



**SUBJECT:** Biological Resources Description and Recommendations, 2003 Delphine Lane, RPPL 2016001221

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

**Location:** 2003 Delphine Lane, Calabasas, CA 91302 (Abercrombie Ranch, Cold Creek drainage)

**Project No.** RPPL 2016001221

**Permit Nos.** Coastal Development Permit No. RPPL 2016001221, Environmental Assessment No. RPPL 2016001221

**APN:** 4455-060-007

**USGS Quad:** Malibu Beach

**Applicant:** Schmitz & Associates

**Biologist:** Steve Nelson

**Planner:** Martin Gies

**Project Description with respect to Impacts to Biological Resources:** The project parcel is mapped as H1, H2, and H3. H1 habitat is primarily associated with a drainage course that bisects the parcel north to south. H2 habitat is associated with chamise chaparral primarily along the northwestern margins of the property. The majority of the parcel is mapped as H3 habitat associated with existing development and brush clearing zones for neighboring parcels.

- **H1 and H1 buffer:** Structures for which the applicant is seeking retroactive approvals include equestrian-related enclosures outside of mapped H1 areas but within mapped H1 buffer areas. The applicant has prepared maps proposing modification to mapped H1, H2, and H3 habitats on site which would result in the structures being located outside of H1 buffer areas. Staff has reviewed these proposed mapping revisions and agrees that they reflect on-the-ground habitat characteristics
- **Previously recorded Building and Grading Restriction Area:** The shade structures and associated corrals are located within an area set aside for preservation in the original Tract Map for the subdivision (TR 51634). Other facilities included in the retroactive approval application are located outside this restriction area.

No new impacts to biological resources are proposed as part of the retroactive permitting of the project; however, it is assumed that the shade structures and corrals may be moved, potentially resulting in new impacts. Space is available on site to accommodate these facilities outside of H1, H2, and H1 buffer areas and the Building and Grading Restriction Area.

**Landscape and Fuel Modification:** No new landscaping is proposed. Existing ornamental landscaping on site is associated with the permitted residence and confined to fuel modification zones A and B. A grove of eucalyptus trees is present and appears on aerial photographs taken in 1928. The paddock corral and surrounding area are partially within brush clearance zones for neighboring properties to the south and have been kept clear of woody vegetation for several decades. Clearing in this area appears to be implemented by a combination of disking and mowing.

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

If shade structures and corrals currently within the Building and Grading Restriction Area are to be retained, staff recommends they be moved west, to near the paddock corral. Such modification would be consistent with the provisions of the LIP and would result in minimal impacts to biological resources in H3 habitat areas.

Per the LIP, disking is prohibited and brush clearance shall be accomplished via alternative methods.

Aerial photographs show that the area within the Building and Grading Restriction Area, where the corrals and shade structures are currently located, has been cleared of native vegetation for several decades. Staff therefore recognizes a difficulty in determining a proper target for restoration success, and instead recommends relatively passive restoration of this area. Measures to take include roughening or decompaction of soils where appropriate, application of locally-indigenous native seed or litter, and control of non-natives. Native shrubs or perennials that may volunteer in the area should also be retained. More intensive restoration methods, such as installation of container plantings and irrigation, are not recommended at this time.

