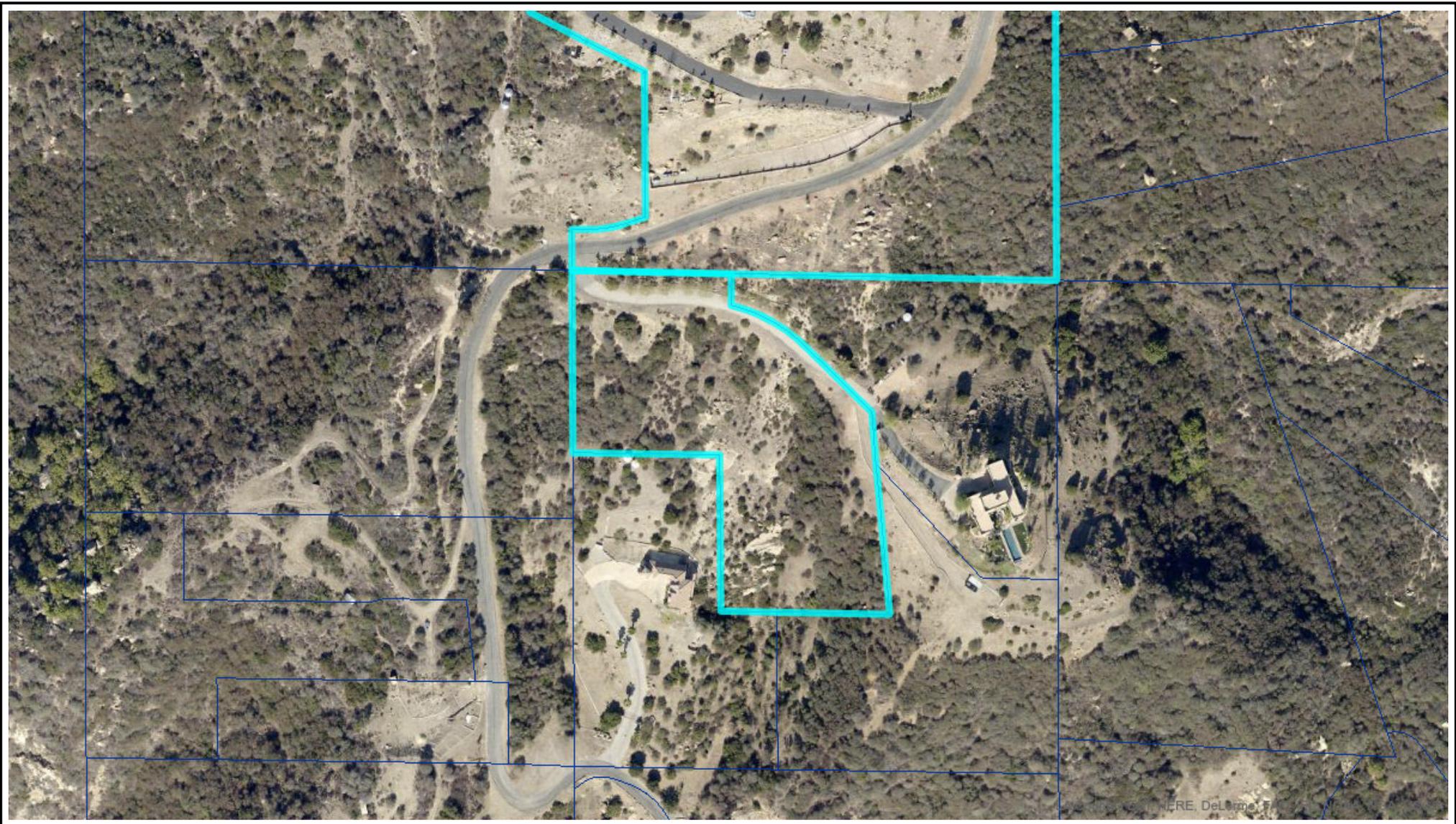
APN 4448-023-011, Trail, Sig. Ridge, Preserved

Printed: Sep 28, 2015

Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section. Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.

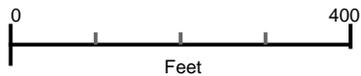


LA County | Esri, HERE, DeLorme, NGA



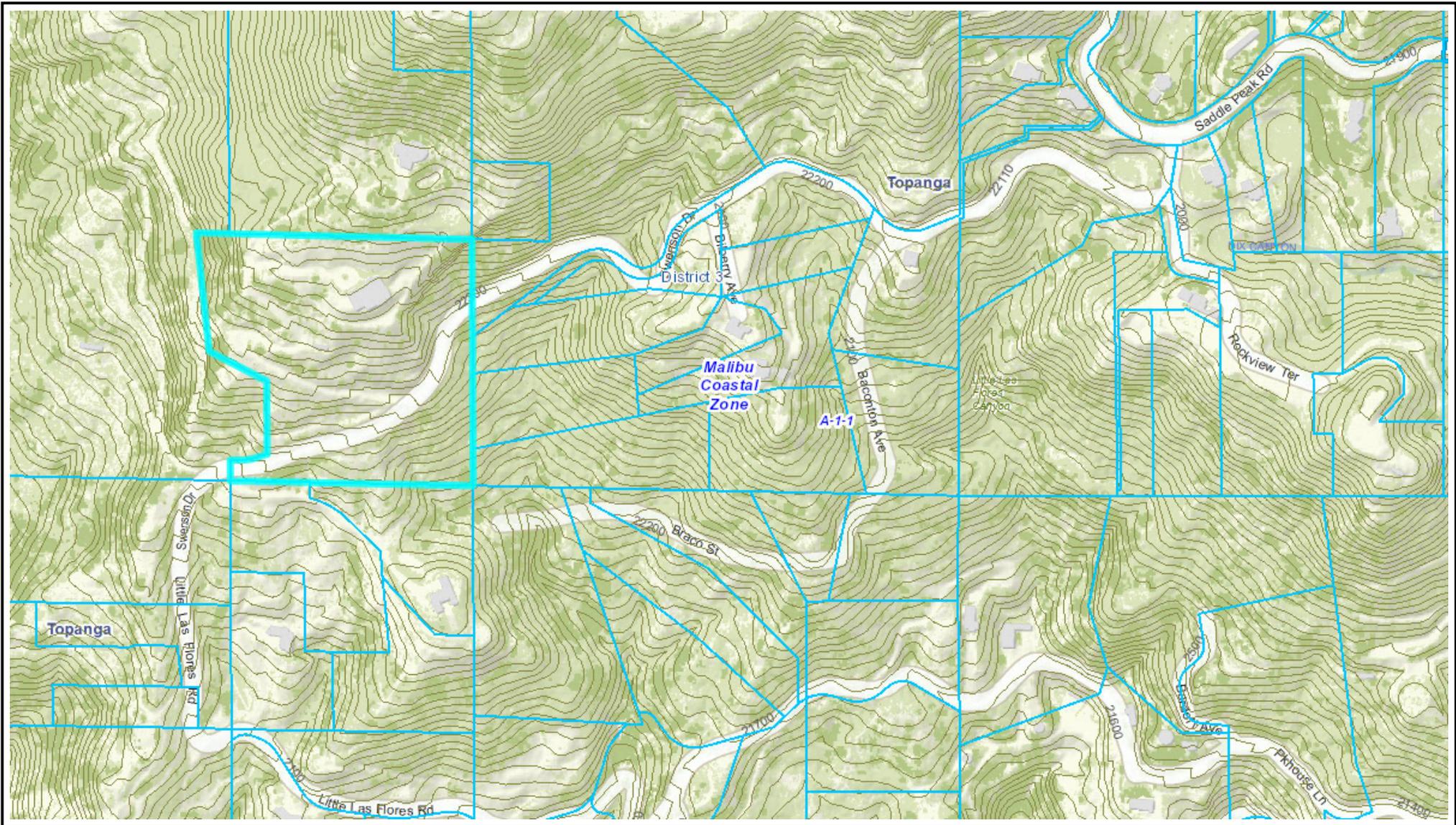
22390 Swenson Drive
APN 4448-023-011

Printed: Jul 01, 2015



Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section. Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.

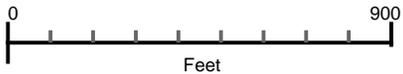




Created in GIS-NET3 Public

Printed: Apr 29, 2013

Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section. Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.

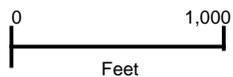




22390 Swenson Drive
APN 4448-023-011-vicinity

Printed: Jul 01, 2015

Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section. Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.



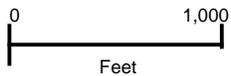


LA County | Esri, DeLorme, IFL, FAO, NOAA, NGA, NPS

22390 Swenson Drive

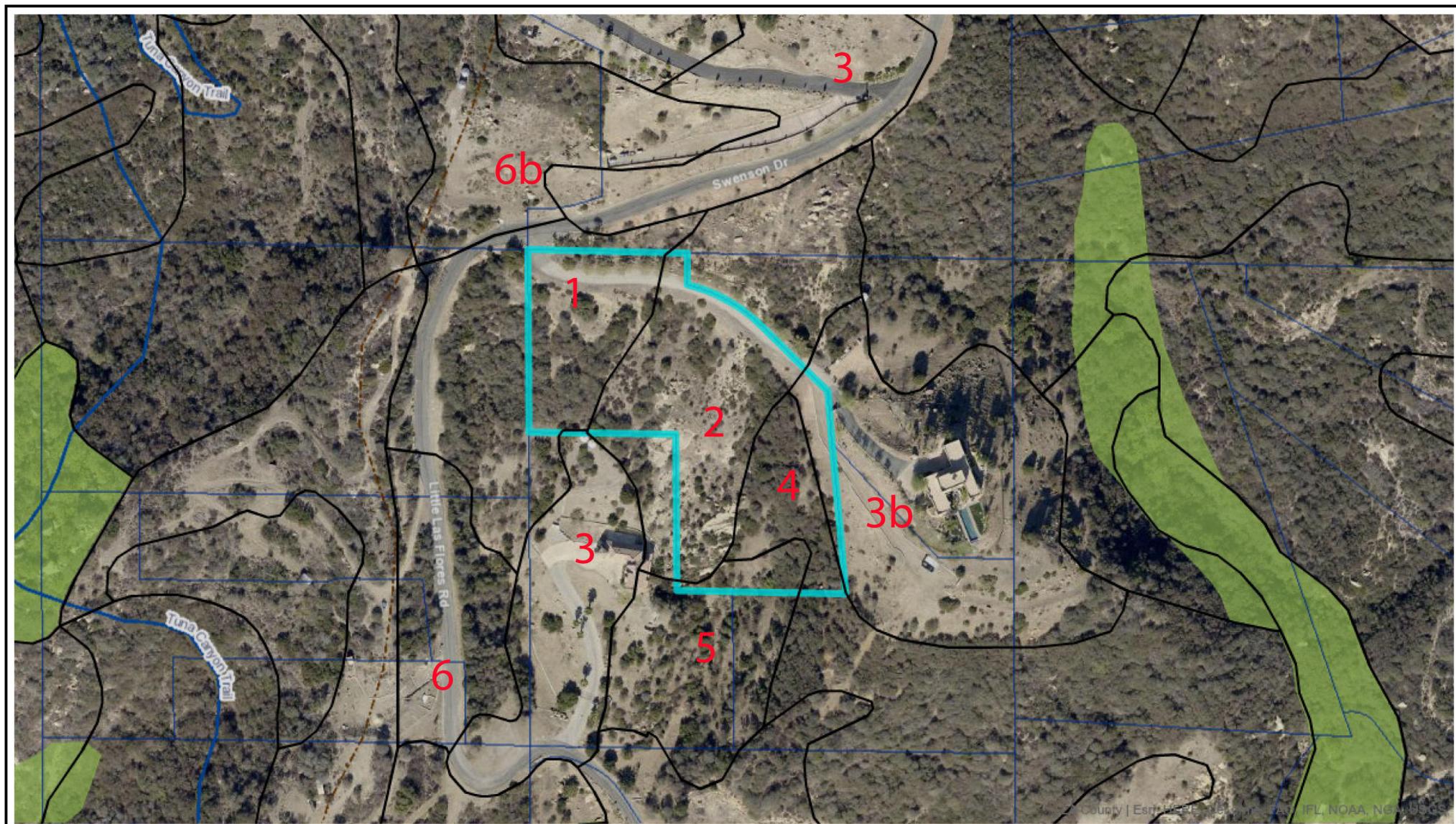
APN 4448-023-011-H1,H2 vicinity

Printed: Jul 01, 2015



Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section. Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.



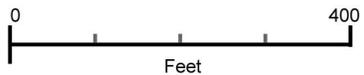


Bolanger, 22390 Swenson Dr., R2015-01161

APN 4448-023-011 Habitat Alliances

Printed: Jul 06, 2015

Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section. Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.



Updated Biological Assessment
22390 Swenson Drive, Topanga, California
(APN 4448-023-011)
Los Angeles County, California

Prepared for:

Mr. Youssef Mouzaya
5022 Evanwood Avenue
Oak Park, California 91377

Prepared by:

Impact Sciences, Inc.
803 Camarillo Springs Road, Suite C
Camarillo, California 93012

August 2015

Santa Monica Mountains Biological Assessment Checklist	Pg*	Initi
Title Page		JW
A. Project name.	Title pg	JW
B. County identification numbers (Project number, Permit number, APNs)	Title pg	JW
C. Applicant name and contact information	Title pg	JW
D. Name and affiliation of preparer.	Title pg	JW
E. Date.	Title pg	JW
I. Project and Survey Description	1	JW
A. Project description.	1	JW
1. Project name, type of report, address of project.	1	JW
2. County application identification numbers including APNs.	Title pg	JW
3. Applicant name and contact information.	Title pg	JW
4. Parcel and acreage information.	1	JW
5. Location.	1	
a. Map of regional features showing project location, including watershed boundaries, proximity to public lands, streams, drainages, and roads in region.	2-5	JW
b. Color aerial photograph(s) showing regional context of project, project parcel(s), existing development, open space, etc. LOCAL AERIAL	4	JW
6. Detailed description of proposed project, including area of vegetation removal, modification, or disturbance, grading volumes, etc.	1-7	JW
B. Description of major natural features.	1	JW
1. Landforms and geomorphology.		
2. Drainage and wetland features.		
3. Soils (soil/geological map optional)		
C. Methodology of biological survey.	1	JW
1. Date(s) of survey(s).		
2. Detailed description of survey methods.		
II. Biological Characteristics of the site		
A. Flora.		
1. Map of vegetation communities, specifying system used	8	JW
2. Map of project site showing the habitat areas (H1, H2, H2 "High Scrutiny", H3 Habitat) from the LUP Biological Resources map.	15	JW
3. Vegetation cover table, with acreages of each vegetation type Provided in text	6	JW
1. Table of possible sensitive species and possible sensitive vegetation, including brief description of potential impacts to any sensitive species.	Appen. D&E	JW
2. Maps of occurrence for sensitive species observed	N/A	N/A
D. List of flora and fauna observed or known from site	Appen.	
E. Survey Checklist (see Part B, Survey Checklist, above)	Here	JW
III. Bibliography		
A. Bibliography of references cited in text - FOOTNOTES IN TEXT		JW
IV. Appendices		
A. Site photographs (color)	Appen. A	JW
B. Qualifications of biologists and other contributors		
C. Oak tree report for sites with jurisdictional native oak trees (if applicable)		N/A
Digital copies of biological assessments must be provided to DRP as pdf for final version, including georeferenced files of vegetative data and sensitive species occurrences.		

*Refer to table of contents in report.

TABLE OF CONTENTS

Section	Page
Introduction.....	1
Project Location and Description.....	1
Methodology	1
Results	6
Constraints and Recommendations	16

LIST OF FIGURES

Figure	Page
1 Project Region	2
2 Project Location	3
3 Project Region Aerial	4
4 Watershed.....	5
5 Vegetation Map and Fuel Modification Zones.....	8
6 SMMLCP Mapped Resources	15

Appendices

- A Site Photographs
- B Observed Flora
- C Observed or Detected Fauna
- D Special-Status Plant Species Recorded from the Project Vicinity
- E Special-Status Wildlife Species Recorded from the Project Vicinity

INTRODUCTION

This biological assessment describes the biological resources present on the project site during two field surveys conducted in December 2014 and August 2015, and discusses the suitability of on-site habitats to support special-status biological resources previously identified as occurring in the project vicinity. The methods used and results of both field and literature investigations are summarized, and potential impacts and appropriate mitigation measure are discussed.

This biological assessment is not intended to provide an in-depth analysis of biological resources, since it is based on one site survey, existing literature, and the professional analysis of the biologists. As such, this assessment should be used as a general tool to assist decision makers in determining potential impacts to biological resources resulting from proposed project implementation. This level of evaluation is consistent with the requirements of the California Environmental Quality Act (CEQA).

PROJECT LOCATION AND DESCRIPTION

The property subject is located at 22390 Swenson Drive, Topanga, California. The parcel lies east of Malibu Canyon Road, west of Topanga Canyon road, and south of Mulholland Highway, in unincorporated Los Angeles County within the Santa Monica Mountains (APN 4448-023-011 – **Figure 1**). Specifically, the property is located within Township 1 South, Range 17 West, Section 23, on the Malibu Beach, California 7.5-minute US Geological Survey (USGS) quadrangle map (**Figure 2**). **Figure 3** provides an aerial with the project site indicated and illustrates regional land uses and **Figure 4** illustrates the watershed where the property is located.

METHODOLOGY

Literature Search

The California Natural Diversity Data Base (CNDDB)¹ and California Native Plant Society (CNPS)² were queried for the six USGS quadrangles including the project site.³ The property is found on the Malibu Beach, California USGS 7.5-minute quadrangle. The other five USGS quadrangles searched include Thousand Oaks, Calabasas, Canoga Park, Point Dume, and Topanga.

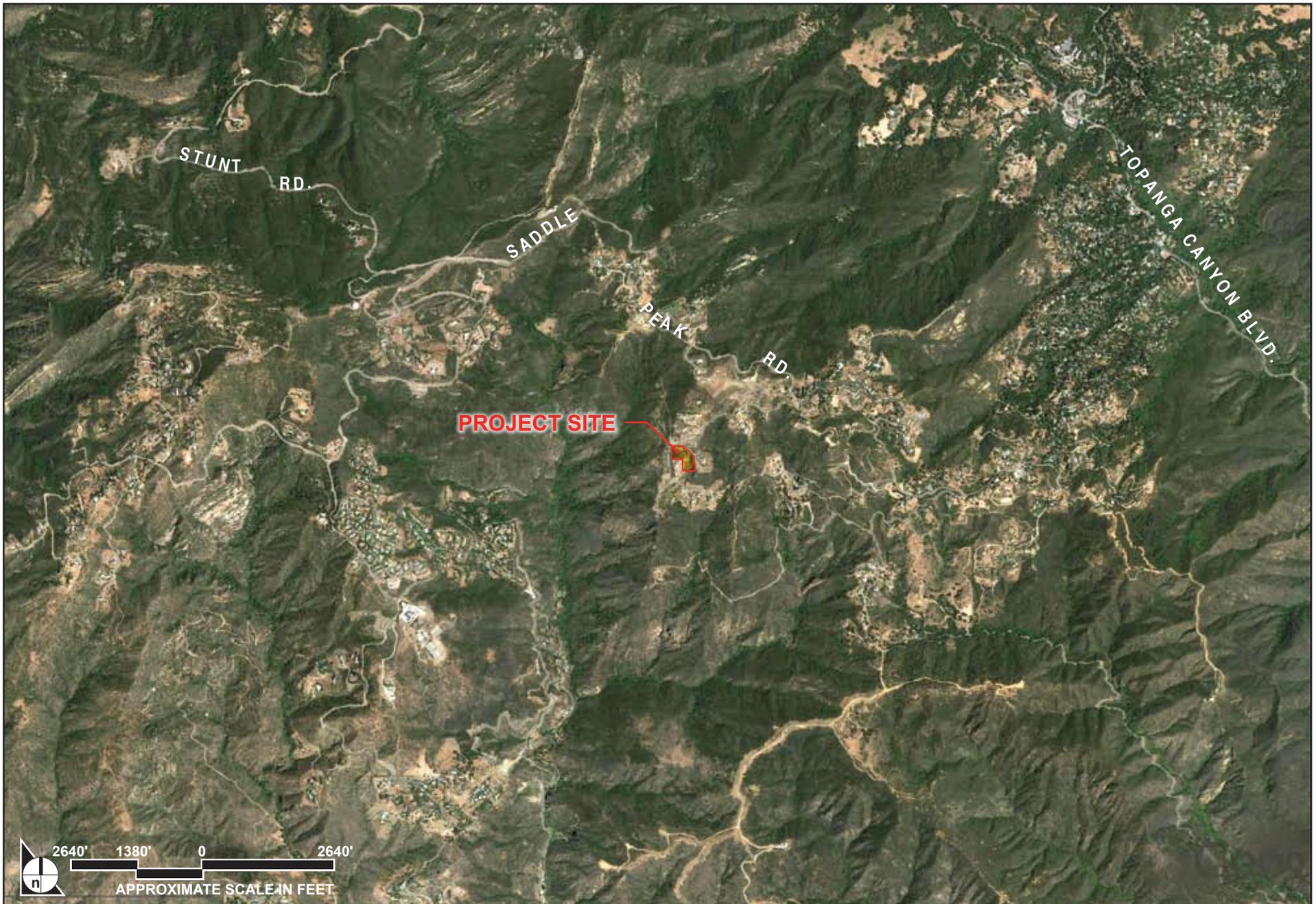
-
- ¹ California Department of Fish and Wildlife (CDFW). Natural Diversity Data Base. Commercial Version, accessed December 2014.
 - ² California Native Plant Society. Inventory of Rare, Threatened, and Endangered Plants of California. Online database available at: <http://www.rareplants.cnps.org>.
 - ³ Typically nine quadrangles (quads) are queried; the quad where the site is located and the eight immediately adjacent quads. However, due to the location of the subject property, these are the only terrestrial quads (the ocean lies to the south).



SOURCE: USGS 7.5 Minute Malibu Beach and Topanga Quadrangle, 2012.

FIGURE 2

Project Location



SOURCE: Aerial: Google Earth 2015

FIGURE 3

Project Region Aerial



FIGURE 4

Santa Monica Bay Watershed

Field Survey

A field survey was conducted on December 23, 2014 by Jackie Worden and Kenn Koek of Impact Sciences, Inc., to assess the site's flora, fauna, plant communities, and wildlife habitats. A second field survey was conducted by Ms. Worden on August 7, 2015 to measure the size of shrubs and trees six inches or greater in diameter at breast height (dbh). The potential occurrence of special-status species reported as occurring in the vicinity during the literature search was also evaluated during both site visits. All accessible portions of the site were traversed on foot using transects of opportunity and binocular-aided vision. Vegetation cover types were mapped in the field using aerial photographs and direct observation from suitable vantage points. A hand-held Trimble unit was used to collect GPS points and to define the boundaries of vegetation alliances.

Nomenclature in this report is based on the following resources:

- **Vegetation Mapping:** *A Manual of California Vegetation*. (Sawyer, J.O., T. Keeler-Wolf, and J.M. Evens). 2009. Second Edition. California Native Plant Society, Sacramento.
- **Plants:** *The Jepson Manual* (Baldwin, B.G., D.H. Goldman, D.J. Keil, R. Patterson, T.J. Rosatti, and D.H. Wilken, editors) 2012. TJM2: The Jepson manual: vascular plants of California, second edition. as updated on the Jepson Online Interchange for California Floristics: <http://ucjeps.berkeley.edu/interchange.html>
- **Reptiles and amphibians:** (Nafis, Gary). *A Guide to the Amphibians and Reptiles of California*. <http://www.californiaherps.com>
- **Birds:** American Ornithologist's Union (AOU Checklist of North American Birds, 7th edition (August 7, 2014). http://www.californiabirds.org/ca_list.asp
- **Mammals:** Smithsonian national Museum of Natural History. *North American Mammals*. <http://www.mnh.si.edu/mna>

RESULTS

Literature Search

The literature identified several special-status plant and wildlife species reported as occurring in the project region. Species with a moderate or high potential to occur based on habitat suitability and regional occurrence factors are discussed in more detail in the Special-Status Species section of this report.

Field Surveys

Site Characteristics

The approximately 3.17-acre site ranges in elevation from about 1,870 up to nearly 1,980 feet. The site slopes downward to the south, with large sandstone rock slabs dominating the southeast portion of the site. Ceanothus chaparral dominates the vegetation, with areas of buckwheat scrub and annual grassland/disturbed areas. Existing residential development is present to the north, east, and south of the property.

The entire property is mapped as one soil association, Topanga-Mipolomol-Sapwi.⁴ This association is characterized by gravelly to stony loam with gravelly to stony clay loam at depth over weathered to unweathered bedrock. It is well drained, and has a high to very high runoff classification. There are no volcanic or calcareous soils or rocks, and no Santa Susana Sandstone present on the site.

Vegetation

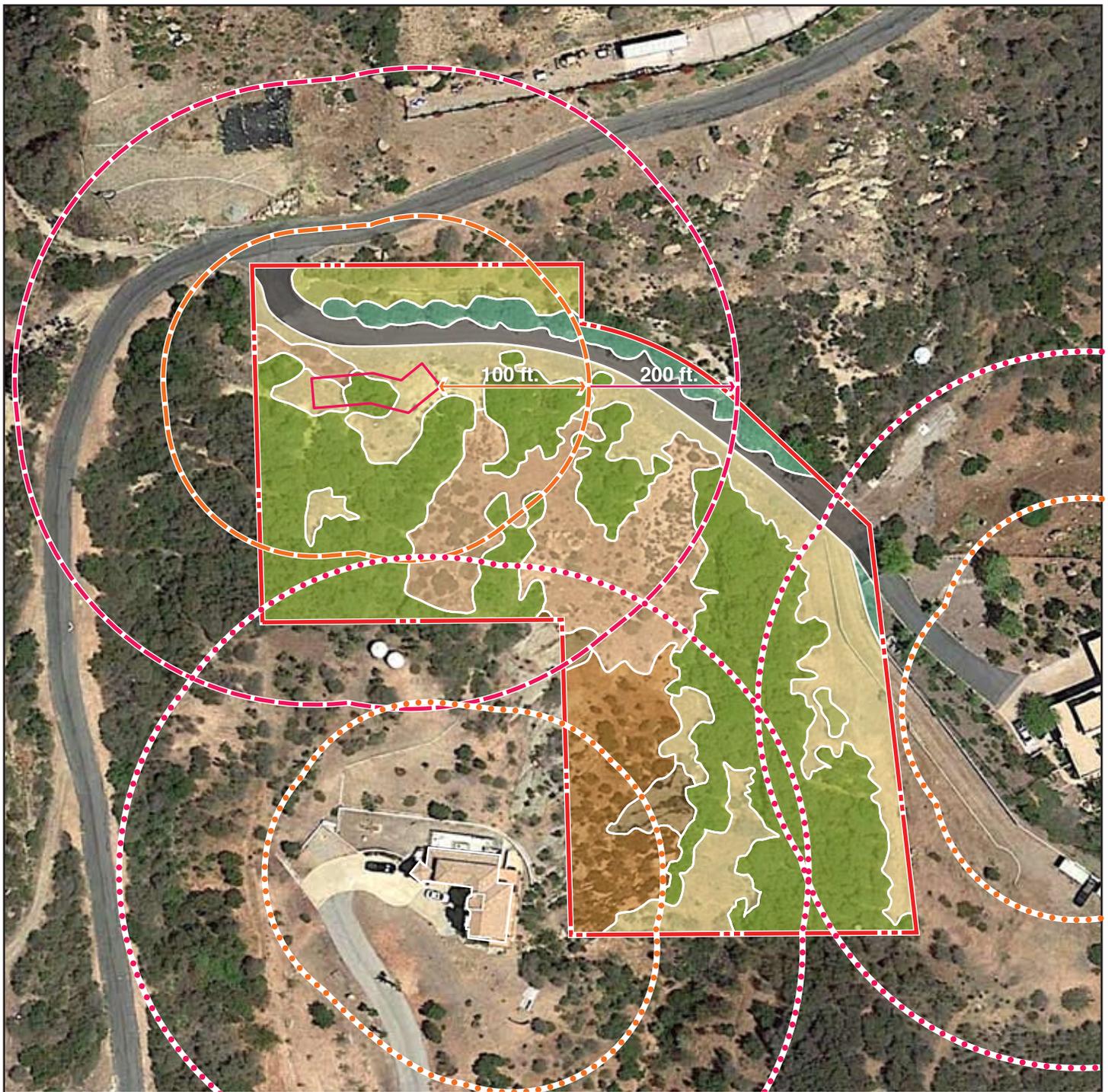
Ceanothus chaparral shrubland alliance, California buckwheat scrub alliance, and annual grassland/disturbed areas characterize the vegetation on the property. **Figure 5** illustrates the distribution of vegetation within the property. **Appendix A** includes site photos that illustrate typical site conditions, and **Appendix B** provides a list of all plants identified during the December 2014 and August 2015 field surveys.

Ceanothus Chaparral Shrubland Alliance – 1.23 acres

Ceanothus Shrubland Alliance occupies most of the property. Bigpod ceanothus (*Ceanothus megacarpus*) is the dominant shrubs, with chamise (*Adenostoma fasciculatum*) interspersed as co-dominant. The relative canopy cover is nearly 100 percent in many areas, forming a very dense habitat with little diversity. Other species in this alliance include scattered greenbark ceanothus (*Ceanothus spinosus*) and toyon (*Heteromeles arbutifolia*). Scattered throughout the site are very large laurel sumac (*Malosma laurina*), occurring individually or in small clusters.

Native trees and shrubs six inches in diameter or larger (at breast height; dbh) were searched for during the August 2105 field survey. No native trees were found on the property and no shrubs greater than about four inches were found. The majority of shrubs encountered were multi-trunk, each less than three inches dbh.

⁴ Web Soil Survey: <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>.



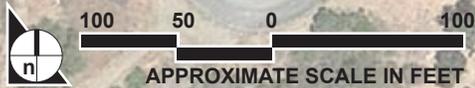
LEGEND

Vegetation Communities (2.89 ac.)

- | | | | |
|---|---|---|--|
|  | Ceanothus Chaparral
(1.23 ac.) |  | Annual Grassland/Disturbed
(0.62 ac.) |
|  | Chaparral/Disturbed
(0.12 ac.) |  | Buckwheat Scrub/Annual Grassland
(0.47 ac.) |
|  | Rock Slab/Boulder-Chaparral
(0.27 ac.) |  | Ornamental
(0.13) |
|  | Rock Slab/Boulder
(0.05) |  | Developed
(0.13) |

Fuel Modification Zones

- | | |
|---|--|
|  | Project Boundary |
|  | Proposed Residence |
|  | 100 ft. Fuel Modification Zone Boundary |
|  | 200 ft. Fuel Modification Zone Boundary |
|  | 100 ft. Adjacent Fuel Modification Zone Boundary |
|  | 200 ft. Adjacent Fuel Modification Zone Boundary |



SOURCE: Aerial: Google Earth 2015; Data: Impact Sciences, Inc., January and August 2015.

FIGURE 5

Vegetation Map and Fuel Modification Zones

Annual Grassland/Disturbed Areas – 0.62 acre

Non-native annual grassland/disturbed areas are found adjacent to the existing gravel driveway leading to the residence east of the subject property, where it appears fuel modification activities have reduced the vegetation to grasses. Species found include filaree (*Erodium* sp.), Russian tumbleweed (*Salsola tragus*), fountain grass (*Pennisetum setaceum*), and non-native grasses such as bromes (*Bromus spp.*), oat (*Avena sp.*), and smilo grass (*Stipa miliacea var. miliacea*).

California Buckwheat Scrub/Annual Grassland Alliance – 0.47 acre

California buckwheat (*Eriogonum fasciculatum*) characterizes this alliance, occurring in low relative cover within annual grassland habitats. Chaparral yucca (*Hesperoyucca whipplei*) are scattered to rare (in abundance) in this alliance, along with black sage (*Salvia mellifera*), sawtooth goldenbush (*Hazardia squarrosa*), and sparse Jimson weed (*Datura wrightii*).

Rock Slab/Boulder (0.05 acre) and Rock Slab/Boulder-Chaparral (0.27 acre)

Two large sandstone rock slabs occur on the property, forming expanses that slope generally to the southwest. The unvegetated rock contains fissures which support sporadic, sparse vegetation growing on soil accumulated in these cracks, primarily grasses. These areas were checked for plant species of special concern such as dudleyas. Although the timing of the field surveys was not optimal for identifying dudleyas (flowers are needed for identification to the species level), these plants remain in place after blooming and are typically identifiable to genus even when in a desiccated condition. No plants were found on these rocks themselves, living or dead. Many dudleyas of special concern are endemic to volcanic rocks and/or soils derived from volcanic materials; no such substrate occurs on the property.

Several large boulders were found in the same vicinity of the rock slabs, and these too were checked for special status plant species with negative results. Sparsely scattered deerweed, yucca and buckwheat occur, along with infrequent bigberry and Eastwood manzanita (*Arctostaphylos glauca*; *A. glandulosa*) and monkeyflower (*Mimulus aurantiacus*). Bigelow's spike moss (*Selaginella bigelovii*).

In the southwest corner of the site within this covertime, fuel modification work has been conducted including limbing up native shrubs and mowing/string whipping smaller plants. Ceanothus, laurel sumac and toyon have been trimmed and the non-native grasses have been cut low to low stubble.

Ornamental/Disturbed – 0.13 acre

The north side of the existing driveway is planted with ornamental trees, and contains disturbed unvegetated areas possibly related to fuel modification activities.

A concrete V ditch is present, roughly paralleling the driveway, north of the planted trees. This directs surface runoff to a culvert that runs under the driveway and daylights on the south side. No hydrophytic vegetation is present.

Disturbed Chaparral – 0.12 acre

A narrow band of disturbed chaparral is present immediately adjacent to and north of the ornamentals along the driveway, extending north toward Saddle Peak Road. This area appears to have received fuel modification treatment, with native plants such as ceanothus and laurel sumac thinned and pruned up from ground level. Bare ground, mowed annual grasses and small weedy plants comprise the ground cover. A small patch of native perennial bunch grass occupies an area of about 5 x 20-feet, including purple needlegrass (*Stipa pulchra*) interspersed with non-native annual grasses (*Bromus* spp.) and bare ground.

Wildlife

Very little wildlife activity was observed during the December 2014 field survey, in part due to the season and ongoing drought, and also due to moderate to high east winds during the field visit. Tracks or other sign from mule deer (*Odocoileus hemionus*), coyote (*Canis latrans*), woodrat (*Neotoma* sp.), and Botta's pocket gopher (*Thomomys bottae*) were observed. Common reptile species would be expected to occur, but none were seen. Limited habitat is present for amphibians, though Baja California [Pacific] tree frog (*Pseudacris hypochondriaca hypochondriaca* [*Hyla regilla*]) and salamanders (*Batrachoseps* sp.; *Ensatina* sp.) could occur. Avian species observed or detected include American crow (*Corvus brachyrhynchos*), Anna's hummingbird (*Calypte anna*), western scrub jay (*Aphelocoma californica*), and wrenit (*Chamaea fasciata*). Numerous additional bird species would be expected to occur seasonally and during better weather conditions. **Appendix C** lists all vertebrate species found on the site (seen or detected).

Special-Status Resources

Special-status species include plants and animals listed as endangered, threatened, or candidate for listing as endangered or threatened under the federal Endangered Species Act, the California Endangered Species Act, or both. This term also includes all plant species listed by the state as rare and those species listed by the California Native Plant Society (CNPS)⁵ with a Rare Plant Rank of 1, 2, or 3, and wildlife species designated by the California Department of Fish and Wildlife (CDFW) as Fully Protected, Species

5 California Native Plant Society. Inventory of Rare, Threatened, and Endangered Plants of California. <http://www.rareplants.cnps.org>

of Special Concern, Watch List species, and other wildlife included in the most current CDFW “Special Animals” list.⁶

The CNDDDB database search for special-status species revealed that 30 special-status plant and 20 special-status animal species have been reported as occurring on the Malibu Beach and five surrounding quadrangles.⁷

The potential for each of the special-status species recorded in the area to occur on site is summarized in **Appendix D, Special-Status Plant Species** and **Appendix E, Special-Status Wildlife Species**. The potential for special-status species to occur on the project site is based on an evaluation of on-site vegetation and habitat quality, topography, elevation, soils, surrounding land uses, habitat requirements, and geographic ranges of special-status plant and wildlife species reported as occurring in the region as well as the proximity of the project site to previously recorded occurrences in the CNDDDB database, and the date of the prior reported occurrences.

The potential for occurrence described in **Appendices D and E** are classified according to the following:

Not Expected: There is no suitable habitat present on the property (i.e., habitats on the property are clearly unsuitable for the species requirements [e.g., foraging, breeding, cover, substrate, elevation hydrology, plant community, disturbance regime, etc.]). The species has an extremely low probability of being found on the property.

Low Potential: Either significantly limited quantity and/or quality of suitable habitat is present on the property (i.e., not enough suitable habitat is present to support the species, few of the habitat components meeting the species requirements are present and/or the majority of habitat on the property is unsuitable or of very low quality). And, there are no or few recent records of occurrence in or near the project site. The species has a low probability of being found on the property.

Moderate Potential: Some suitable habitat is present on the property (i.e., some of the habitat components meeting the species requirements are present and/or the quantity of habitat on the property is marginal). Additionally, there are known records of occurrences in the region of the site, but not necessarily in the immediate vicinity. The species has a moderate probability of being found on the property.

High Potential: Suitable quantity and quality of habitat is present on the property (i.e., all habitat components meeting the species requirements are present and/or habitat(s) on the property is highly suitable or of high quality). Additionally, there are recent records of occurrences in the vicinity of the property. This species has a high probability of being found on the property.

6 Department of Fish and Wildlife. Special Animals. July 2015. The Natural Resources Agency, Biogeographic Data Branch, California Natural Diversity Database. State of California.

7 California Natural Diversity Database. August 2015. Department of Fish and Wildlife, Biogeographic Data Branch.

Present: Species was observed on the property during surveys associated with this report or by other persons.

Special-Status Plants

No special-status plant species have been recorded from the site and none was directly observed during site surveys, though focused rare plant surveys were not conducted and the timing of the site survey was not conducive to identifying several of the rare plants known from the region. Two sensitive plant species have a moderate potential to occur on site based on a combination of their geographic distribution, recent records of occurrence in the project vicinity, and evaluation of the conditions and habitat types present.

Moderate Occurrence Potential

Malibu baccharis (*Baccharis malibuensis*) – CNPS Rank 1B.1: Reported sightings for Malibu baccharis provided in Calflora⁸ are much further inland with one exception: Malibu baccharis was reported near Solstice Park in the year 2000, with three sightings listed on the same day at the same location, and noted on the Jepson Herbarium website as an “incongruence—the georeferenced location for a specimen falls outside of the distributional range of the taxon as it is described in the Jepson eFlora.”⁹ Solstice Park is approximately 7 miles to the southwest of the subject property. This perennial shrub would have been observable at the time of the survey, but none were found on the property, and it is not likely to occur.

Slender Mariposa Lily (*Calochortus clavatus* var. *gracilis*) – CNPS Rare Plant Rank 1B.2: Slender mariposa lilies typically occur in open areas of scrub, chaparral, and grassland habitats. Most of the chaparral on site is too dense to allow for mariposa lilies. Suitable habitat is present on-site in the annual grassland/disturbed areas and the ecotones between these areas and chaparral. Therefore, slender mariposa lily is considered to have a moderate potential for occurrence.

Not Expected to Occur

Santa Susana tarweed (tarplant) (*Deinandra minthornii*) – CNPS 1B.2: The field survey specifically searched for Santa Susana tarweed throughout the site, and none were found. The closest record of Santa Susana tarweed occurring in the project vicinity is from the year 2000 near the parking area for the TRW Loop Trail off of Solstice Canyon Road in Malibu, approximately 7 miles away. Other CNDDDB reports are from “within the quad” of the Malibu Beach and Point Dume quads, and noted as “low location quality.”¹⁰ The majority of occurrences for this species are in the Santa Susana Mountains near Rocky

⁸ <http://www.calflora.org>

⁹ Consortium of California Herbaria, <http://ucjeps.berkeley.edu>. Accessed December 2014.

¹⁰ Consortium of California Herbaria, <http://ucjeps.berkeley.edu>. Accessed December 2014.

Peak, where it appears to be a substrate endemic on the Santa Susana Sandstone. It has been found in two locations in the Santa Monica Mountains, with the most recent report from the year 2002 near Charmlee Regional Park. Lenses of Santa Susana Sandstone formation do occur in the Santa Monica Mountains, but have not been identified on the subject property.

Special-Status Wildlife

No special-status wildlife has been recorded specifically from the site, though one woodrat midden was detected at the time of the survey. The subject property provides suitable habitat for some of the other special-status wildlife species identified during the literature search.

Observed

San Diego desert woodrat (*Neotoma lepida intermedia*) – CDFW Species of Special Concern:

This woodrat is most commonly associated with chaparral and coastal sage scrub, often where rock outcrops or other rocky areas are present, though they will also occur where rocks are not present. One woodrat midden was found during the December 2014 survey under a laurel sumac shrub. Though certain identification to species (the more common *N. fuscipes* is also present in the area) cannot be accomplished based on the presence of a midden alone, the habitat type in which the midden was observed is typically indicative of the desert species.

Moderate Occurrence Potential

Coastal Whiptail (*Aspidoscelis tigris multiscutatus*) – CDFW Special Animal: A relatively long and slender lizard, coastal whiptails occur in a variety of scrub habitats, usually where there are some open areas to forage in adjacent to dense scrub that they can escape to for cover. Suitable habitat is present on the subject property, but no whiptails were seen.

Southern California Rufous-Crowned Sparrow (*Aimophila ruficeps canescens*) – CDFW Watch List:

This medium-sized sparrow most commonly inhabits slopes supporting chaparral and scrub habitats. Suitable foraging and nesting habitat is present on the subject property and this species is known to occur in the area. Therefore, Southern California rufous-crowned sparrow has a moderate potential to occur on-site.

Santa Monica Grasshopper (*Trimerotropis occidentiloides*) - CDFW Special Animal: Very little information is available on this species, but it has been found in disturbed areas and along dirt roads in the Santa Monica Mountains. It is uncertain if this is a preferred habitat or just that the species is more likely to be observed in more open habitat. Few grasshoppers of any kind occur in dense scrub as it is

more difficult to move around and find mates; therefore it is assumed open conditions are preferred by the Santa Monica grasshopper. Though weather conditions at the time of the survey were suitable for insect activity, no grasshoppers of any species were observed. However, since there is some suitable habitat present on site, this species is considered to have a moderate potential for occurrence. This species is not afforded any protection status.

Wildlife Movement

Existing residences are present immediately to the north, east, and south of the subject property, including habitat disturbance ancillary to required fuel modification zones. Fragmented habitat occurs in these areas and to the west, with pockets of undisturbed habitat interspersed between additional residences and clearing/thinned areas. West of the site in Las Flores Canyon, there is high quality habitat with unrestricted areas for wildlife movement. Although the subject property currently allows for localized wildlife movement and foraging, the close proximity of the existing residences and the fragmented condition of natural habitats likely decrease the likelihood of wildlife utilizing the site for access from one site to another. The chaparral scrub along the western border of the property provides protected cover for wildlife movement for smaller animals, but its density limits movement of larger species. Because the site does not provide a specific link to adjacent high quality habitats or large contiguous open space areas, it would not be considered to be a corridor or habitat link.

Streams and Wetlands

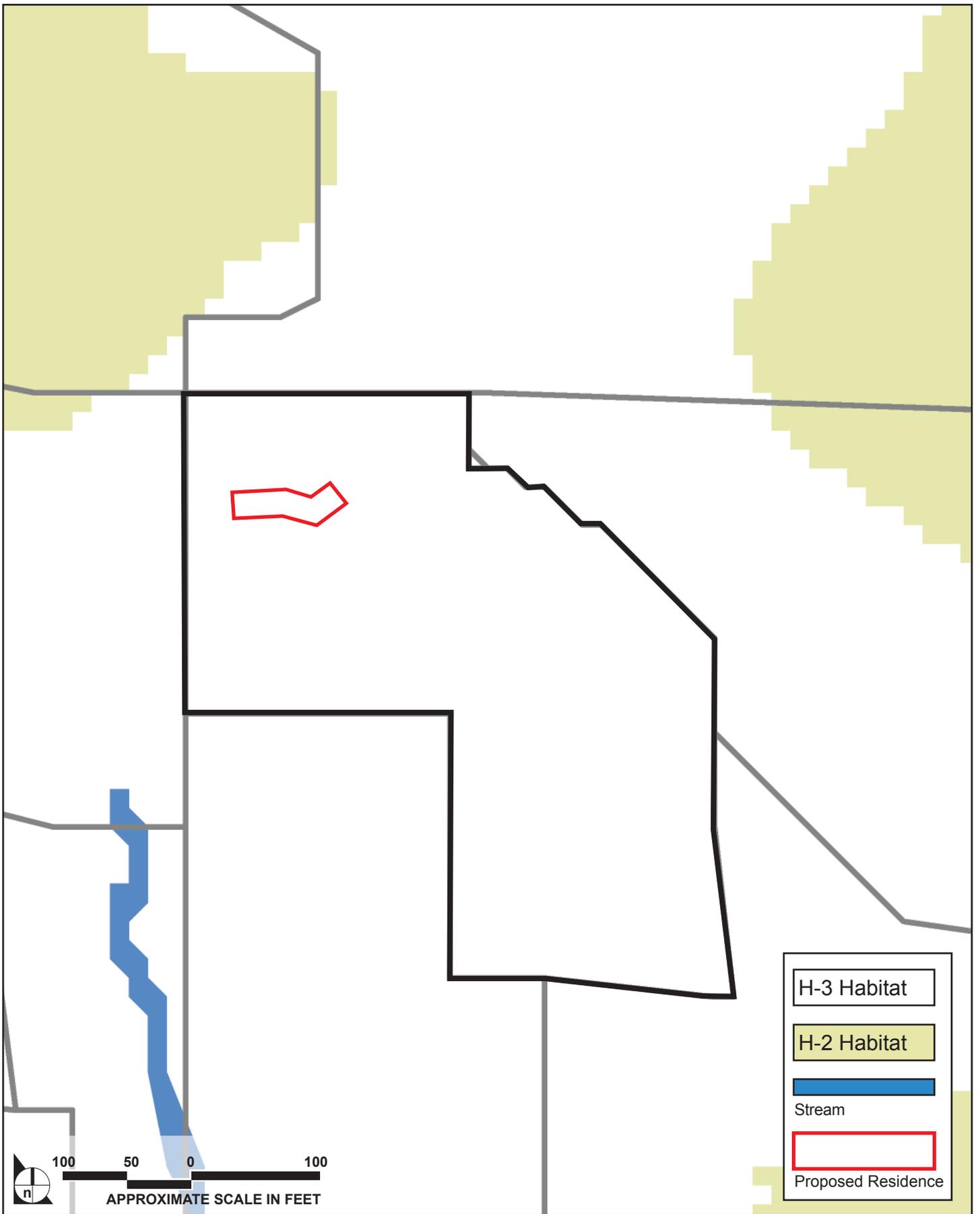
There are no streams, wetlands, or “waters” on or immediately adjacent to the subject property. Las Flores Canyon to the west of the property and on the far side of a ridge contains riparian habitat.

Sensitive Environmental Resource Areas (SERA)

Recent amendments to Title 22 of the Los Angeles Planning and Zoning Code encompassed revisions to the Santa Monica Mountains Local Coastal Program (SMMLCP) including newly mapped boundaries of Sensitive Environmental Resource Areas (SERA; equivalent to Environmental Sensitive Habitat Areas [ESHAs]). These H-1, H-2, H-2 High Scrutiny Habitat, and H-3 habitat areas are illustrated on the east and west version of the county’s Biological Resources Map 2 and defined in Section 22.44.1810.¹¹

Figure 6 includes a portion of the county’s map outlining the subject property. The county’s Local Coastal Program (LCP) identifies only H-3 habitat occurring on the site. Applicability of this designation was checked during the December field survey, and found to be accurate. The highly fragmented condition of

¹¹ http://planning.lacounty.gov/assets/upl/project/coastal_adopted-LIP.pdf



SOURCE: Excerpt from Los Angeles County Department of Regional Planning, Map 2: Biological Resources (East), February 2014.

FIGURE 6



SMMLCP Mapped Resources

the natural vegetation communities on-site combined with the close proximity of existing residential development, ancillary fuel modification areas, and paved and dirt roadways verify the H3 designation.

The county's habitat mapping indicates a stream to the southwest of the project site. This mapped feature is actually a ridgeline with dirt roads. There are no aquatic resources, streams, or wetlands of any kind on or near the site.

CONSTRAINTS AND RECOMMENDATIONS

Environmentally Sensitive Habitat Areas/Sensitive Environmental Resource Areas

The County and the Coastal Commission prohibit required fuel modification within Environmentally Sensitive Habitat Areas (ESHA/SERA) whenever feasible.

The proposed building envelope and associated fuel modification zones are located in non-native grassland/previously disturbed H-3 habitat areas. Disturbance within this area would be less than significant.

Biological Considerations

To fully determine the presence or absence of special-status plants, focused surveys should be conducted in the appropriate season, typically considered to be spring, but may be later for certain species which bloom later. Spring and early summer is also generally considered to be the optimal time to find the greatest variety of wildlife.

* * * * *

The information provided in this report is accurate and complete to the best of my knowledge.



Jacqueline Bowland Worden
Senior Biologist
Impact Sciences, Inc.

APPENDIX A
Site Photographs



Photo 1. Typical, viewing generally north toward proposed building site. Arrows indicates location of existing driveway at north end of property. Note existing residential development at top of photo.



Photo 2. Proposed building site viewing ~WNW. Existing driveway north of proposed building site indicated by arrow.



Photo 3. Proposed building site, viewing ~WSW.



Photo 4. Boulder field in SW, viewing to the SW toward adjacent residence.



Photo 5. Rock slab in SW, with adjacent residence. Viewing ~ south.



Photo 6. East property boundary showing fuel modification by adjacent residence. Viewing ~south.

APPENDIX B
Observed Flora

APPENDIX A - SWENSON FLORA: DECEMBER 23, 2014 & AUGUST 7, 2015

FAMILY	SCIENTIFIC NAME	VERNACULAR NAME	ORIGIN
Adoxaceae - Muskroot Family	<i>Sambucus nigra</i> ssp. <i>Caerulea</i>	Blue elderberry	N
Agavaceae - Agave Family	<i>Hesperoyucca</i> [<i>Yucca</i>] <i>whipplei</i>	Chaparral yucca	N
Anacardiaceae - Sumac Family	<i>Malosma laurina</i>	Laurel sumac	N
Apocynaceae - Milkweed Family	<i>Asclepias fascicularis</i>	Narrow-leaf milkweed	N
Asteraceae - Sunflower Family	<i>Artemisia californica</i>	California sagebrush	N
	<i>Baccharis pilularis</i>	Coyote bush	N
	<i>Centaurea melitensis</i>	Tocalote	I
	<i>Erigeron canadensis</i>	Canada fleabane	N
	<i>Hazardia squarrosa</i> var. <i>grindeliodes</i>	Sawtoothed goldenbush	N
	<i>Helminthotheca</i> [<i>Picris</i>] <i>echioides</i>	Bristly ox-tongue	I
	<i>Heterotheca grandiflora</i>	Telegraph weed	N
	<i>Malacothrix saxatilis</i> var. <i>tenuifolia</i>	Cliff aster	N
	<i>Pseudognaphalium californicum</i>	California everlasting	N
	<i>Pseudognaphalium luteoalbum</i>	Jersey cudweed	I
	<i>Stephanomeria virgata</i> ssp. <i>virgata</i>	Wand chicory	N
Boraginaceae - Borage Family	<i>Amsinckia menziesii</i>	Fiddleneck	N
	<i>Cryptantha microstachys</i>	Popcorn flower	N
Brassicaceae - Mustard Family	<i>Brassica nigra</i>	Black mustard	I
	<i>Hirschfeldia incana</i>	Mediterranean mustard	I
Chenopodiaceae - Goosefoot Family	<i>Salsola tragus</i>	Russian thistle; tumbleweed	I
Convolvulaceae [Cuscutaceae] - Morning Glory Family	<i>Convolvulus arvensis</i>	Field bindweed	I
	<i>Cuscuta</i> sp.	Dodder	N
Cucurbitaceae - Cucumber Family	<i>Marah macrocarpus</i> var. <i>macrocarpus</i>	Chilicothe; manroot	N
Geraniaceae - Geranium Family	<i>Erodium cicutarium</i>	Filaree	I
Ericaceae - Heath Family	<i>Arctostaphylos glandulosa</i>	Eastwood manzanita	N
	<i>Arctostaphylos glauca</i>	Bigberry manzanita	N
Fabaceae - Pea Family	<i>Acmispon glaber</i>	Deerweed	N
Lamiaceae - Mint Family	<i>Salvia mellifera</i>	Black sage	N
Linaneae - Flax Family	<i>Hesperolinon micranthum</i>	Small-flowered dwarf flax	N
Onagraceae - Willowherb Family	<i>Camissoniopsis</i> [<i>Camissonia</i>] <i>bistorta</i>	California sun cup	N
	<i>Eulobus californicus</i> [<i>Camissonia californica</i>]	Mustard evening primrose	N
Plantaginaceae [Scrophulariaceae] - Plantain Family	<i>antirrhinum kelloggi</i>	Twining snapdragon	N
Pteridaceae - Brake Family	<i>Pellaea andromedifolia</i>	Coffee fern	N
Poaceae - Grass Family	<i>Avena</i> sp.	Wild oats	I
	<i>Bromus diandrus</i>	Brome	I
	<i>Bromus hordeaceus</i>	Soft chess	I
	<i>Leymus condensatus</i>	Giant wild rye	N

<i>Pennisetum setaceum</i>	Fountain grass	I
<i>Schismus arabicus</i>	Arabian grass	I
<i>Stipa lepida</i>	Foothill needlegrass	N
<i>Stipa milliacea var. milliacea</i>	Smilo grass	I
Polygonaceae - Buckwheat Family		
<i>Eriogonum fasciculatum</i>	California buckwheat	N
Phrymaceae [Scrophulariaceae] - Lopseed Family		
<i>Mimulus aurantiacus</i>	Sticky monkeyflower	N
Rhamnaceae - Buckthorn Family		
<i>Ceanothus megacarpus</i>	Big-pod ceanothus	N
<i>Rhamnus crocea</i>	Redberry	N
Rosaceae - Rose Family		
<i>Adenostoma fasciculatum var. fasciculatum</i>	Chamise	N
<i>Heteromeles arbutifolia</i>	Toyon	N
<i>Prunus ilicifolia ssp. ilicifolia</i>	Hollyleaf cherry	N
Selaginellaceae -Spike Moss Family		
<i>Selaginella bigelovii</i>	Bielow's spike moss	N
Solanaceae - Nightshade Family		
<i>Datura wrightii</i>	Jimsonweed	N

APPENDIX C

Observed & Detected Fauna

Appendix C
Vertebrate Species Observed or Detected on the Swenson Drive Project Site
December 2014 & August 2015

Scientific Name ⁱ	Common Name	Listing Status ⁱⁱ
REPTILES		
Iguanidae	Iguanid Lizards	
<i>Sceloporus occidentalis</i>	Western fence lizard	
<i>Uta stansburiana</i>	Side-blotched lizard	
BIRDS		
Odontophoridae	New World Quail	
<i>Callipepla californica</i>	California quail	
Cathartidae	New World Vultures	
<i>Cathartes aura</i>	Turkey vulture	
Columbidae	Pigeons & Doves	
<i>Zenaida macroura</i>	Mourning dove	
Trochilidae	Hummingbirds	
<i>Calypte anna</i>	Anna's hummingbird	
Tyrannidae	Tyrant Flycatchers	
<i>Sayornis nigricans</i>	Black phoebe	
<i>Tyrannus verticalis</i>	Western kingbird	
Corvidae	Jays & Crows	
<i>Aphelocoma coerulescens</i>	Western scrub-jay	
<i>Corvus brachyrhynchos</i>	American crow	
Aegithalidae	Bushtits	
<i>Psaltriparus minimus</i>	Bushtit	
Sylviidae	Sylviid warblers	
<i>Chamaea fasciata</i>	Wrentit	
Mimidae	Thrashers	
<i>Mimus polyglottos</i>	Northern mockingbird	
<i>Toxostoma redivivum</i>	California thrasher	
Emberizidae	Sparrows, Tanagers, Buntings	
<i>Pipilo maculatus</i>	Spotted towhee	
<i>Melospiza crissalis</i>	California towhee	
<i>Melospiza melodia</i>	Song sparrow	
Fringillidae	Finches	
<i>Carpodacus mexicanus</i>	House finch	
<i>Spinus psaltria</i>	Lesser goldfinch	
MAMMALS		
Cervidae	Deer Family	
<i>Odocoileus hemionus</i>	Mule deer	
Canidae	Dog Family	
<i>Canis latrans</i>	Coyote	
Sciuridae	Squirrels	
<i>Spermophilus beecheyi</i>	California ground squirrel	
Geomyidae	Pocket Gophers	
<i>Thomomys bottae</i>	Botta's pocket gopher	
Leporidae	Hares & Rabbits	
<i>Sylvilagus audubonii</i>	Desert cottontail	

ⁱ Scientific and common names are from California Herps for amphibians & reptiles (<http://www.californiaherps.com/index.html>), American Ornithologist's Union (AOU Checklist of North American Birds, 7th edition, 7 August 2014) for birds and Smithsonian Museum of Natural History for mammals.

ⁱⁱ California Department of Fish and Wildlife Status, based on the most recent "Special Animals List", available here: <http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/SPAnimals.pdf>

APPENDIX D

Special-Status Plant Species Reported From the Project Vicinity

Appendix D
Special Status Plant Species Reported in the Vicinity of the Swenson Drive Project Vicinity¹

Scientific and Common Name	Status			Habitat Requirements	Elevation Range, Life Form, and Flowering Period	Potential Occurrence
	Federal	State	CNPS			
Western spleenwort <i>Asplenium vespertinum</i>	--	--	4.2			
Braunton's milk-vetch <i>Astragalus brauntonii</i>	E	--	1B.1	Chaparral, coastal scrub valley and foothill grassland, closed-cone coniferous forest/ recent burns or disturbed areas, usually sandstone with carbonate layers	4-640m PH January-August	Not Expected: LA & Vent Co: occurrences in the Simi Hills and Santa Monica Mountains. Substrate endemic: no suitable habitat on-site: not present.
Ventura marsh milkvetch <i>Astragalus pycnostachyus var. lanosissimus</i>	E	E	1B.1	Disturbed areas, open area, sandy to gravel in the coastal strand	<100m PH June-Oct	Not Expected: No coastal habitat in present on or near the site.
Coastal dunes milkvetch <i>Astragalus tener var. titi</i>	E	E	1B.1	Moist sandy depressions and vernal pools near coast, coastal bluffs and dunes.	<20m AH March-May	Not Expected: No coastal wetland habitat on present on or near the site.
Coulter's saltbush <i>Atriplex coulteri</i>	--	--	1B.2	Alkaline or clay soils, open sites, scrub, coastal bluff scrub.	<500m PH March-Oct	Not Expected: No alkaline or clay soils are present on or near the site.
Parish' brittle scale <i>Atriplex parishii</i>	--	--	1B.1	Alkaline or clay soils.	<470m AH June-Oct	Not Expected: No alkaline or clay soils are present on or near the site.
Davidson's salt scale <i>Atriplex serenana var. davidsonii</i>	--	--	1B.2	Coastal sage scrub, wetland-riparian.	10-200m AH April-October	Not Expected: No suitable wetland or riparian habitat present on site.
Malibu baccharis <i>Baccharis malibuensis</i>	--	--	1B.1	Chaparral, grassy openings.	50-300m S Aug-Sept	Moderate Potential: Suitable chaparral habitat is present on-site.
Brewer's calandrinia <i>Calandrinia breweri</i>	--	--	4.2			
Round-leaved filaree <i>California macrophylla</i>	-	-	1B.2	Open sites in valley and foothill grassland; scrub; clay soils	<1200m AH March-Jul	Low Potential: No suitable clay soil habitat is present.
Catalina mariposa lily <i>Calochortus catalinae</i>	--	--	4.2			
Club-haired mariposa lily <i>Calochortus clavatus var. clavatus</i>	--	--	4.2			

Scientific and Common Name	Status			Habitat Requirements	Elevation Range, Life Form, and Flowering Period	Potential Occurrence
	Federal	State	CNPS			
Slender mariposa lily <i>Calochortus clavatus</i> var. <i>gracilis</i>	--	--	1B.2	Chaparral, coastal scrub, valley and foothill grassland	320-1000m PH(b) March-June	Moderate potential: Potentially suitable habitat is present.
Plummer's mariposa-lily <i>Calochortus plummerae</i>	--	--	4.2			
Lewis' evening-primrose <i>Camissoniopsis</i> [<i>Camissonia</i>] <i>lewisii</i>	--	--	3	Coastal grassland, sandy or clay soils.	<300m AH March-June	Not Expected: No suitable coastal sandy or clay soils are present on site.
Southern tarplant <i>Centromadia parryi</i> ssp. <i>australis</i>	--	--	1B.1	Marshes and swamps (margins), valley and foothill grassland (vernally mesic), vernal pools.	0-480m AH May-November	Not Expected: No suitable mesic habitat is present.
Island mountain-mahogany <i>Cercocarpus betuloides</i> var. <i>blancheae</i>			4.3			
Salt marsh bird's-beak <i>Chloropyron maritimum</i> ssp. <i>maritimum</i>	FE	SE	1B.2	Restricted to coastal salt marsh.	<10m AH March-Oct	Not Expected: No coastal wetlands are present on site.
San Fernando Valley spineflower <i>Chorizanthe parryi</i> ssp. <i>fernandina</i>	SC	E	1B.1	Sandy soils in coastal scrub, openings in chaparral	90-500m AH April-July	Not Expected: Not recorded in this portion of the Santa Monica Mountains
Parry's spineflower <i>Chorizanthe parryi</i> var. <i>parryi</i>	--	--	1B.1	Sandy soils in coastal scrub, openings in chaparral	90-800m AH April-June	Not Expected: There is only one record for this subspecies in the Santa Monica Mountains from 1957. Extant occurrences are mostly from the San Gabriel valley.
Small-flowered morning-glory <i>Convolvulus simulans</i>	--	--	4.2			
Santa Susana tarplant <i>Deinandra minthornii</i>	--	R	1B.2	Chaparral, coastal scrub/ rocks on Santa Susana sandstone substrates.	280-760m. S (d) July-November	Not Expected: This species is a substrate endemic: suitable Santa Susana sandstone soils are not present on-site.
Dune larkspur <i>Delphinium parryi</i> ssp. <i>blochmaniae</i>	--	--	1B.2	Maritime chaparral and coastal dunes.	0 – 200m. PH April-June	Not Expected: No suitable coastal habitat.
Mt. Pinos larkspur <i>Delphinium parryi</i> ssp. <i>purpureum</i>	--	--	4.3			
Western dichondra <i>Dichondra occidentalis</i>	--	--	4.2			

Scientific and Common Name	Status			Habitat Requirements	Elevation Range, Life Form, and Flowering Period	Potential Occurrence
	Federal	State	CNPS			
Beach spectaclepod <i>Dithyrea maritima</i>	--	T	1B.1	Seashores, coastal sand dunes.	<50m PH March-May	Not Expected: No suitable coastal dune habitat.
Blochman's dudleya <i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>	-	-	1B.1	Chaparral, coastal bluff scrub, ultramafic, valley and foothill grassland with coastal influence. Open, rocky slopes, often serpentine or clay-dominated.	7-550m PH April-June	Not Expected: No suitable rocky, serpentine or clay soils/substrates on-site, and there is no coastal influence on-site.
Agoura Hills dudleya <i>Dudleya cymosa</i> ssp. <i>agourensis</i>	T	--	1B.2	Rocky, volcanic. chaparral, cismontane woodland	200-500m PH May-June	Not Expected: Endemic to volcanic substrates: there are no volcanic soils or substrates on the site.
Marcescent dudleya <i>Dudleya cymosa</i> ssp. <i>marcescens</i>	T	-	1B.2	Chaparral, cismontane woodland: open rocky volcanic slopes	<460m PH May-June	Not Expected: Endemic to volcanic substrates: there are no volcanic soils or substrates on the site.
Santa Monica dudleya <i>Dudleya cymosa</i> ssp. <i>ovatifolia</i>	T	R	1B.1	Shaded, rocky volcanic outcrops and slopes.	150-500m PH April-July	Not Expected: Endemic to volcanic substrates: there are no volcanic soils or substrates on the site.
Many-stemmed dudleya <i>Dudleya multicaulis</i>	--	-	1B.1	Shaded, rocky volcanic outcrops and slopes.	150-500m PH April-July	Not Expected: Endemic to volcanic substrates: there are no volcanic soils or substrates on the site.
Conejo dudleya <i>Dudleya parva</i>	T	--	1B.2	Rocky or gravelly, clay or volcanic. Coastal scrub, valley and foothill grassland.	60-450m PH May-June	Not Expected: Endemic to volcanic substrates: there are no volcanic soils or substrates on the site.
Conejo buckwheat <i>Eriogonum crocatum</i>	--	R	1B.2	Conejo volcanic outcrops, rocky. Chaparral, Coastal scrub, valley and foothill grassland.	50-580 PH April-July	Not Expected: Endemic to volcanic substrates: there are no volcanic soils or substrates on the site.
Decumbent goldenbush <i>Isocoma menziesii</i> var. <i>decumbens</i>	--	--	1B.1	Coastal bluff scrub, chaparral, coastal scrub, valley and foothill grassland/ rocky, often clay or serpentinite.	<600m PH May-June	Not Expected: Primarily a coastal species. No current records for SMM.
Southern California black walnut <i>Juglans californica</i>	--	--	4.2			
Coulter's goldfields <i>Lastneia glabrata</i> ssp. <i>coulteri</i>	--	--	1B.1	Marshes and swamps (coastal salt), playas, vernal pools.	1-1220m AH February-June	Not Expected: No suitable wetland habitat is present.
Ocellated Humoldt lily <i>Lilium humboldtii</i> ssp. <i>Ocellatum</i>	--	--	4.2			
White-veined monardella <i>Monardella hypoleuca</i> ssp. <i>hypoleuca</i>	--	--	1B.1	Saline places, vernal pools or moist areas in and adjacent to riparian habitats.	<1000m AH April-May	Not Expected: No suitable mesic or riparian habitat is present on site.

Scientific and Common Name	Status			Habitat Requirements	Elevation Range, Life Form, and Flowering Period	Potential Occurrence
	Federal	State	CNPS			
Ojai navarretia <i>Navarretia ojaiensis</i>	--	--	1B.1	Grasslands; openings is chaparral and coastal scrub; on clay soils.	300-1000m AH May-July	Not Expected: Clay soils are not present, and none were found. This plant was found in 2008 nearby at Stunt Ranch State Park, but has not been reported in the vicinity since.
Chaparral nolina <i>Nolina cismontana</i>	--	--	1B.3	Dry chaparral of coastal mountains	200-1300m S(e) May-July	Low Potential: suitable substrates are present; however, this distinctive plant was not found.
California Orcutt grass <i>Orcuttia californica</i>	E	E	1B.1	Vernal pools.	15-660m AH April-August	Not Expected: No suitable vernal pool habitat is present.
Lyon's pentachaeta <i>Pentachaeta lyonii</i>	--	--	1B.1	Grasslands and openings in chaparral of coastal mtns with heavy and/or clay soils.	200-1300m PH April-July	Not Expected: Soils on-site are not clay rich; limited suitable habitat is present.
Salt spring checkerbloom <i>Sidalcea neomexicana</i>	E	E	1B1	Alkaline springs & marshes	<1500m PH March-June	Low Potential: No suitable clay soils are present on site.
California seablite <i>Suaeda californica</i>	E	---	1B.1	Margins of coastal salt marsh.	<5m S July-Oct	Not Expected: No suitable coastal salt marsh habitat is present.
Sonoran maiden fern <i>Thelypteris puberula var. sonoresnis</i>	--	--	2B.2	Meadows and seeps (seeps and streams)	50-610m PH (r) Jan-Sept	Not Expected: No suitable mesic or stream habitat is present.
California screw moss <i>Tortula californica</i>	--	--	1B.2	Chenopod scrub, valley and foothill grassland.	10-1460m moss	Low Potential: No suitable habitat on-site.

¹ August 2015 CNDDDB Query for: Malibu Beach: Topanga: Canoga Park: Calabasas: Thousand Oaks: Point Dume USGS Quadrangles

STATUS KEY:

Federal

E: Federally Endangered

T: Federally Threatened Species

C: Federal Candidate Species

State

E: State Endangered

R: State Rare

CNPS California rare plant ranks

1A: Plants presumed extirpated in California and either rare or extinct elsewhere

1B: Plants rare, threatened, or endangered in California and

LIFE FORM KEY:

AH: Annual Herb

AG: Annual Grass

PG: Perennial Grass

PH: Perennial Herb

PC: Perennial Cactus

S: Shrub

Ss: Subshrub

T: Tree

(b): bulb

(d): deciduous

(e): evergreen

(p): parasitic

(r): rhizomatous

(s): stoloniferous

SC: Species of Concern: An informal term that refers to species considered to be in need of concentrated conservation actions.

2A: Plants presumed extirpated in California, but common elsewhere
2B: Plants rare, threatened, or endangered in California, but more common elsewhere
3: Plants about which more information is needed – a review list
4: Plants of limited distribution – a watch list.

* No flowering period identified

Threat Ranks

- 0.1: Seriously threatened in California (over 80% occurrences threatened/high degree and immediacy of threat
- 0.2: Moderately threatened in California (20-80% occurrences threatened/moderate degree and immediacy of threat.
- 0.3: Not very threatened in California (less than 20% of occurrences threatened/ low degree and immediacy of threat or no current threats known.

APPENDIX E

Special-Status Wildlife Species Reported From the Project Vicinity

Appendix E
Special-Status Wildlife Species Recorded From the Swenson Project Vicinity¹

Common Name <i>Scientific Name</i>	Status		Habitat Requirements	Potential Occurrence on the Project Site ¹
	Federal	State		
Monarch butterfly (wintering sites) <i>Danaus plexippus</i>	--	sa	Winter roost sites located in wind-protected tree groves (gum trees, Monterey pine, and cypress trees), with nectar and water sources nearby.	Not Expected: The type of tree groves used by wintering Monarch butterflies are not present, although they may nectar on the gum trees.
Santa Monica grasshopper <i>Trimerotropis occidentiloides</i>	--	sa	Disturbed areas adjacent to chaparral, bare hillsides. Endemic to the Santa Monica Mountains.	Low Potential: Suitable habitat is present in the property's disturbed areas, although there is very little chaparral habitat on or near the site. Even if found on-site, this species has no legal protection.
Santa Monica shieldback katydid <i>Aglaothorax longipennis</i>	--	sa	Occurs in dense riparian thickets	Not Expected: Suitable riparian habitat not present.
Gertsch's socialchemmis spider <i>Socalchemmis gertschi</i>	--	sa	Not much is known about this nocturnal hunting spider.	Low Potential: Known from only two locations in Los Angeles County (Topanga Canyon and Brentwood). Even if found on-site, this species has no legal protection.
California red-legged frog <i>Rana draytonii</i>	FT	SSC	Permanent water sources such as ponds, lakes, reservoirs, and perennial streams.	Not Expected: No permanent water sources occur on or near the property.
Western pond turtle <i>Actinemys pallida</i> [<i>Emys marmorata</i>]	--	SSC	Streams, ponds, freshwater marshes and lakes with aquatic vegetation and logs or rocks for basking.	Not Expected: No suitable aquatic resources occur on or near the property.
Silvery legless lizard <i>Anniella pulchra pulchra</i>	--	SSC	Chaparral, coastal dunes, coastal scrub. Endemic to loose, mesic soils	Low Potential: Loose mesic soils are not present on-site.
Coast horned lizard <i>Phrynosoma blainvillii</i>	--	SSC	Relatively open grasslands, scrublands, and woodlands with fine, loose soil where native harvester ants (primary prey) occur.	Not Expected: Fine, loose soils are not present on the site, and no native ants were observed.
Coastal whiptail <i>Aspidoscelis tigris multiscutatus</i>	--	sa	Open areas in semiarid grasslands, scrublands, and woodlands.	Moderate Potential: Some areas with suitable habitat areas present.
California mountain kingsnake (San Diego population) <i>Lampropeltis zonata pulchra</i>	--	SSC	In the coastal ranges, occurs in riparian woodlands and adjacent chaparral and coastal sage scrub vegetation; associated with rock outcrops.	Not Expected: No suitable riparian habitat on site. Only the San Diego population is SSC.
San Bernardino ringneck snake <i>Diadophis punctatus modestus</i>	--	--	Woodlands, grassland, chaparral, and scrub habitats: often found in mesic areas under rocks, logs, and debris.	Not Expected: No suitable mesic habitat on site.
Two-striped garter snake <i>Thamnophis hammondi</i>	--	SSC	Perennial and intermittent streams with dense riparian vegetation.	Not Expected: No aquatic habitat is present on or near the site.

Common Name Scientific Name	Status		Habitat Requirements	Potential Occurrence on the Project Site ¹
	Federal	State		
Cooper's hawk <i>Accipiter cooperii</i>	--	WL (nesting)	Cismontane woodland: riparian forest & woodland: upper montane coniferous forest.	Low Potential: This species may periodically forage on site, but no suitable woodland is present on-site for nesting.
Southern California rufous-crowned sparrow <i>Aimophila ruficeps canescens</i>	--	WL	Chaparral & coastal sage scrub.	Moderate Potential: Suitable chaparral habitat is present.
Golden eagle (nesting & wintering) <i>Aquila chrysaetos</i>	--	CFP	Requires cliffs or rocky ledges for nesting though will occasionally nest in trees, on the ground or in human-made structures.	Low Potential: No suitable cliffs or rocky ledges for nesting present on site. Species may forage in the area infrequently.
Western burrowing owl <i>Athene cunicularia hypugea</i>	--	SSC (burrow sites)	Grasslands and open scrub.	Not Expected: No suitable burrows present.
American peregrine falcon (nesting) <i>Falco peregrinus anatum</i>	Delisted	CFP	Nests near wetlands, lakes, rivers or other waters on high cliffs.	Not Expected: No aquatic or cliff habitat is present on or near the site.
California gnatcatcher <i>Poliioptila californica</i>	FT	SSC	Coastal sage scrub in areas of flat or gently sloping terrain.	Not Expected: This species does not occur in this area of the Santa Monica Mountains.
Bank swallow <i>Riparia riparia</i>	--	CT	Requires vertical banks/cliffs with fine textured/sandy soils along rivers, lakes, ocean for colonial nests.	Not Expected: No suitable cliff or aquatic habitat is present.
Least Bell's vireo <i>Vireo belli pusillus</i>	FE	CE	Summer resident of Southern California in low riparian habitat near water.	Not Expected: No suitable riparian habitat is present.
Pallid bat <i>Antrozous pallidus</i>	--	SSC	Arid habitats, including grasslands, shrub lands, woodlands, and forests: prefers rocky outcrops, cliffs, and crevices with access to open habitats for foraging.	Low Potential: Species may forage in the area, but no suitable roosting habitat present on site.
Spotted bat <i>Euderma maculata</i>	--	SSC	Deserts, scrublands, chaparral, and coniferous woodlands. Roosts in rock crevices, occasionally caves or buildings.	Low Potential: Species is rare in area, and there is no roosting habitat on-site.
Western mastiff bat <i>Eumops perotis ssp. californicus</i>	--	SSC	Primarily arid lowlands and coastal basins with rugged, rocky terrain, along with suitable crevices for day-roosts. Requires high cliff faces, trees, buildings for sufficient vertical drop.	Low Potential: No suitable habitat is present on site. Species may forage in the area infrequently.
Western red bat <i>Lasiurus blossevillii</i>	--	SSC	Strongly associated with riparian habitats; known to roost in orchards.	Not Expected: No suitable habitat present on site.
Hoary bat <i>Lasiurus cinereus</i>	--	sa	Thought to prefer trees at the edge of clearings, but have been found in trees in heavy forests, open wooded glades, and shade trees along urban streets and in city parks.	Low Potential: May occur as periodic forager, but no suitable roosting habitat present on site.
California leaf-nosed bat <i>Macrotus californicus</i>	--	SSC	Desert riparian, desert wash, desert scrub, desert succulent scrub, alkali desert scrub, and palm oasis. Roosts in caves and mines.	Not Expected; No suitable desert habitat present.

Common Name Scientific Name	Status		Habitat Requirements	Potential Occurrence on the Project Site ¹
	Federal	State		
Western small-footed myotis <i>Myotis ciliolabrum</i>	--	sa	Arid wooded and brushy uplands near water from sea level to at least 9,000 ft. Prefers open stands in forests, woodlands & brush. Uses streams, ponds etc. for feeding & drinking. Roosts in caves, mines, occasionally under bridges or bark.	Not Expected; No suitable aquatic or stream habitat present.
Yuma myotis <i>Myotis yumanensis</i>	--	sa	Found in a variety of habitats; optimal habitats are open forests and woodlands with sources of water over within to feed. Roosts in buildings, caves, old swallow nests, mines, under bridges.	Not Expected; No suitable habitat with sources of water present.
San Diego desert woodrat <i>Neotoma lepida intermedia</i>	--	SSC	Chaparral and coastal sage scrub; often nests in rocky crevices.	Assumed Present: Suitable scrub and chaparral habitat is present and one woodrat midden was observed
American badger <i>Taxidea taxus</i>	--	SSC	Drier open stages of shrub, forest, and herbaceous habitats with friable soils.	Not Expected: No suitable friable soils present and no burrows observed.

¹ August 2015 CNDDDB Query for: Malibu Beach: Topanga: Canoga Park: Calabasas: Thousand Oaks: Point Dume USGS Quadrangles

KEY:

(nesting) =For most taxa the CNDDDB is interested in sightings for the presence of resident populations. For some species (primarily birds), the CNDDDB only tracks certain parts of the species range or life history (e.g., nesting locations). The area or life stage is indicated in parenthesis after the common name.

Status:

Federal -- U.S. Fish and Wildlife Service
FT: Federally Threatened

State: California Department of Fish and Game
WL: Watch list
CFP: California Fully Protected
SSC: California Species of Special Concern
sa: California Special Animal - species included on the CDFG's Special Animals list with no official federal or state status, and no legal protection.

¹ **Not Expected:** There is no suitable habitat present on the property (i.e., habitats on the property are clearly unsuitable for the species requirements [e.g., foraging, breeding, cover, substrate, elevation, hydrology, plant community, disturbance regime, etc.]). The species has an extremely low probability of being found on the property.

Low Potential: Either significantly limited quantity and/or quality of suitable habitat is present on the property (i.e., not enough area of the habitat is present to support the species, few of the habitat components meeting the species requirements are present and/or the majority of habitat on the property is unsuitable or of very low quality). And, there are no or few recent records of occurrence in the near vicinity of the property. The species has a low probability of being found on the property.

Moderate Potential: Some suitable habitat is present on the property (i.e., some of the habitat components meeting the species requirements are present and/or the quantity the habitat on the property is marginal). Additionally, there are records of occurrences in the region of the property, but not necessarily in the immediate vicinity. The species has a moderate probability of being found on the property.

High Potential: Suitable quantity and quality of habitat is present on the property (i.e., all habitat components meeting the species requirements are present and/or habitat(s) on the property is highly suitable or of high quality). Additionally, there are recent records of occurrences in the vicinity of the property. This species has a high probability of being found on the property.

Present: Species was observed on the property during surveys associated with this report or by other persons.

B R U C E B O L A N D E R
2710 LAS FLORES CANYON ROAD
MALIBU CALIFORNIA 90265
PHONE 3 1 0 4 5 6 6 7 1 9
F A X 3 1 0 4 5 6 9 7 1 9
CALIFORNIA LICENSED ARCHITECT C-29808

10 SEP 2015

TO-LA COUNTY ENVIRONMENTAL REVIEW BOARD
RE-22390 SWENSON DRIVE

DEAR BOARD MEMBERS,

AS A PART OF OUR ERB SUBMITTAL, I WOULD LIKE TO TAKE A MOMENT TO REVIEW THE CONSIDERATIONS AND CHOICES THAT WE HAVE MADE REGARDING THE SELECTION OF THE BUILDING SITE FOR THE SINGLE FAMILY RESIDENCE LOCATED AT 22390 SWENSON DRIVE.

FACTORS LEADING TO THE SELECTION OF THE CURRENTLY PROPOSED SITE-

-PLACED IN THE CLOSEST PROXIMITY TO BOTH SWENSON DRIVE AND TO THE EXISTING ACCESS DRIVE AS POSSIBLE. THIS REDUCES THE AMOUNT OF IMPROVEMENTS THAT WOULD BE REQUIRED FOR THE ACCESS DRIVE AND FIRE DEPARTMENT TURNAROUND. THE CURRENT ACCESS ROAD IS GRAVEL (PERMEABLE) BUT ANY NEW ACCESS ROAD WILL HAVE TO BE REGRADED AND PAVED TO COMPLY WITH THE FIRE DEPARTMENT REQUIREMENTS.

-PROXIMITY TO DEVELOPED PROPERTIES OR PROPERTIES THAT ARE PERMITTED FOR DEVELOPMENT. NEW FUEL MODIFICATION FOOTPRINT IS MINIMAL.

-GREATEST DISTANCE FROM THE ROCK OUTCROPPINGS ON THE SOUTHEAST OF THE SITE AS POSSIBLE.

- SITED IN THE AREA OF THE SITE THAT HAS BEEN PREVIOUSLY DISTURBED TO PERFORM THE REQUIRED GEOLOGIC FEASIBILITY TESTS AS WELL AS TESTS FOR THE ONSITE WASTE WATER SYSTEM. SITE IS FAVORABLE FROM BOTH A GEOLOGIC AND WASTE WATER PERSPECTIVE.

DURING OUR SUBMITTAL REVIEW PROCESS. LA COUNTY STAFF HAS RAISED THE POSSIBILITY OF NATIVE GRASSES GROWING IN THE DISTURBED AREA OF THE PROPERTY. THIS HAS BROUGHT INTO QUESTION WHETHER OR NOT THE PROPOSED BUILDING SITE IS IN FACT THE BEST SITE FOR THE FUTURE HOUSE. IT SHOULD BE NOTED THAT A MAJORITY OF THIS AREA LIES WITHIN THE REQUIRED BRUSH CLEARANCE AREA FOR THE EXISTING ACCESS ROAD AND OTHER RESIDENCES AS SHOWN IN THE ATTACHED FIGURE. THE AREA OUTSIDE OF THESE CLEARANCE ZONES (AND WITHIN THIS SITE'S PROPOSED CLEARANCE ZONE) IS 2740 SF (0.06 ACRES) AND IS NOT CONNECTED TO OTHER NATIVE GRASSLAND.

WE HAVE SINCE LOOKED AT TWO ALTERNATE AREAS AND AFTER DOING SO FEEL LIKE THE PROPOSED HOUSE SITE REMAINS THE BEST LOCATION.

THE HOUSE COULD EITHER MOVE TO THE WEST ALONG THE EXISTING ACCESS ROAD, OR TO THE SOUTH INTO THE CHAPARRAL AND FURTHER FROM THE ACCESS ROAD. OUR OBSERVATIONS FOR EACH CONDITION ARE BELOW.

HOUSE MOVES EAST ALONG EXISTING ACCESS ROAD-

-SITE IS CLOSER TO ROCK OUTCROPPINGS

-SITE IS LOCATED ON STEEPER TERRAIN

-ADDITIONAL GEOLOGIC AND PERCOLATION TESTING WILL BE REQUIRED NEAR OR IN THE ROCK OUTCROPPING AREA. THE NATURE OF THIS TESTING IS FAIRLY INVASIVE, PERFORMED WITH LARGE MACHINERY THAT DESTROYS HABITAT WHEN MOVED ONTO THE TESTING SITE.

-PAVING OF THE ACCESS ROAD WILL BE REQUIRED, INCREASING IMPERMEABLE SURFACE AREA AND SITE RUNOFF.

-OTHER GRASSLAND AREAS ARE LOCATED ALONG THE ACCESS ROAD, SO MOVING THE SITE EAST WILL LIKELY PLACE IT IN OR NEAR ANOTHER AREA WITH SIMILAR POTENTIAL FOR NATIVE GRASSLAND AS THE CURRENT SITE.

-CONSTRUCTION ON STEEPER SLOPES WILL REQUIRE MORE RETAINING WALLS AND GRADING FOR THE RESIDENCE AS WELL AS FOR THE ACCESS ROAD AND TURNAROUND.

-CONSTRUCTION IN AREAS EAST OF THE CURRENT PROPOSED SITE WOULD NECESSITATE REMOVAL OF MORE NATIVE CHAPARRAL PLANTS.

-PLANT MATERIALS ON AND NEAR THE ROCK OUTCROPPINGS ARE EXTREMELY SENSITIVE AND COULD BE NEGATIVELY IMPACTED BY INCREASED DRAINAGE FROM NEARBY CONSTRUCTION.

HOUSE MOVES SOUTH INTO CHAPARRAL-

-IN ORDER FOR THE FUEL MODIFICATION ZONE TO LIE OUTSIDE OF THE GRASSLAND AREA, THE HOUSE WOULD HAVE TO MOVE APPROXIMATELY 200' TO THE SOUTH. THE SOUTHERN PROPERTY LINE SETBACK IS 131 FEET AWAY FROM THE PROPOSED SITE, SO THE HOUSE CANNOT MOVE FAR ENOUGH SOUTH TO AVOID THE POTENTIAL GRASSLAND LYING INSIDE OF THE FUEL MODIFICATION ZONE.

-THE AREA IN BETWEEN THE HOUSE AND EXISTING ACCESS ROAD WOULD INCREASE, WHICH WOULD MEAN INCREASING THE DRIVEWAY LENGTH. BECAUSE OF THE TOPOGRAPHY, THE DRIVEWAY WOULD NEED TO WIND DOWN THE HILLSIDE WHICH WOULD RESULT IN A GREATER IMPACT ON NATURAL VEGETATION.

WE APPRECIATE YOUR TIME IN REVIEWING OUR CONSIDERATIONS.

THANK YOU.

A handwritten signature in black ink, appearing to read 'WBBL' followed by a horizontal flourish.

BRUCE BOLANDER, AIA















ZONING PERMIT APPLICATION



This application must be submitted in person. For a submittal appointment, call 213-974-6438.

THIS SECTION - STAFF USE ONLY

Plan: _____ Code Section _____ Project No. R2015-01161
 Zone: _____ Permit No. RCOP 20150052
 CSD: _____
 TOD: _____
 ESHA / SEA: _____ RFS No. _____

SA: N E W SD: 1 2 3 4 5 ZD: _____ GB? Y N LID? Y N DT? Y N

1. Subject Property (Sujeto Propiedad)

Assessor's Parcel Number(s) 4448-023-011 Property Size (Gross Area in Acres) _____

Property Address or Site Location
22390 SWENSON DR., TOPANGA, CA 90290

Name of Business or Establishment (If Applicable): N/A

2. Uses (Usos)

Current: N/A Proposed: SINGLE FAMILY RESIDENCE

Continued (Renewal) Previous Permit Number: _____ Attach copy of Findings and Conditions if available.

3. Project Description (Proyecto) Describe project in detail. Attach additional page(s) if necessary. See Instructions/Checklist

NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE, NEW ATTACHED GARAGE, NEW OWTS

NEW DRAFT FIRE HYDRANT, NEW WATER TANKS

Check/Complete All That Apply:

No Improvements Proposed Demolition Private Septic System Private Well

New Building Construction (SF): 3416 SF New Impervious Surfaces (Paving, Roofs, Etc. - SF): 4847 SF

Grading (CY) Cut: 543 CY Fill: 218 CY Import: _____ Export: 325 CY Balanced on Site

Alcohol Sales: Beer & Wine or Full Line of Alcohol On-site Consumption or Off-site Consumption

4. Applicant (Solicitante)

Name: YOUSSEF MOUZAYA Phone: _____

Address: 5022 EVANWOOD AVENUE Fax: _____

City/State: OAK PARK, CA ZIP: 91377 Email: JOEMOUZA@HOTMAIL.COM

5. Agent (Agente) If different from applicant

Name: BRUCE BOLANDER Phone: 310-456-6719

Address: 2710 LAS FLORES CANYON ROAD Fax: _____

City/State: MALIBU, CA ZIP: 90265 Email: BRUCE@BRUCEBOLANDER.COM

6. Property Owner(s) (Dueño/a Registrado) If different from applicant

Name: _____ Phone: _____

Address: _____ Fax: _____

City/State: _____ ZIP: _____ Email: _____

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):  Date: 4/22/15
 Print Name: YOUSSEF MOUZATA 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):  Date: 22 APR 2015
 Print Name: BRUCE BOLANDER 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):  Date: 22 APR 2015
 Print Name: BRUCE BOLANDER 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 or 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):  Date: 22 APR 2015
 Print Name: BRUCE BOLANDER 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.

YOU MAY REMAIN ANONYMOUS.

THIS SECTION - STAFF USE ONLY - LDCC COMMENTS



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:	R 2015-01161	ENV:	CE? Y N CLASS#:
PERMIT NO:	RENV 201500085	ZONE:	PLAN:
ESHA/SEA? Y N	ESHA/SEA:		
CSD/TOD? Y N	CSD/TOD:		
SUPV DIST:	1 2 3 4 5	ZONED DIST:	
RFS? Y N	COASTAL? Y N	HSG PERMIT? Y N	
	RFS NO:		

1. Subject Property (Sujeto Propiedad)

ASSESSOR'S PARCEL NUMBER(S):
4448-023-011

SUBJECT PROPERTY ADDRESS OR SITE LOCATION:
22390 SWENSON DR., TOPANGA, CA 90290

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

NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE, NEW ATTACHED GARAGE, NEW OWTS, NEW DRAFT FIRE HYDRANT,
NEW WATER TANKS ON SITE

3. Owner(s) (Dueño/a Registrado)

NAME: YOUSSEF MOUZAYA		PHONE:
ADDRESS: 5022 EVANWOOD AVENUE		FAX:
CITY / STATE: OAK PARK, CA	ZIP: 91377	E-MAIL: JOEMOUZA@HOTMAIL.COM

4. Applicant (Solicitante) If different from owner

NAME:		PHONE:
ADDRESS:		FAX:
CITY / STATE:	ZIP:	E-MAIL:

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

NAME: BRUCE BOLANDER ARCHITECT		PHONE: 310-456-6719
ADDRESS: 2710 LAS FLORES CANYON ROAD		FAX:
CITY / STATE: MALIBU, CA	ZIP: 90265	E-MAIL: BRUCE@BRUCEBOLANDER.COM

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

ENVIRONMENTAL ASSESSMENT INFORMATION FORM

Project No.: _____

1. Describe each item as it relates to the PROJECT SITE:

a. Existing land uses / structures: VACANT LAND

b. Topography / slope: SOUTH FACING DOWNSLOPE APPROXIMATELY 4:1

c. Vegetation: SEE BIOLOGY REPORT

d. Wildlife: SEE BIOLOGY REPORT

e. Surface waters: NONE

f. Cultural / historical resources: NONE

g. Other:

2. Describe each item as it relates to the SURROUNDING AREA:

a. Existing land uses / structures: SURROUNDING AREA CONTAINS SINGLE FAMILY RESIDENCES AND EXISTING ACCESS ROAD.

b. Topography / slope: VARIES

c. Vegetation: SEE BIOLOGY REPORT

d. Wildlife: SEE BIOLOGY REPORT

e. Surface waters: NONE

f. Cultural / historical resources: NONE

g. Other:

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.

N/A

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:

PROJECT CONTAINS A SLOPE OVER 25 PERCENT. MINIMAL GRADING TO OCCUR. 0.24 ACRES DISTURBED AREA.

543 CUBIC YARDS CUT, 218 CUBIC YARDS FILL, 325 CUBIC YARDS EXPORT.

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: 4.7 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:

SOME VEHICULAR NOISE

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

SHORT TERM: CONSTRUCTION NOISE

LONG TERM: MINIMAL VEHICULAR NOISE

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?

NO EFFECT

16. What methods of soundproofing are proposed?

N/A

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

ENVIRONMENTAL ASSESSMENT INFORMATION FORM

Project No.: _____

SEE OWTS PLAN AND CALCULATIONS

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:

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:

SEE BIOLOGY REPORT.

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:

SEE BIOLOGY REPORT.

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:

SEE BIOLOGY REPORT.

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:

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.: _____

TRAFFIC / ACCESS

37. Estimate the post-construction vehicular traffic generated by the proposed project:

- 0 – 50 trips per day
- 51 – 250 trips per day
- 251 – 500 trips per day
- 500 + trips per day

38. Explain what effects the project may have on parking, vehicular traffic circulation, and potential traffic safety hazards in the area:

PARKING TO OCCUR ON SITE IN GARAGE OR PROJECT DRIVEWAY, MINIMAL VEHICULAR TRAFFIC TO OCCUR.

NO TRAFFIC SAFETY HAZARDS CAUSED.

39. Explain what effect, if any, the project may have on pedestrian or other non-motorized circulation in the area:

NO EFFECT.

40. Will the project conflict with public transit facilities (bus and rail) or bicycle facilities and bicycle lanes?

- Yes
 - No
 - Unknown
- If yes, describe:

SCHOOLS (Residential Projects Only)

41. Indicate school district(s) serving the project:

SANTA MONICA-MALIBU SCHOOL DISTRICT

42. Estimate the number of school children who will reside in the proposed project: 0

43. Do existing school facilities adequately accommodate the proposed project?

- Yes
- No
- Unknown

Verified by school administration? Yes No If yes, attach verification. If no, describe provisions for additional classroom capacity:

N/A

ENERGY CONSERVATION

44. Describe energy sources for the proposed project, and proposed designs, materials or features of the project that promote

ENVIRONMENTAL ASSESSMENT INFORMATION FORM

Project No.: _____

energy conservation or use of non-fossil-fuel energy sources.

PASSIVE SOLAR. THERMAL MASS. NATURAL VENTILATION. HIGH EFFICIENCY MECHANICAL EQUIPMENT.

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: Youssef Mouzaya
PRINT NAME: YOUSSEF MOUZAYA

DATE: 4/22/15

CHECK ONE: Owner Applicant Agent

Archaeological Statement (Declaración Arqueológico)

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): Youssef Mouzaya
PRINT NAME: YOUSSEF MOUZAYA

DATE: 4/22/15

CHECK ONE: Owner Applicant Agent