



**SUBJECT:** Biological Resources Description and Recommendations, 3004 Sequit Drive, R2015-03308

**FROM:** Joe Decruyenaere, Senior Biologist, Department of Regional Planning

**Location:** 3004 Sequit Drive, Malibu, CA 90265 (El Nido, Solstice Canyon watershed)

**Project No.** R2015-03308

**Permit Nos.** Coastal Development Permit No. RPPL 2016003088, Environmental Assessment No. RPPL 2016003089

**APN:** 4457-016-064

**USGS Quad:** Malibu Beach

**Applicant:** Margot Mandel

**Biologist:** Andrew McGinn Forde

**Planner:** Martin Gies

**Project Description with respect to Impacts to Biological Resources:** The project parcel is mapped entirely as H3 habitat. H1 habitat is mapped to the west within 100 ft of the building site and is primarily associated with willow-riparian vegetation along a drainage course running north to south and is separated from the parcel site by Sequit Drive. A portion of the building site is located within the 100 ft buffer of the mapped H1, and the remainder of the parcel is within the H1 Habitat Quiet Zone. The majority of the parcel is subject to brush clearing for neighboring developed parcels to the north, east, and south.

Most of the exposed bedrock along the western and southern boundaries of the parcel appears to have been cut for the construction of Sequit Drive. However, elements of H1 and H2 habitat are present at higher limits where the outcrops might be at natural grade (judging from coloring, weathering, vegetation, etc.).

New impacts to on-site biological resources would result from brush clearance within fuel-modification Zone B. The recommendations provided by the project biologist would minimize these impacts and preserve the H1 elements of the rock outcrop. The drainage plan does not indicate flows to be directed onto portions of rock outcrop supporting H1 elements.

**Landscape and Fuel Modification:** New landscaping is proposed, consisting of native and non-invasive non-native species in Fuel Modification Zone A and a small portion of Zone B. Throughout the majority of Zone B, landscaping is limited to seed drifts of native wildflowers (*Sisyrinchium bellum*) and thinning of existing vegetation.

H1 habitat to the west of the subject parcel is within 200 ft of existing residences, although it appears as if brush clearance is currently occurring only within a portion of this area.

#### **ERB PROJECT SPECIFIC RECOMMENDATIONS:**

- Replace *Sisyrinchium bellum* with a species more tolerant of the sandstone-derived soils on site. Other native geophytes that be better adapted to the site include *Bloomeria crocea*, *Calochortus splendens*, *Calochortus venustus*, *Dichelostemma capitatum* ssp. *capitatum*, or *Muilla maritima*.
- Incorporate energy dissipaters at the outlets of drainage structures discharging on to or above Sequit Drive. Rain barrel capacities will be subject to approval of Public Works per stormwater retention requirements.

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**Biological Assessment**—lacks some minor components but is generally complete. Missing items include:

- No project # on title page
- No application # in project description
- Map of general location is provided but doesn't label Solstice Canyon
- Acreage table for habitat categories is included but no such table is provided for vegetation types
- North arrow and scale bar on landscape plan is missing

The above omissions do not affect Staff's evaluation of the project and do not warrant revision of the Biological Assessment.

