DEPARTMENT OF CITY PLANNING
APPEAL RECOMMENDATION REPORT

City Planning Commission

Date: April 23, 2026
Time: **After 8:30 a.m.**
Place: Van Nuys City Hall
14410 Sylvan Street
Van Nuys, CA 91401

This meeting may be available virtually, in a hybrid format. Please check the meeting agenda approximately 72 hours before the meeting for additional information at: https://planning.lacity.org/about/commissions-boards-hearings and/or by contacting cpc@lacity.org

Public Hearing: Required
Appeal Status: Not further appealable
Expiration Date: May 12, 2026

Case No.:	AA-2023-8121-PMLA-1A
CEQA No.:	ENV-2023-8122-CE
Incidental Cases:	None
Related Cases:	None
Council No.:	5 – Yaroslavsky
Plan Area:	Bel Air – Beverly Crest
Certified NC:	Bel Air – Beverly Crest
GPLU:	Minimum Residential & Very Low I Residential
Zone:	RE20-1-H-HCR
Applicant/Owner:	Tony Natsis
Representative:	Benjamin Eshaghian & Tony Russo, Crest Real Estate
Appellant No. 1:	Daniel Hanasab
Appellant No. 2:	Michael Talla
Representative:	Rob Glushon, Luna & Glushon

PROJECT LOCATION: **1400 North Vista Moraga**

PROPOSED PROJECT: A Preliminary Parcel Map for the subdivision of one (1) 143,359 square-foot lot into two (2) new lots of 113,546 square feet and 29,812 square feet, in the RE20-1-H-HCR zone.

MODIFIED PROJECT: A Preliminary Parcel Map for the subdivision of one 143,359 square-foot lot into two new lots of 113,546 square feet and 29,812 square feet, to maintain one (1) existing single-family dwelling on Parcel A and up to one (1) new single-family dwelling on Parcel B, in the RE20-1-H-HCR zone.

APPEAL: An appeal of the November 21, 2025 Deputy Advisory Agency's Determination which:

1. Determined, pursuant to California Environmental Quality Act ("CEQA") Guidelines, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Sections 15303 (Class 3) and 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

2. Approved, pursuant to Los Angeles Municipal Code ("LAMC") Chapter 1A Section 13B.7.5, Parcel Map No. AA-2023-8121-PMLA located at 1400 North Vista Moraga for the subdivision of one 143,359 square-foot lot into a maximum of two lots in the RE20-1-H-HCR Zone, as shown on the revised map stamp-dated March 28, 2025 in the Bel Air – Beverly Crest Community Plan Area.

RECOMMENDED ACTIONS:

1. **DETERMINE** that based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15303 (Class 3) and 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

2. **DENY in part and GRANT in part** the appeals to approve a preliminary parcel map for the subdivision of one 143,359 square-foot lot into two new lots of 113,546 square feet and 29,812 square feet, clarifying the project will maintain one (1) existing single-family dwelling on Parcel A and can accommodate one (1) new single-family dwelling on Parcel B, in the RE20-1-H-HCR zone and to modify the Findings and Conditions of Approval.

3. **SUSTAIN** the Advisory Agency's Determination to conditionally approve Preliminary Parcel Map AA-2023-8121-PMLA.

4. **ADOPT** the attached modified Conditions of Approval.

5. **ADOPT** the attached amended Findings

VINCENT P. BERTONI, AICP
Director of Planning

Juliet Oh
Senior City Planner

Juliet Oh for
Ariel Jones
City Planner

Jackson Olson
Planning Assistant

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the City Planning Commission Secretariat, 200 North Spring Street, Room 272, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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Exhibit B – Letter of Determination for AA-2023-8121-PMLA and revised Preliminary Parcel Map stamp dated March 28, 2025.

Exhibit C – CEQA Clearance (ENV-2023-8122-CE)

C-1 Notice of Exemption & Justification

C-2 Biological Resources Reports

- Report prepared by England Ecology, dated March 26, 2025
- Report prepared by England Ecology, dated April 15, 2025
- Report prepared by England Ecology, dated September 23, 2025
- Report prepared by England Ecology, dated October 30, 2025

C-3 Supplemental Biologist Memorandum

C-4 Correspondence from Santa Monica Mountains Conservancy dated April 22, 2025.

Exhibit D – Site Photos and Existing Site Fencing Exhibit

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APPEAL ANALYSIS

BACKGROUND

The project is a Preliminary Parcel Map to subdivide one (1) lot totaling 143,359 square feet into two (2) lots. Parcel A is 113,546 square feet and Parcel B is 29,812 square feet. Parcel A will maintain one (1) existing single-family dwelling and Parcel B can accommodate one (1) new single-family dwelling, in the RE20-1-H-HCR Zone. The proposed Project is limited to the division of land action. On November 21, 2025, the Deputy Advisory Agency issued a determination to approve the Preliminary Parcel Map. The appeal period ended on December 9, 2025. The Advisory Agency's Determination dated November 21, 2025, did not include any waivers or deviations from development standards.

APPEAL

On December 4, 2025, an appeal was filed by Mr. Daniel Hanasab (Appellant No. 1), an aggrieved party. On December 8, 2025, a second appeal was filed by an additional aggrieved party Mr. Michael Talla (Appellant No. 2), represented by Mr. Rob Glushon of Luna & Glushon.

Pursuant to LAMC Ch. 1A Section 13B.7.8, appeals of a preliminary parcel map are made to the Appeal Board. For the purposes of Section 13B.7.8, the Appeal Board is the Area Planning Commission where the map is located for any parcel map or tentative tract map that: (a) creates or results in less than 50,000 gross square feet of non-residential floor area; or (b) creates or results in fewer than 50 dwelling units, guest rooms, or combination of dwelling units and guest rooms; or (c) involves a lot with fewer than 65,000 square feet of lot area; or (d) where specifically provided by this Zoning Code (Chapter 1A). In all other cases, the Appeal Board for Subdivision Appeals (Sec. 13B.7.8.) is the City Planning Commission.

The preliminary parcel map involves a lot that is 143,359 square feet. As such, the City Planning Commission is the designated Appeal Board.

Pursuant to LAMC Ch. 1A Section 13A.2.8.E.1, unless otherwise required by a specific process, the appellate body shall hear the matter de novo, considering the whole of the project with no deference given to the decision of the initial decision maker. The appellate body shall make its decision based on the record before the initial decision maker and any other evidence or testimony presented at or before the appellate body's hearing. In making a decision to grant a project approval, the appellate body shall make the same findings as required to be made by the initial decision maker, supported by substantial evidence.

APPEAL POINTS AND STAFF RESPONSES

APPELLANT NO. 1 – DANIEL HANASAB

Appeal Point 1.1 – Very High Fire Hazard Severity Zone

The Advisory Agency expressly acknowledges that the subject property lies within a Very High Fire Hazard Severity Zone. This designation is not discretionary; it reflects state- and city-mandated findings based on:

- *Extreme vegetation density,*
- *Steep canyon topography producing chimney-effect fire behavior, and*
- *Wind alignment that accelerates upslope fire spread.*

A VHFHSZ classification imposes a heightened legal duty on the City to prevent approval of projects that would intensify hazards where safe access and evacuation cannot be guaranteed. Approving increased density in one of the most fire-vulnerable pockets of Bel-Air directly contradicts the purpose of this designation and violates the City's responsibility to safeguard life and property.

Staff Response:

The subject property is located within a CAL FIRE-designated Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone (VHFHSZ). This designation is acknowledged in the record and was considered during review (see Exhibit B, Finding (c)). The Project consists of a Preliminary Parcel Map subdividing one 143,359 square-foot lot into two lots of 113,546 square feet and 29,812 square feet. The Project does not approve construction of a new dwelling, grading, or improvements beyond the subdivision of land.

As detailed in the Wildfire Technical Memorandum (Exhibit E) prepared by Dudek dated March 30, 2026, the Project site's VHFHSZ designation requires that any future development complies with the 2025 California Wildland-Urban Interface Code (CWUIC), Title 14 of the California Code of Regulations, and all applicable local wildfire protection regulations. The memorandum explains that Chapter 5 of the CWUIC establishes special building construction regulations intended to increase the ability of a structure to resist flame and ember intrusion. Chapter 6 requires defensible space and fire-smart vegetation management. The Dudek memorandum concludes that while the site is located within a VHFHSZ, compliance with applicable codes reduces the risk of wildfire ignition and spread, and that the Project does not present a significant risk of structure ignition or evacuation impact when developed in compliance with applicable requirements.

Subdivision of land within a VHFHSZ is not prohibited by the Los Angeles Municipal Code or the Subdivision Map Act. The VHFHSZ designation triggers enhanced building and fire protection requirements; it does not preclude land division. The record does not demonstrate that approval of the parcel map creates a fire hazard inconsistent with regulatory standards. Further, compliance with Public Resources Code Section 4290 and its implementing regulations in Title 14, Division 1.5, Chapter 7, Subdivision 2 (State Minimum Fire Safe Regulations) and Chapter 7 of the California Building Code has been incorporated as Condition of Approval (10(ii)).

Appeal Point 1.2 – Access to and from Linda Flora Drive

Linda Flora Drive is:

- *A dead-end cul-de-sac,*
- *Extremely narrow,*
- *Characterized by blind curves and limited visibility,*
- *Surrounded by steep, brush-filled canyons, and*
- *Functionally constrained by on-street parking.*

This configuration creates a single point of failure for evacuation and emergency access. In any wildfire or medical emergency, residents and fire apparatus must rely entirely on this single corridor for ingress and egress.

The Fire Department's own access standards require wide, unobstructed roadways, adequate turning radii, and uninterrupted fire-lane clearance. These requirements cannot be physically achieved on Linda Flora due to existing geometries. The subdivision therefore intensifies an already defective emergency-access condition in violation of fundamental fire-safety principles.

Staff Response:

Existing roadway characteristics are pre-existing neighborhood conditions and are not created by the act of subdividing one parcel into two lots. The Project does not propose new streets, alterations to existing rights-of-way, or changes to roadway geometry. Access to both resulting parcels would continue to be provided by existing street. The existing structure on Parcel A would maintain access from Vista Moraga, a private street with a roadway width of approximately 28 feet. Parcel B maintains frontage on Linda Flora Drive, which is improved with a roadway width of 38 feet adjacent to the proposed parcel; any future development would take access from Linda Flora Drive. The existing roadways are not substandard limited hillside streets and meet the minimum width of 20 feet required for emergency access.

The Dudek Technical Memorandum (Exhibit E) explains that any future development would be required to comply with Chapter 5 and Appendix D of the 2025 California Fire Code regarding fire apparatus access. Future development would also be required to comply with fire flow and hydrant requirements pursuant to Section 507 and related appendices of the California Fire Code.

The Subdivision Map Act requires evaluation of subdivision design, including access. The record does not contain evidence from the Los Angeles Fire Department (LAFD) indicating that the parcel map creates a noncompliant access condition. LAFD provided a letter dated January 8, 2024, after review of the proposed map; the conditions therein were included as Conditions of Approval (see Modified Conditions of Approval – Condition No. 10).

Appeal Point 1.3 – Hillside Fire History

This hillside has repeatedly burned or been placed under immediate wildfire threat, establishing a documented historical pattern: …

These are not hypothetical risks. This is a repeated, catastrophic burn pattern directly tied to the same canyon morphology that governs the subject site.

Staff Response:

The appeal references regional wildfire history as evidence of general wildfire risk in hillside areas. Wildfire risk in the Santa Monica Mountains is acknowledged and addressed through enhanced building and fire code requirements applicable to properties located within VHFHSZ designations.

The project site is already developed for residential use and contains limited native vegetation. Future development must comply with the requirements of the zoning and building code as well as wildfire-resistant construction standards and defensible space requirements intended to reduce ignition potential and limit fire spread. Furthermore, the proposed subdivision will maintain existing access to the subject site, comprised of roadways that meet the minimum road widths for emergency access.

The parcel map does not approve construction or increased density beyond what is permitted under the underlying RE20-1-H-HCR Zone. The environmental analysis contained in the administrative record does not demonstrate that subdivision of the parcel itself results in a significant wildfire-related impact.

Appeal Point 1.4 – Fire Department Access

During multiple wildfire events, fire crews were unable to reach portions of this neighborhood due to:

- *Narrow, winding roadways,*
- *Blocked turning radii,*
- *Single-entry evacuation routes,*
- *Parking bottlenecks, and*
- *Dense smoke trapped by canyon topography.*

These failures have already resulted in:

- *Homes burning within sight of firefighters,*
- *Delayed evacuations,*
- *Residents forced to shelter in place, and*
- *Fire engines unable to maneuver.*

This is documented operational failure, not speculation. Additional development multiplies this danger.

Staff Response:

The Project before the Commission is limited to subdivision of land and does not modify street widths, turning radii, parking regulations, or evacuation routes. The Subdivision Map Act requires evaluation of subdivision design, including access. The record does not contain evidence from the Los Angeles Fire Department indicating that the parcel map creates a noncompliant or unsafe fire access condition. Thus, the generalized statements in this appeal point are speculative and provide no specific details or information regarding the alleged fire event and impacted structures.

Assertions regarding prior operational challenges during regional wildfire events relate to existing neighborhood conditions and are not created or altered by the act of subdividing one parcel into two legal lots. As discussed, future development of the site will be subject to the regulations for hillside development outlined in the zoning and building codes and must also comply with state and local regulations for development in fire hazard areas.

Appeal Point 1.5 – Public Safety Hazards

The determination relies on generic Fire Department conditions without analyzing whether those conditions are physically achievable on this parcel. Critical realities include:

1. Roads cannot be widened.
2. Secondary access routes do not exist and cannot be added.
3. Canyon wind-driven fire behavior cannot be mitigated through conditions.
4. Construction activity will regularly obstruct the only evacuation route.
5. A second dwelling increases:
   - *Population,*
   - *Parked vehicles,*
   - *Utility infrastructure,*
   - *Ignition sources, and*
   - *Structural fuel load.*

Under both the Subdivision Map Act and CEQA, a project may not be approved when it would create or exacerbate a public safety hazard that cannot be mitigated. This project does exactly that.

Staff Response:

Under Government Code Section 66474, a subdivision shall be denied if the design of the subdivision is likely to cause serious public health problems or create a public safety hazard. The Deputy Advisory Agency determined that the Project qualifies for both the Class 3 and Class 32 Categorical Exemptions (ENV-2023-8122-CE), and the Wildfire Technical Memorandum concludes that the Project does not present a significant wildfire-related impact when developed in compliance with applicable building and fire codes.

As discussed, the proposed subdivision will not reduce existing access to or adjacent to the subject site. Both Vista Moraga and Linda Flora Drive will maintain a roadway width greater than 20 feet in width; additional dedication or improvement was not required by the Bureau of Engineering. The proposed subdivision complies with the minimum lot area and density limitations for the underlying zone; each resulting parcel will be greater than the minimum 20,000 square-feet required for the RE20 zone.

Any future development of Parcel B is subject to the area and density limitations of the RE20 zone. The subject site is also located within a Hillside Construction Regulation (HCR) District and must comply with the requirements of Ordinance 184,827 and LAMC Section 13.20. The provisions of the HCR District regulate construction activity in hillside areas and include limitations on grading, operational standards for hauling, limitations on construction hours and activities, and require a discretionary review of any single-family residential development with a cumulative Residential Floor Area of 17,500 square feet or greater.

The appeal does not provide substantial evidence contradicting the fire protection analysis contained in the administrative record. CEQA requires substantial evidence of a significant environmental effect, and the Subdivision Map Act requires evidence that the design itself creates a safety hazard. The record does not demonstrate that subdivision of the parcel results in an unmitigable public safety hazard.

Appeal Point 1.6 – Construction Staging

The property contains only approximately 10 feet of flat area at the frontage. The remainder consists of steep hillside. As a result:

- *There is no on-site space for material storage, dumpsters, equipment, or worker parking.*
- *Construction staging would necessarily occur in the public right-of-way of Vista*
- *Moraga and Linda Flora.*
- *This would require:*
    - *Blocking fire lanes,*
    - *Obstructing emergency access,*
    - *Interfering with traffic safety, and*
    - *Creating evacuation obstructions during red-flag conditions.*

Los Angeles Fire Code requires 20 feet of continuous clear width for fire apparatus access at all times. It is physically impossible to comply with that standard while simultaneously staging construction in the roadway on this parcel.

Therefore, the project cannot even be built without repeatedly violating emergency-access safety rules, placing residents at continuous risk throughout the construction period.

Staff Response:

The Advisory Agency's Determination Letter is limited to the approval of a preliminary parcel map and does not review or approve grading, construction staging, or building permits. Any future development would be subject to separate building permit review and must demonstrate compliance with Fire Department apparatus access requirements, including the requirement for 20 feet of unobstructed access where applicable. Condition No. 9(h) of the Advisory Agency's approval requires preparation of a Traffic Management Plan for LADOT review and approval if future construction meets the criteria set forth in LADOT's Transportation Assessment Guidelines for hillside projects, including circumstances where construction could result in temporary access constraints. Any future development is also subject to the requirements of the HCR District and may require separate approval for a Haul Route. Such review would approve a proposed haul route, impose conditions to limit the hours of hauling and construction activity, and ensure roadways remain clear.

Construction management measures are evaluated prior to the issuance of building permits and adherence to the construction regulations are monitored and enforced by the various Departments, including but not limited to the Department of Building and Safety, Bureau of Street Services, Los Angeles Police Department, and Department of Transportation. Speculation regarding future staging does not constitute substantial evidence that approval of the parcel map itself violates Fire Code requirements.

APPELLANT NO. 2 – MICHAEL TALLA

Appeal Point 2.1 – Community Plan Consistency

The appellant contends that the required Findings under the Subdivision Map Act cannot be made because the proposed map is inconsistent with the General Plan and Community Plan and that the proposed smaller parcel is incompatible with surrounding lot sizes within Tract No. 37150.

> *"The open and natural character of single-family development of the Bel Air-Beverly Crest Community is desirable and deserving of public protection. Changes in this area should be fully justified as being in the public interest before the City grants a different or more intensive land use which would alter this character."*
>
> *"The lot size of the proposed smaller parcel, under 30,000, is in direct conflict with the Community Plan requirement for new development to be compatible with existing adjacent development and fully justified as being in the public interest."*
>
> *"Indeed, a parcel that is 30,000 square feet is essentially half the size of even the smallest lot in this tract and 1/7 of the size of the largest lot – it is not close to "compatible."*

Staff Response:

The Advisory Agency made explicit findings in the Determination Letter dated November 21, 2025 (Exhibit B), pursuant to Government Code Sections 66473.1 and 66474 that the proposed Parcel Map is consistent with the applicable General Plan and that the design and improvements of the subdivision conform to the zoning and parcel map regulations.

As stated in Finding (a), the subject property is approximately 143,359 square feet (3.29 net acres) and is designated predominantly Very Low I Residential, with approximately 13,949 square feet (0.32 acres) designated Minimum Residential. The proposed subdivision would create Parcel A, measuring 113,546 square feet (2.61 acres), and Parcel B, measuring 29,812 square feet (0.68

acres). Parcel A is the only resulting lot containing any portion of the Minimum Residential designation; Parcel B lies entirely within the Very Low I designation.

The Bel Air–Beverly Crest Community Plan permits a density range of 0–1 dwelling units per net acre for Minimum Residential and 1–3 dwelling units per net acre for Very Low I. Parcel A, developed with one existing single-family dwelling, would have a density of approximately 0.38 dwelling units per acre. Parcel B would permit one single-family dwelling at a density of approximately 1.46 dwelling units per acre. Both parcels therefore comply with the applicable residential density provisions of the Community Plan. In addition, both parcels within the proposed subdivision exceed the minimum lot size of 20,000 square feet required under LAMC § 12.07. 01. ("RE" Residential Estate Zone).

Finding (b) further clarifies that approval of a parcel map evaluates compliance with zoning, subdivision standards, and street design requirements. The Subdivision Map Act does not regulate the placement of structures or require conformity with historic tract lot patterns. The General Plan and Zoning Code would otherwise permit up to seven single-family lots on the subject property based on the 20,000-square-foot minimum lot size and subdivision requirements; the proposed two-lot subdivision remains well below the maximum density permitted by zoning. The underlying RE20 zone is consistent with the General Plan land use designation, and the provisions of the Zoning and Building Codes regulate development of single-family dwellings in hillside areas.

The appellants' arguments regarding compatibility rely on policy language generalizations. However, the adopted findings demonstrate that the proposed subdivision complies with the objective standards governing lot area, lot width, and density. The Community Plan does not mandate conformity with original tract lot sizes, nor does the Subdivision Map Act require preservation of historical lot dimensions.

Accordingly, substantial evidence supports the Advisory Agency's determination that the Project is consistent with the General Plan and complies with the Subdivision Map Act.

Appeal Point 2.2 – Class 32 Categorical Exemption

The appellant contends that the design of the subdivision is likely to cause substantial environmental damage due to unusual circumstances such as the obstruction of wildlife movement within Habitat Blocks identified by the Eastern Santa Monica Mountains Habitat Linkage Planning Map and is thereby ineligible for a Class 32 Categorical Exemption.

> *"Under CEQA, a Class 32 categorical exemption applies only if a proposed project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations."*
>
> *"For purposes of a Class 32 Categorical Exemption, a project cannot just be in "substantial conformance" with the General Plan and applicable general plan/zoning regulations and policies."*
>
> *"CEQA prohibits use of a categorical exemption when "there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.""*
>
> *"Here, the Santa Monica Mountains Conservancy has submitted evidence that the proposed map is surrounded by habitat blocks subject to the Eastern Santa Monica*

Mountains Habitat Linkage Planning Map. The proposed subdivision would obstruct wildlife movement, resulting in significant adverse biological impacts. Therefore, a Categorical Exemption is legally deficient, and further environmental review is required."

Staff Response:

The Advisory Agency determined, based on the whole of the administrative record, that the Project qualifies for a Class 32 Categorical Exemption and that no exception pursuant to CEQA Guidelines Section 15300.2 applies. The CEQA Justification (Exhibit E) prepared for ENV-2023-8122-CE confirms that the Project meets all five criteria required under CEQA Guidelines Section 15332:

1. **Consistency with the General Plan and Zoning**: As discussed in Appeal Point No. 1 and detailed in the CEQA Justification, the subdivision complies with RE20 lot width and size requirements and supports future development consistent with the land use designation
2. **Infill site within city limits under five acres**: The site is approximately 3.29 acres and surrounded by developed single-family residential uses.
3. **No value as habitat for endangered, rare, or threatened species**: An updated Biological Resources Report dated October 30, 2025, and a supplemental memorandum prepared by England Ecology dated April 30, 2025 (Exhibit C), evaluated site conditions and concluded that wildlife movement through the subject property is unlikely due to existing development and physical barriers, including existing fencing that is documented in the April 30, 2025 memorandum (Exhibit C). The memorandum describes multiple layers of permanently installed six-foot fencing (in some cases higher), double fencing and concrete walls along Linda Flora Drive, and other site features that impede wildlife permeability.

   The memorandum further explains that the subject property is not within any mapped habitat block and is not near identified wildlife movement corridors on the Eastern Santa Monica Mountains Habitat Linkage Planning Map. Based on these existing conditions, the biological consultant concluded that the property does not function as habitat for special-status species and that the proposed land division would not result in significant biological impacts.

4. **No significant effects related to traffic, noise, air quality, or water quality**: The Project consists solely of a land division and does not propose construction; future development would be subject to Regulatory Compliance Measures and code requirements
5. **Adequate utilities and public services**: The site is already served by existing infrastructure and public services

CEQA Guidelines Section 15300.2(c) provides that a categorical exemption does not apply where (1) unusual circumstances are present, and (2) there is a reasonable possibility that those unusual circumstances will result in a significant environmental effect. The subdivision involves a two-lot division of an existing residential parcel within a fully developed residential neighborhood. The site is surrounded by urban residential uses and is not uniquely situated relative to other hillside properties within the Community Plan area. The administrative record does not demonstrate that the Project presents unusual circumstances that distinguish it from other hillside residential properties eligible for the exemption.

With respect to biological resources and wildlife movement, the April 30, 2025, England Ecology memorandum directly evaluated the Santa Monica Mountains Conservancy's assertions and concluded that existing fencing, concrete walls, elevation changes, and lack of natural habitat prevent meaningful wildlife permeability. The Eastern Santa Monica Mountains Habitat Linkage

Planning Map does not identify the subject property as within a habitat block or near a designated wildlife movement corridor. Further, CEQA requires analysis based on existing environmental conditions. Because wildlife movement through the subject property is unlikely under current conditions, the proposed land division does not create a reasonable possibility of a significant biological impact.

While development of a single-family dwelling is not proposed at this time, the CEQA analysis conducted for the project considered the future development of Parcel B and any potential impacts to biological resources. As provided in the Biological Resources Report, the report analyzed "the potential effects of maximal development (which is not currently proposed within the newly created parcel. Where applicable, effects analysis considers development area of 5,366.16 square feet and allowable fencing of 6 feet in the side and rear yards, and 3.5 feet in the front yard" (pg. 10, England Ecology 2025). The report concludes the project will not have an impact on biological resources and that any future development is subject to existing regulatory compliance measures.

The appellants' reliance on generalized regional habitat mapping and speculative future development does not constitute substantial evidence of a significant environmental effect resulting from the proposed parcel map. The record does not establish unusual circumstances or a reasonable possibility of a significant environmental impact, the exception set forth in CEQA Guidelines Section 15300.2(c) does not apply.

Appeal Point 2.3 – CEQA Piecemealing

The subdivision constitutes improper segmentation or "piecemealing" under CEQA because it is the first step toward future development.

> *"CEQA prohibits "piecemealing" of a project to avoid environmental review."*
>
> *"Improper piecemealing occurs when the purpose of the reviewed project is to be the first step toward future development…"*
>
> *"In this case, it is clear that the parcel map is just the first step towards the future development of a single-family home on this lot."*
>
> *"The Applicant here has chosen to piecemeal the project by first proposing the division of land, and then, at some future time proposing a single-family home. This is improper under CEQA."*

Staff Response:

The adopted findings attached herein clarify that the Project consists solely of a subdivision of land and does not approve building construction. As stated in Finding (b), the location of buildings is not considered as part of the parcel map approval under the Subdivision Map Act. The CEQA Justification likewise confirms that no construction is proposed as part of the Project

Under CEQA, the "project" is defined as the activity being approved. The preliminary parcel map approval creates two legal lots; it does not authorize grading, construction, or development of a dwelling on Parcel B. Any future development would require separate review and compliance with zoning, building, and fire regulations in effect at that time. Because the parcel map has independent utility and does not commit the City to future physical development, the approval does not constitute improper piecemealing.

Nonetheless, in response to City staff's direction, the final adopted Biological Resources Report dated October 30, 2025, expressly analyzed the potential effects of maximum by-right development within the newly created parcel. The report evaluated a development area of 5,366 square feet and associated fencing allowances to assess biological impacts. The analysis concluded that:

- No natural vegetation communities are present on the site;
- The site does not function as wildlife habitat;
- No special-status flora occur; and
- The parcel split and potential by-right development would not result in significant adverse biological effects.

Thus, the administrative record demonstrates that no significant environmental impacts would result, even assuming future development granted by the underlying zoning.

CEQA prohibits improper segmentation of a larger coordinated project. However, the record does not demonstrate that the parcel map and any future development of Parcel B constitute a single coordinated development proposal. Moreover, the environmental analysis already considered the site's maximum by-right development potential and determined that no significant impacts would occur. Because the approval at issue is limited to a land division and the environmental analysis evaluated potential development consistent with zoning, the review does not constitute improper segmentation under CEQA.

Appeal Point 2.4 – Bel Air-Beverly Crest Neighborhood Council

On March 26, 2025, the Bel Air – Beverly Crest Neighborhood Council voted unanimously to oppose the proposed subdivision for many of the same reasons set forth above and in the letter from its Planning and Land Use Committee dated March 12, 2025.

Staff Response:

The Planning and Land Use Committee, dated March 12, 2025, was received and reviewed by the Advisory Agency and included in the case record. As discussed, the requisite findings were made to approve the preliminary parcel map.

CONCLUSION

For the reasons stated herein and based on the adopted Findings of the Advisory Agency, the proposed project complies with the applicable provisions of the Subdivision Map Act and the Los Angeles Municipal Code. Planning staff evaluated the proposed subdivision of one 143,359 square-foot lot into two lots, to accommodate one (1) existing single-family dwelling and up to one (1) new single-family dwelling, in the RE20-1-H-HCR Zone and determined that the project satisfies the required findings related to General Plan consistency, physical suitability of the site, and the design and improvement of the subdivision.

Staff further determined that the project qualifies for the Class 3 and Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15332, and that there is no substantial evidence demonstrating that any exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The administrative record, including the Biological Resources Reports, Wildfire Technical Memorandum, agency referrals, and adopted conditions of approval, supports the conclusion that the subdivision will not result in significant environmental impacts.

On November 5, 2025, the Bureau of Sanitation provided a letter outlining their recommended conditions. As such, staff recommends the Commission incorporate the requirements as a condition of approval.

Based on the whole of the administrative record, staff recommends the Commission deny the appeal in part and grant the appeal in part to sustain the Advisory Agency's decision to approve the preliminary parcel map and adopt the modified Conditions of Approval.

MODIFIED CONDITIONS OF APPROVAL

Text changes are noted as follows: additions in **bold underline**.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a Covenant and Agreement be recorded advising all future owners and builders that prior to issuance of a building permit, a Notice of Acknowledgement of Easement must be recorded and an application to do work adjoining any storm drain easements and to construct adjoining the existing draining facilities must be submitted to the City Engineer for approval.

2. That, if necessary, a Covenant and Agreement be recorded that a private sanitary easement be granted within Parcel B for the benefit of Parcel A of the parcel map.

3. That, if necessary, a Covenant and Agreement be recorded that a private drainage easement be granted within Parcel B for the benefit of Parcel A of the parcel map.

4. That any existing public easement(s) within the subdivision be delineated on the final map.

5. That the subdivider make a request to BOE West Los Angeles District to determine the capacity of existing sewers in this area.

6. This map may be subject to the following fees:

    a. Final Parcel Map per LAMC 19.02-B3(a).

    b. Final Parcel Map Very High Fire Hazard Severity Zone surcharge per LAMC 19.02-B3(b).

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

7. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval dated May 7, 2024, Log No. 130326 and attached to the case file for Tract No. 37150.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

8. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

    a. Provide dimensions for the property lines, and lot widths (as defined in Section 12.03 of the Zoning Code) for the proposed Parcels. Show compliance to the minimum lot width of 80 feet for the RE20 Zone per LAMC 12.07.01 C.4.

    b. Provide copy of building records, plot plan, and certificates of occupancy of all existing structures to verify the last legal use and floor area on the proposed Parcel A.

    c. Revise the Setback Matrix to show the prevailing front yard requirement per

LAMC 12.07.01 C.1 or obtain approval from the Advisory Agency to approve the deviations from the Zoning Code.

d. Show compliance with pool enclosure requirements per LABC section 3109.2 and 3109.4. The pool enclosure shall be located within in the proposed Lot A1.

e. Provide a copy of affidavits AFF-51766, AFF-44656 and AFF-16032. Show compliance with all the conditions/requirements of the above affidavits as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.

f. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedications. "Area" requirements shall be rechecked as per net lot area after street dedications.

Notes:

This property is located in a Landslide Zone.

This property is located in a Special Grading Area.

This property is located in a Very High Fire Hazard Severity Zone.

This property is located within ZI-2438 Equine Keeping in the City of Los Angeles.

This property is located within the Santa Monica Mountains Zone.

The following permits are under plan check: 22010-10000-06196 and 22010-10000-06672.

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

DEPARTMENT OF TRANSPORTATION

9. Reference is made to your request for review of this case regarding potential traffic access problems. Based upon this review, it is recommended that:

a. Driveway(s) and vehicular access for residential component of any development should be limited to the street with lowest classification or as shall be determined to the satisfaction of the Department of Transportation.

b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk (not applicable when driveways serve not more than two dwelling units and where the driveway access is to a street other than a major or secondary highway), LAMC 12.21 A.

c. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line when the driveway is serving less than 100 parking spaces, or as shall be determined to the satisfaction of the Department of Transportation.

d. Driveway(s) should be located as far from the intersection as possible. At a minimum, driveways on Arterial Streets should not be placed within 150 feet (or to the extent feasible) from the prolongation of the curb line of the intersecting street. Driveways on Collector or Local Streets should not be placed within 75 feet from the prolongation of the curb line of the intersecting street (or to the extent feasible) or as shall be determined to the satisfaction of the Department of Transportation. Any proposed future vehicular access from Linda Flora Dr. shall be located in the straight away portion of the roadway where visibility is appropriate and away from any curvy portions of the roadway where visibility of approaching traffic is limited.

e. Driveway approaches serving adjoining lots shall be separated by at least two feet of full height curb; except that, with the mutual consent of the affected property owners, two such adjacent driveway approaches may be merged into one. Spacing between driveways should not be less than 20 feet of full-height curb between driveways serving the same lot.

f. Project shall consult with the Department of of Transportation's Western District (operations) office at ladot.westerndistrict@lacity.org for any future potential construction activities interfering with roadway circulation, street maintenance related issues, missing or additional roadway regulatory signage, and general traffic concerns in the area.

g. This determination does not include approval of the project's driveways and internal circulation or parking scheme. Adverse traffic impacts could occur due to access and circulation issues. A parking area and driveway plan be submitted to the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' to DOT's West LA/Coastal Development Review Section located at 7166 W. Manchester Ave., Los Angeles, 90045. For an appointment, email: ladot.devreview.wla@lacity.org.

h. Pursuant to the LADOT Transportation Assessment Guidelines (TAG) Section 3.4 for new land use development projects requiring discretionary entitlements proposed in hillside communities on streets less than 24-feet wide and undergoing new construction or additions of more than 1,000 square feet that result in constraints in access to hillside properties during project construction, the applicant must develop a Traffic Management Plan that identifies measures to offset access, circulation, and parking issues for LADOT review and approval. The Plan should identify measures that will be implemented by the applicant to minimize the hours of construction impacts.

i. That a fee in the amount of $205 be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of any final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

Please contact this section at (213) 485-1062 or by email at ladot.devreview.wla@lacity.org for any questions regarding the above.

FIRE DEPARTMENT

10. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the

following:

a. Access for Fire Department apparatus and personnel to and into all structures shall be required.

b. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

c. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

d. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

e. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).

f. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

g. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

h. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

i. Submit plot plans indicating access road and turning area for Fire Department approval.

j. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

k. Plans showing areas to be posted and/or painted, “FIRE LANE NO PARKING” shall be submitted and approved by the Fire Department prior to building permit application sign-off.

l. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

m. All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted “No Parking at Any Time” prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.

n. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

o. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.

p. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

q. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

r. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

s. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.

t. Site plans shall include all overhead utility lines adjacent to the site.

u. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

v. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

w. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a “Fire Lane”.

x. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

y. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.

z. Building designs for multi-storied residential buildings shall incorporate at least one

access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.

aa. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

bb. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

cc. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

dd. Mitigating measures shall be considered. These measures shall include, but not be limited to the following:
a. Boxed-in eaves.
b. Single pane, double thickness (minimum 1/8" thickness) or insulated windows.
c. Non-wood siding.
d. Exposed wooden members shall be two inches nominal thickness.
e. Noncombustible finishes.

ee. Irrigated and managed greenbelts around the perimeter of all structures for a distance of 100' feet shall be considered as a buffer between the brush and the proposed project.

ff. All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the contact Brush Clearance Unit 6262 Van Nuys Blvd., Room 451, Van Nuys 91401, (800) 994-4444.

gg. All structures shall have noncombustible roofs. (Non-wood)

hh. The brush in the area adjacent to the proposed development shall be cleared or thinned periodically by the homeowner's Association under supervision to the Los Angeles City Fire Department in order to reduce the risk of brush fires spreading to the homes.

ii. Title 14 Compliance. Prior to the issuance of building permits, the Applicant shall demonstrate compliance with Public Resources Code Section 4290 and its implementing regulations in Title 14, Division 1.5, Chapter 7, Subdivision 2 (State Minimum Fire Safe Regulations) and Chapter 7 of the California Building Code.

DEPARTMENT OF WATER AND POWER

11. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer

clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

12. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

13. Construct new streetlights: one (1) on Vista Moraga and two (2) on Linda Flora Drive.

BUREAU OF SANITATION

14. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found easement(s) within the property. Any proposed development in close proximity to the easement(s) must secure Department of Public Works approval, as stated in the memo dated November 5, 2025. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).).

INFORMATION TECHNOLOGY AGENCY

15. To assure that cable television facilities will be installed in the same manner as other required improvements, please email ita.cabletvclearance@lacity.org which provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

16. The applicant shall record a Covenant & Agreement, the language of which shall be subject to the approval of the Department of Recreation and Parks, stating that the future development of said property for residential purposes shall be subject to the Subdivision Park Fee prior to the issuance of Certificate of Occupancy, at whatever the applicable rate of the fee is at the time of issuance.

URBAN FORESTRY DIVISION

17. NATIVE PROTECTED TREES

a. All tree and shrub preservation measures shall be considered to retain all protected native species whenever possible. Project should include feasible alternatives in project design to retain native trees and shrubs. A permit is required for the removal of any native protected tree and shrub. Removal of any on site native tree or shrub shall be replaced in kind at a 4: 1 ratio as approved by the Board of Public Works and Urban Forestry Division. The tree replacement plan shall include all retained native trees and shrubs. All on-site tree and shrub replacements shall be planted in locations favorable to the long-term survival of the species.

b. The applicant shall submit a Protected Tree Report with an acceptable tree and shrub replacement plan prepared by a reputable Tree Expert, as required by Ordinance No. 186,873 for approval by the Advisory Agency and the Bureau of Street Services, Urban Forestry Division. The Protected Tree Report (PTR) shall contain the Tree Expert's recommendations for the preservation of as many protected trees as possible and shall provide their species, health, size, and condition. The PTR shall include a topographical map (construction drawing) identifying tree and shrub location, drip line, and correctly numbered and plotted.

18. STREET TREES

a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.

b. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

19. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

a. Limit the proposed development to a maximum of two (2) lots.

b. Future and/or subsequent development provide automobile parking as required by the LAMC.

c. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

d. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.

e. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

(i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or

the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

(ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

(iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, of if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS

SF-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Center of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.

2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

SF-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

S-1.

(a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).

(b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

(c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.

(d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.

(e) That drainage matters be taken care of satisfactory to the City Engineer.

(f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.

(g) That any required slope easements be dedicated by the final map.

(h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.

(i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.

(j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.

(k) That no public street grade exceeds 15%.

(l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

(a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.

(b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.

(c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.

(d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.

(e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

(a) Construct on-site sewers to serve the tract as determined by the City Engineer.

(b) Construct any necessary drainage facilities.

(c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

(1) Construct new street lights: one (1) on Vista Moraga Drive and two (2) on Linda Flora Drive.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

(d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.

(e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

(f) Construct access ramps for the handicapped as required by the City Engineer.

(g) Close any unused driveways satisfactory to the City Engineer.

(h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.

(i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

(1) Any proposed work in or adjacent to the retaining structure constructed in 1963 shown on City Plan D-18235 or within the lateral support influence zone for the ROW of this area between 1041 and 1071 Linda Flora Drive shall be reviewed and approved be GED prior to the granting or any permit.

Note: Any issues with any portion of the retaining structure constructed in 1963 sown on City Plan D-18235 possibly being partially constructed on private property between 1041 and 1071 Linda Flora Drive shall be reviewed and permitted by the Department of Building and Safety.

(2) Improve Linda Flora Drive adjoining the subdivision by the repair and replacement of the existing damaged or off-grade asphalt concreter roadway pavement, and construction of a new integral concrete curb and gutter, including any necessary removal and reconstruction of the existing improvement satisfactory to the City Engineer.

(3) Construct necessary house connection sewers to serve each parcel.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the parcel map action. However, the existing or proposed zoning may not permit this number of units.

Any removal of the existing street trees shall require Board of Public Works approval.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

The final map must be recorded within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

AMENDED FINDINGS

Text changes are noted as follows: additions in **bold underline**.

FINDINGS OF FACT (CEQA)

The Advisory Agency determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines **Sections 15303 (Class 3) and** 15332 (Class 32) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2023-8121-PMLA the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

(a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.50, parcel maps are to be designed in conformance with the parcel map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Bel Air – Beverly Crest Community Plan, which designates the site with a Minimum Residential and Very Low I Residential land use designation. Corresponding zones for Minimum Residential are A1, A2, and RE40. The corresponding zone for Very Low I Residential is RE20. The Project Site is zoned RE20-1-H-HCR, which is consistent with the land use designation. The proposed subdivision will create two lots in excess of 20,000 feet to accommodate both the existing single-family dwelling on the proposed Parcel A and one (1) additional future single-family dwelling on the proposed Parcel B.

Pursuant to LAMC Section 17.51 A, a preliminary parcel map is not required to be prepared by a licensed land surveyor or registered civil engineer but is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The parcel map indicates the parcel map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.51 A. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, and 17.06 B, and is consistent with the applicable General Plan.

(b) THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.50 and 17.05 enumerates the design standards for a parcel map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the parcel map be designed in conformance with the zoning regulations of the project site. As the project site is zoned RE20-1-H-HCR, the existing lot could be divided into up to seven (7) lots with a minimum size of 20,000 square feet. As the map is proposed for a two-lot subdivision resulting in two lots over 20,000 feet in size, it is consistent with the density permitted by the zone.

The parcel map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the parcel map for compliance with the Street Design Standards. The Bureau of Engineering has recommended improvements to the public right-of-way along Linda Flora Drive, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. Further, the Bureau of Street Lighting has conditioned the project to improve Vista Moraga with one (1) additional streetlight and Linda Flora Drive with two (2) new streetlights. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT.

The project site is a single, 3.29-acre parcel. The site is developed with an existing 13,169 square-foot single-family dwelling with an accessory pool house and pool. The project site is located within the 1.4 km (0.87 miles) from the Hollywood Fault but is not located within the Alquist-Priolo Fault Zone. The site is not located within flood zone, liquefaction, methane, or tsunami inundation zone. The site is located within a designated hillside area, a landslide area, a Very High Fire Severity Zone, and within the BOE Special Grading Area, and will be required to comply with all applicable regulations as it pertains to development within these zones. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). The parcel map has been reviewed by Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits, which has determined that geology/soils reports are not required prior to planning approval of the Parcel Map as the property is exempt; and, although it is located within a City of Los Angeles Hillside Area does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards. Therefore, the site will be physically suitable for the proposed type of development.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The properties to the north and east have a land use designation of Very Low I Residential and are zoned RE20-1-H-HCR.The properties to the south and west are designated Minimum Residential and also zoned RE20-1-H-HCR. All adjacent properties are developed with single-family dwelling, and there is one vacant parcel to the south. The project site, which is comprised of one parcels, consists of approximately 143,359 square feet of land and is developed with a 13,169 square-foot single-family dwelling built in 1988. The Project does not propose any construction, but the proposed Parcel B will accommodate up to one (1) single-family dwelling as required by the zoning and land use designations. As proposed, the subdivision conforms to existing density restrictions placed on the site. The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Additionally, prior to the issuance of any future demolition, grading, or building permits, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed parcel map is physically suitable for the proposed density of the development.

(e) THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The project site is currently developed with a single-family home. There are 38 trees on the project site, none of which are protected as identified in a tree survey prepared by Arbor Care, Inc. in October of 2023. The surrounding area is substantially developed with low density residential structures in the hillside area. A revised Biological Resources Report dated April 15, 2025, prepared by Marcus A. England of England Ecology, was submitted for the environmental casefile ENV-2023-8122-CE in response to staff comments regarding the first Biological Resources Report dated and submitted March 26, 2025. The revised report concludes that no significant environmental impacts would occur from the proposed land division and any subsequent development of the site as allowed by-right pursuant to the parameters of the RE20-1-H-HCR Zone per the Los Angeles Municipal Code. The proposed subdivision does not include any new construction or disturbance of the existing property. In addition, a supplemental memorandum and photo exhibit was prepared on April 30, 3025 and submitted for the case file on June 23, 2025, providing additional evidence to support the original report's conclusion that wildlife movement through the subject property is unlikely to occur due to the subject site's existing conditions and obstructions. The proposed subdivision nor subsequent potential by-right construction will not cause substantial environmental damage or injury to fish and wildlife or their habitat.

(f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

(g) THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR

ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage on Linda Flora Drive, a public street. The project site consists of a parcel identified as Lot No. 5 of Tract 37150 and is identified by the Assessor Parcel Map No. 436-800-3021. There is an existing ten-foot pedestrian access easement connecting Vista Moraga, a private street, to Linda Flora Drive that is shared in part with an additional ten-foot drainage easement that traverses the proposed Parcel A, as delineated in the revised map. The shape of the parcels as designed accommodates these existing easements and will not prejudice them by allowing them to remain within the proposed Parcel A. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the parcel map Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed parcel map.

Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

(h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

AA-2023-8121-PMLA-1A

Exhibit A

Appeal Application(s) & Justification(s)

APPLICATIONS

APPEAL APPLICATION
Instructions and Checklist

PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC. For California Environmental Quality Act Appeals, use form CP13-7840. For Building and Safety Appeals and Housing Department Appeals, use form CP13-7854.

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

APPELLATE BODY

Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.

☐ Area Planning Commission (APC) ☒ City Planning Commission (CPC) ☐ City Council

☐ Zoning Administrator (ZA)

CASE INFORMATION

Case Number: AA-2023-8121-PMLA

APN: 4368003021

Project Address: 1400 North Vista Moraga

Final Date to Appeal: 12/09/2025

APPELLANT

Check all that apply.

☑ Person, other than the Applicant, Owner or Operator claiming to be aggrieved

☐ Representative ☐ Property Owner ☐ Applicant ☐ Operator of the Use/Site

APPELLANT INFORMATION

Appellant Name: Daniel Hanasab

Company/Organization:

Mailing Address: 1073 Linda Flora Drive

City: Los Angeles **State:** CA **Zip Code:** 90049-1727

Telephone: 3102790135 **E-mail:** Danielhanasab@gmail.com

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?

☑ Self ☐ Other:

Is the appeal being filed to support the original applicant's position? ☐ **YES** ☐ **NO**

REPRESENTATIVE / AGENT INFORMATION

Name:

Company/Organization:

Mailing Address:

City: **State:** **Zip Code:**

Telephone: **E-mail:**

JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part? ☑ **Entire** ☐ **Part**

Are specific Conditions of Approval being appealed? ☐ **YES** ☑ **NO**

If Yes, list the Condition Number(s) here:

On a separate sheet provide the following:

☑ Reason(s) for the appeal

☑ Specific points at issue

☑ How you are aggrieved by the decision

APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.

Appellant Signature: Daniel **Date:** 12/03/2025

GENERAL NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: $178

Reviewed & Accepted by (DSC Planner): Jason Chan

Receipt No.: 200357240197 **Date:** 12/4/25

☒ Determination authority notified ☒ Receipt Number

GENERAL APPEAL FILING REQUIREMENTS

If dropping off an appeal at a Development Services Center (DSC), the following items are required. See also additional instructions for specific case types. To file online, visit our Online Application System (OAS).

APPEAL DOCUMENTS

1. Hard Copy

Provide three sets (one original, two duplicates) of the listed documents for each appeal filed.

- ☐ Appeal Application
- ☐ Justification/Reason for Appeal

☐ Copy of Letter of Determination (LOD) for the decision being appealed

2. Electronic Copy

☐ Provide an electronic copy of the appeal documents on a USB flash drive. The following items must be saved as individual PDFs and labeled accordingly (e.g., "Appeal Form", "Justification/Reason Statement", or "Original Determination Letter"). No file should exceed 70 MB in size.

3. Appeal Fee

☐ *Original Applicant.* The fee charged shall be in accordance with LAMC Section 19.01 B.1(a) of Chapter 1 or LAMC Section 15.1.1.F.1.a. (Appeal Fees) of Chapter 1A as applicable, or a fee equal to 85% of the original base application fee. Provide a copy of the original application receipt(s) to calculate the fee.

☑ *Aggrieved Party.* The fee charged shall be in accordance with LAMC Section 19.01 B.1(b) of Chapter 1 or LAMC Section 15.1.1.F.1.b. (Appeal Fees) of Chapter 1A as applicable

4. Noticing Requirements (Applicant Appeals Only)

☐ *Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per the LAMC for all Applicant appeals. See the Mailing Procedures Instructions (CP13-2074) for applicable requirements.

SPECIFIC CASE TYPES
ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

DENSITY BONUS (DB) / TRANSIT ORIENTED COMMUNITES (TOC)

Appeal procedures for DB/TOC cases are pursuant to LAMC Section 13B.2.5. (Director Determination) of Chapter 1A or LAMC Section 13B.2.3. (Class 3 Conditional Use) of Chapter 1A as applicable.

- Off-Menu Incentives or Waiver of Development Standards are not appealable.
- Appeals of On-Menu Density Bonus or Additional Incentives for TOC cases can only be filed by adjacent owners or tenants and is appealable to the City Planning Commission.

☐ Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to LAMC Section 12.37 I of Chapter 1 or LAMC Section 10.1.10. (Waiver and Appeals) of Chapter 1A as applicable.

- WDIs for by-right projects can only be appealed by the Property Owner.
- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

[VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant LAMC Section 13B.7.3.G. of Chapter 1A.

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

NUISANCE ABATEMENT / REVOCATIONS

Appeal procedures for Nuisance Abatement/Revocations are pursuant to LAMC Section 13B.6.2.G. of Chapter 1A. Nuisance Abatement/Revocations cases are only appealable to the City Council.

Appeal Fee

☐ *Applicant (Owner/Operator).* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(a) of Chapter 1 or LAMC Section 15.1.1.F.1.a. (Appeal Fees) of Chapter 1A as applicable.

For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under LAMC Section 19.01 B.1(a) of Chapter 1 shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

☐ *Aggrieved Party.* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(b) of Chapter 1 or LAMC Section 15.1.1.F.1.b. (Appeal Fees) of Chapter 1A as applicable.

APPEAL LETTER

Re: Appeal of AA-2023-8121-PMLA
Address: 1400 N Vista Moraga, Los Angeles, CA 90049
Determination Date: November 21, 2025
Appeal Deadline: December 9, 2025

To the Honorable Members of the City of Los Angeles Planning Commission:

I hereby submit this appeal to challenge the Advisory Agency's approval of Preliminary Parcel Map No. AA-2023-8121-PMLA, which authorizes the subdivision of the existing parcel at 1400 N Vista Moraga into two lots. This approval is legally defective because it fails to adequately analyze or mitigate extreme fire-risk conditions, topographical constraints, single-access evacuation hazards, construction staging impossibilities, and the site's documented wildfire history affecting Linda Flora Drive and Vista Moraga.

The findings required to approve a subdivision under the Subdivision Map Act and Los Angeles Municipal Code must be supported by substantial evidence. Here, the record demonstrates the opposite: this hillside cannot safely accommodate additional development. The approval therefore violates public safety mandates, conflicts with the City's own Very High Fire Hazard Severity Zone designation, and is unsupported by real-world physical conditions.

I. THE PROPERTY IS LOCATED IN A VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ)

The Advisory Agency expressly acknowledges that the subject property lies within a **Very High Fire Hazard Severity Zone**. This designation is not discretionary; it reflects state- and city-mandated findings based on:

- Extreme vegetation density,
- Steep canyon topography producing chimney-effect fire behavior, and
- Wind alignment that accelerates upslope fire spread.

A VHFHSZ classification imposes a **heightened legal duty** on the City to prevent approval of projects that would intensify hazards where safe access and evacuation cannot be guaranteed. Approving increased density in one of the most fire-vulnerable pockets of Bel-Air directly contradicts the purpose of this designation and violates the City's responsibility to safeguard life and property.

II. LINDA FLORA / LINDA FLORA IS A SINGLE-ACCESS, DEAD-END HILLSIDE CUL-DE-SAC

Linda Flora Drive is:

- A dead-end cul-de-sac,
- Extremely narrow,

- Characterized by blind curves and limited visibility,
- Surrounded by steep, brush-filled canyons, and
- Functionally constrained by on-street parking.

This configuration creates a **single point of failure** for evacuation and emergency access. In any wildfire or medical emergency, residents and fire apparatus must rely entirely on this single corridor for ingress and egress.

The Fire Department's own access standards require wide, unobstructed roadways, adequate turning radii, and uninterrupted fire-lane clearance. These requirements **cannot be physically achieved** on Linda Flora due to existing geometries. The subdivision therefore intensifies an already defective emergency-access condition in violation of fundamental fire-safety principles.

III. DOCUMENTED FIRE HISTORY PROVES THIS HILLSIDE CANNOT SAFELY SUPPORT ADDITIONAL DEVELOPMENT

This hillside has repeatedly burned or been placed under immediate wildfire threat, establishing a documented historical pattern:

1. 2017 Skirball Fire

- Burned 475 acres beginning off the 405 near Mulholland.
- Destroyed 6 homes, damaged 12.
- Flames ran directly toward Linda Flora Drive.
- Homes immediately downslope from the subject area burned while access was limited by narrow hillside roads.

2. January 2025 Bel-Air / Moraga Drive Fire

- Wind-driven brush fire below Moraga Drive.
- Advanced toward Vista Moraga and Linda Flora.
- Homes burned on the hillside.
- Vista Moraga became temporarily inaccessible due to flames and smoke.
- Evacuation routes were again blocked, proving persistent access failure.

3. 2021 Palisades Fire

- Burned over 1,200 acres.
- Demonstrated long-range ember travel into canyon systems.
- LAFD publicly warned that canyon topography and wind alignment created the potential for rapid upslope spread into Bel-Air.

4. Historic 1961 Bel-Air Fire

- Destroyed 484 homes.

- Spread through the same Santa Monica Mountains canyon system feeding into Linda Flora and Vista Moraga.
- Directly led to modern brush-clearance regulations.

These are not hypothetical risks. This is a **repeated, catastrophic burn pattern** directly tied to the same canyon morphology that governs the subject site.

IV. FIRE ACCESS HAS ALREADY FAILED MULTIPLE TIMES

During multiple wildfire events, fire crews were unable to reach portions of this neighborhood due to:

- Narrow, winding roadways,
- Blocked turning radii,
- Single-entry evacuation routes,
- Parking bottlenecks, and
- Dense smoke trapped by canyon topography.

These failures have already resulted in:

- Homes burning within sight of firefighters,
- Delayed evacuations,
- Residents forced to shelter in place, and
- Fire engines unable to maneuver.

This is **documented operational failure**, not speculation. Additional development multiplies this danger.

V. NEW DEVELOPMENT WILL MATERIALLY WORSEN EVACUATION AND FIREFIGHTING CONDITIONS

The determination relies on generic Fire Department conditions without analyzing whether those conditions are physically achievable on this parcel. Critical realities include:

1. Roads **cannot be widened**.
2. Secondary access routes **do not exist and cannot be added**.
3. Canyon wind-driven fire behavior **cannot be mitigated** through conditions.
4. Construction activity will **regularly obstruct the only evacuation route**.
5. A second dwelling increases:
    - Population,
    - Parked vehicles,
    - Utility infrastructure,
    - Ignition sources, and
    - Structural fuel load.

Under both the Subdivision Map Act and CEQA, a project may not be approved when it would **create or exacerbate a public safety hazard that cannot be mitigated**. This project does exactly that.

VI. CONSTRUCTION STAGING IS PHYSICALLY IMPOSSIBLE WITHOUT ENDANGERING PUBLIC SAFETY

The property contains **only approximately 10 feet of flat area** at the frontage. The remainder consists of steep hillside. As a result:

- There is **no on-site space** for material storage, dumpsters, equipment, or worker parking.
- Construction staging would **necessarily occur in the public right-of-way** of Vista Moraga and Linda Flora.
- This would require:
    - Blocking fire lanes,
    - Obstructing emergency access,
    - Interfering with traffic safety, and
    - Creating evacuation obstructions during red-flag conditions.

Los Angeles Fire Code requires 20 feet of continuous clear width for fire apparatus access at all times. It is physically impossible to comply with that standard while simultaneously staging construction in the roadway on this parcel.

Therefore, the project cannot even be built without repeatedly violating emergency-access safety rules, placing residents at continuous risk throughout the construction period.

CONCLUSION

For all the reasons stated above, the approval of AA-2023-8121-PMLA is **legally unsupported, factually unsound, and fundamentally unsafe**. The project:

- Intensifies development in a VHFHSZ,
- Relies on a single failed evacuation corridor,
- Disregards a century-long history of catastrophic wildfire,
- Cannot meet fire-access requirements in either construction or operation, and
- Places existing residents in direct, foreseeable danger.

I therefore respectfully request that the City revoke the approval and deny the subdivision map.

Thank you for your consideration.

Respectfully submitted,
Daniel Hanasab

APPLICATIONS

APPEAL APPLICATION
Instructions and Checklist

PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC. For California Environmental Quality Act Appeals, use form CP13-7840. For Building and Safety Appeals and Housing Department Appeals, use form CP13-7854.

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

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Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.

☑ Area Planning Commission (APC) ☐ City Planning Commission (CPC) ☐ City Council

☐ Zoning Administrator (ZA)

CASE INFORMATION

Case Number: AA-2023-8121-PMLA / ENV-2023-8122-CE

APN: 4368003021

Project Address: 1400 N Vista Moraga, Los Angeles, CA 90049

Final Date to Appeal: 12/9/2025

APPELLANT

Check all that apply.

☑ Person, other than the Applicant, Owner or Operator claiming to be aggrieved

☑ Representative ☑ Property Owner ☐ Applicant ☐ Operator of the Use/Site

APPELLANT INFORMATION

Appellant Name: Michael Talla

Company/Organization:

Mailing Address: 1396 Vista Moraga

City: Los Angeles **State:** CA **Zip Code:** 90049

Telephone: 310-444-4222 **E-mail:** mt@cochisecap.com

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?

☑ Self ☐ Other:

Is the appeal being filed to support the original applicant's position? ☐ **YES** ☐ **NO**

REPRESENTATIVE / AGENT INFORMATION

Name: Rob Glushon

Company/Organization: Luna & Glushon

Mailing Address: 16255 Ventura Blvd, Ste 650

City: Encino **State:** CA **Zip Code:** 91436

Telephone: 818-907-8755 **E-mail:** rglushon@lunaglushon.com

JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part? ☑ **Entire** ☐ **Part**

Are specific Conditions of Approval being appealed? ☐ **YES** ☑ **NO**

If Yes, list the Condition Number(s) here:

On a separate sheet provide the following:

☑ Reason(s) for the appeal

☑ Specific points at issue

☑ How you are aggrieved by the decision

APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.

Appellant Signature: _____ **Date:** 12/5/2025

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THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: $178

Reviewed & Accepted by (DSC Planner): J. Chan

Receipt No.: 200359496507 **Date:** 12/8/25

☑ Determination authority notified ☑ Receipt Number

GENERAL APPEAL FILING REQUIREMENTS

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ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

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☐ Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

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- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

[VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant LAMC Section 13B.7.3.G. of Chapter 1A.

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

NUISANCE ABATEMENT / REVOCATIONS

Appeal procedures for Nuisance Abatement/Revocations are pursuant to LAMC Section 13B.6.2.G. of Chapter 1A. Nuisance Abatement/Revocations cases are only appealable to the City Council.

Appeal Fee

☐ *Applicant (Owner/Operator).* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(a) of Chapter 1 or LAMC Section 15.1.1.F.1.a. (Appeal Fees) of Chapter 1A as applicable.

For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under LAMC Section 19.01 B.1(a) of Chapter 1 shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

☐ *Aggrieved Party.* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(b) of Chapter 1 or LAMC Section 15.1.1.F.1.b. (Appeal Fees) of Chapter 1A as applicable.

ATTACHMENT TO APPEAL

AA-2023-8121-PMLA and ENV-2023-8122-CE

Appellant: Michael Talla and the Talla Family Trust, the owners/residents of the property located at 1396 Vista Moraga immediately adjacent to the Project site and who would be directly impacted by the Project.

Project: A Tentative Parcel Map to divide one lot into two lots.

I. The Required Findings Pursuant to the Subdivision Map Act Cannot be Made with Substantial Supporting Evidence.

The State of California *Government Code* §§ 66473.1, 66474.60, .61 and .63 (the Subdivision Map Act) require that all proposed maps, as well as the design and improvement of all proposed subdivisions be consistent with applicable general[1] and specific plans.

1. The Proposed Map and the *design* and improvement of the Proposed Subdivision are *not* consistent with the City's General Plan, Bel Air-Beverly Crest Community Plan.

The Bel Air-Beverly Crest Community Plan (the "Community Plan") provides several express, significant issues in the Community Plan area [p. I-2]:

a. The "[n]eed to minimize grading, limit land use intensity, and preserve natural topography in hillside areas;"

b. The "[n]eed to protect environmentally sensitive areas and scenic views;"

c. The "[n]eed to preserve open space and the natural character of mountainous areas;" and

d. The "[n]eed to improve the visual environment through the development of appropriate design criteria and controls."

[1] The City of Los Angeles's General Plan Framework Element is made up of the City's 35 Community Plans which promote excellence in buildings, landscape, open space, and public space. They explicitly provide that *preservation of the City's character and scale*, including its traditional urban design form, shall be *emphasized* in consideration of future development.

It provides that its purpose is to preserve and enhance "the positive characteristics of existing residential neighborhoods while providing a variety of housing opportunities with compatible new housing." [p. II-2]. To that end, in its land use policies for residential development, it provides for an enhanced requirement that:

> "The open and natural character of single-family development of the Bel Air-Beverly Crest Community is desirable and deserving of public protection. Changes in this area should be **fully justified** as being in the public interest before the City grants a different or more intensive land use which would alter this character. [p. III-1]."

It further, and similarly, requires that the intensity of land use in the mountain and hillside areas and the density of the population which can be accommodated thereon, should be limited in accordance with the compatibility of proposed developments with existing adjacent development. [p. III-1].

The Subdivision Map Act, section 66418, defines "design," as: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) **lot size and configuration**; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) **other specific physical requirements in the plan and configuration of the entire subdivision that are necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan as required pursuant to Section 66473.5**.

In this case, the lot proposed for subdivision is just one of six lots in Tract No. 37150, the map's "existing adjacent development." The property fronts on Vista Moraga, a cul de sac development with a private street. Neither it, nor any other lot in the Tract, have vehicular access to Linda Flora Road. Each of these lots is of significant size, with the smallest, Lot 4, being 68,639 square feet, and the largest at 205,527.7.

The lot size of the proposed smaller parcel, under 30,000, is in direct conflict with the Community Plan requirement for new development to be compatible with existing adjacent development and fully justified as being in the public interest. Indeed, a parcel that is 30,000 square feet is essentially half the size of even the smallest lot in this tract and 1/7 of the size of the largest lot – it is not close to "compatible." Again, this Community Plan calls for limitation on land use intensity and requires that new housing and density be compatible with existing adjacent residential neighborhoods. The design of this subdivision, as defined in the Subdivision Map Act, specifically its lot size, is out of alignment with the specific physical configuration of this subdivision. To allow a

subdivision of this size would be contradictory to the Community Plan stated needs to minimize grading, limit land use intensity, and preserve natural topography in hillside areas; protect environmentally sensitive areas; preserve open space and the natural character of mountainous areas; and improve the visual environment.

2. **The Design of the Subdivision and Proposed Improvements are Likely to Cause Substantial Environmental Damage.**

The Subdivision Map Act requires that a design of a subdivision and its proposed improvements be found not likely to cause substantial environmental damage. However, for all the reasons set forth below, the proposed Categorical Exemption is deficient. Therefore, the design of the subdivision and proposed improvements are likely to cause substantial environmental damage.

II. The Proposed Categorical Exemption is Not Supported by Substantial Evidence.

Under the California Environmental Quality Act ("CEQA"), a lead agency has the initial burden to show that substantial evidence supports its determination that the categorical exemption applies. The City has failed to do so here.

Under CEQA, a Class 32 categorical exemption applies only if a proposed project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. Notably, under United *Neighborhoods for Los Angeles v. City of Los Angeles* (2023) 93 Cal.App.5th 1074, a Court ruled (against the City of Los Angeles) that for purposes of a Class 32 Categorical Exemption, a project cannot just be in "substantial conformance" with the General Plan and applicable general plan/zoning regulations and policies. For purposes of CEQA, the map must be consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

As set forth above, this is not the case. The proposed map and the *design* and improvement of the proposed subdivision are *not* consistent with the City's General Plan, Bel Air-Beverly Crest Community Plan.

Furthermore, CEQA prohibits use of a categorical exemption when "there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances." CEQA Guidelines § 15300.2(c). The "unusual circumstances" exception is established without evidence of an

environmental effect upon a showing that the project has some feature that distinguishes it from others in the exempt class, such as its size or location. In such a case, to render the exception applicable, the party need only show a reasonable possibility of a significant effect due to that unusual circumstance. Alternatively, the "unusual circumstances" exception is established with evidence that the project will have a significant environmental effect. *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086.

Here, the Santa Monica Mountains Conservancy has submitted evidence that the proposed map is surrounded by habitat blocks subject to the Eastern Santa Monica Mountains Habitat Linkage Planning Map. The proposed subdivision would obstruct wildlife movement, resulting in significant adverse biological impacts. Therefore, a Categorical Exemption is legally deficient, and further environmental review is required.

Finally, a project under CEQA is the whole of an action which has a potential for resulting in a physical change in the environment, directly or ultimately, and includes the activity which is being approved and which may be subject to several discretionary approvals by governmental agencies. To that end, CEQA prohibits "piecemealing" of a project to avoid environmental review. Improper piecemealing occurs when the purpose of the reviewed project is to be the first step toward future development or when the reviewed project legally compels or practically presumes completion of another action. *East Sacramento Partnerships for a Livable City v. City of Sacramento* (2016) 5 Cal.App.5th 281, 293.

In this case, it is clear that the parcel map is just the first step towards the future development of a single family home on this lot. Indeed, that is the reason that the Subdivision Map Act findings specifically require the City to find that the design of the subdivision and proposed improvements are not likely to cause substantial environmental damage.

In order to avoid review of the environmental impacts of such action, however, the Applicant here has chosen to piecemeal the project by first proposing the division of land, and then, at some future time proposing a single family home. This is improper under CEQA.

III. **The Proposed Subdivision is Opposed by the Bel Air – Beverly Crest Neighborhood Council.**

On March 26, 2025, the Bel Air – Beverly Crest Neighborhood Council voted unanimously to oppose the proposed subdivision for many of the same reasons set forth above and in the letter from its Planning and Land Use Committee dated March 12, 2025.

AA-2023-8121-PMLA-1A

Exhibit B

Letter of Determination & Revised Preliminary Parcel Map

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT

VACANT
VICE-PRESIDENT

MARIA CABILDO
CAROLINE CHOE
MARTINA DIAZ
PHYLLIS KLEIN
KAREN MACK
JACOB SAITMAN
ELIZABETH ZAMORA

CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

EXECUTIVE OFFICES
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VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: November 21, 2025

Appeal End Date: December 9, 2025

Case No.: AA-2023-8121-PMLA

CEQA: ENV-2023-8122-CE

Tony Natsis (A)(O)
1400 N Vista Moraga
Los Angeles, CA 90049

Benjamin Eshaghian (R)
11150 W Olympic Blvd
Suite 700
Los Angeles, CA 90064

Address: 1400 North Vista Moraga
Zone: RE20-1-H-HCR
D.M.: 144B145
C.D.: 5 – Yaroslavsky
Legal Description: Lot 5, Tract 37150

In accordance with the provisions of Section 13B.7.5 of Chapter 1A of the Los Angeles Municipal Code (LAMC), the Advisory Agency determined, based on the whole administrative record, that the project is exempt from CEQA pursuant to State CEQA Guidelines Article 19 Sections 15332 (Class 32) and that there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2, applies. The Advisory Agency also approves Preliminary Parcel Map No. AA-2023-8121-PMLA, located at 1400 North Vista Moraga, for the subdivision of one 143,349 square-foot lot into a maximum of two lots in the RE20-1-H-HCR Zone, as shown on revised map stamp-dated March 28, 2025, in the Bel Air – Beverly Crest Community Plan. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, the subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS
Julia Li, BOE Permit Case Management, 201 N Figueroa St, Suite 290

1. That a Covenant and Agreement be recorded advising all future owners and builders that prior to issuance of a building permit, a Notice of Acknowledgement of Easement must be recorded and an application to do work adjoining any storm drain easements and to construct adjoining the existing draining facilities must be submitted to the City Engineer for approval.

2. That, if necessary, a Covenant and Agreement be recorded that a private sanitary easement be granted within Parcel B for the benefit of Parcel A of the parcel map.

3. That, if necessary, a Covenant and Agreement be recorded that a private drainage easement be granted within Parcel B for the benefit of Parcel A of the parcel map.

4. That any existing public easement(s) within the subdivision be delineated on the final map.

5. That the subdivider make a request to BOE West Los Angeles District to determine the capacity of existing sewers in this area.

6. This map may be subject to the following fees:

   a. Final Parcel Map per LAMC 19.02-B3(a).

   b. Final Parcel Map Very High Fire Hazard Severity Zone surcharge per LAMC 19.02-B3(b).

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION
Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

7. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval dated May 7, 2024, Log No. 130326 and attached to the case file for Tract No. 37150.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION
An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Helen Nguyen at (213) 482-0427 or helen.nguyen@lacity.org to schedule an appointment.

8. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

   a. Provide dimensions for the property lines, and lot widths (as defined in Section 12.03 of the Zoning Code) for the proposed Parcels. Show compliance to the minimum lot width of 80 feet for the RE20 Zone per LAMC 12.07.01 C.4.

b. Provide copy of building records, plot plan, and certificates of occupancy of all existing structures to verify the last legal use and floor area on the proposed Parcel A.

c. Revise the Setback Matrix to show the prevailing front yard requirement per LAMC 12.07.01 C.1 or obtain approval from the Advisory Agency to approve the deviations from the Zoning Code.

d. Show compliance with pool enclosure requirements per LABC section 3109.2 and 3109.4. The pool enclosure shall be located within in the proposed Lot A1.

e. Provide a copy of affidavits AFF-51766, AFF-44656 and AFF-16032. Show compliance with all the conditions/requirements of the above affidavits as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.

f. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedications. "Area" requirements shall be rechecked as per net lot area after street dedications.

Notes:

This property is located in a Landslide Zone.

This property is located in a Special Grading Area.

This property is located in a Very High Fire Hazard Severity Zone.

This property is located within ZI-2438 Equine Keeping in the City of Los Angeles.

This property is located within Santa Monica Mountains Zone.

The following permits are under plan check: 22010-10000-06196 and 22010-10000-06672.

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

DEPARTMENT OF TRANSPORTATION

9. Reference is made to your request for review of this case regarding potential traffic access problems. Based upon this review, it is recommended that:

a. Driveway(s) and vehicular access for residential component of any development should be limited to the street with lowest classification or as shall be determined to the satisfaction of the Department of Transportation.

b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk (not applicable when driveways serve not more than two dwelling units and where the driveway access is to a street other than a major or secondary highway), LAMC 12.21 A.

c. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line when driveway is serving less than 100 parking spaces, or as shall be determined to the satisfaction of the Department of Transportation.

d. Driveway(s) should be located as far from the intersection as possible. At a minimum, driveways on Arterial Streets should not be placed within 150 feet (or to the extent feasible) from the prolongation of the curb line of the intersecting street. Driveways on Collector or Local Streets should not be placed within 75 feet from the prolongation of the curb line of the intersecting street (or to the extent feasible) or as shall be determined to the satisfaction of the Department of Transportation. Any proposed future vehicular access from Linda Flora Dr. shall be located in the straight away portion of the roadway where visibility is appropriate and away from any curvy portions of the roadway where visibility of approaching traffic is limited.

e. Driveway approaches serving adjoining lots shall be separated by at least two feet of full height curb; except that, with the mutual consent of the affected property owners, two such adjacent driveway approaches may be merged into one. Spacing between driveways should not be less than 20 feet of full-height curb between driveways serving the same lot.

f. Project shall consult with the Department of of Transportation's Western District (operations) office at ladot.westerndistrict@lacity.org for any future potential construction activities interfering with roadway circulation, street maintenance related issues, missing or additional roadway regulatory signage, and general traffic concerns in the area.

g. This determination does not include approval of the project's driveways and internal circulation or parking scheme. Adverse traffic impacts could occur due to access and circulation issues. A parking area and driveway plan be submitted to the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' to DOT's West LA/Coastal Development Review Section located at 7166 W. Manchester Ave., Los Angeles, 90045. For an appointment, email: ladot.devreview.wla@lacity.org.

h. Pursuant to the LADOT Transportation Assessment Guidelines (TAG) Section 3.4 for new land use development projects requiring discretionary entitlements proposed in hillside communities on streets less than 24-feet wide and undergoing new construction or additions of more than 1,000 square feet that result in constraints in access to hillside properties during project construction, the applicant must develop a Traffic Management Plan that identifies measures to offset access, circulation, and parking issues for LADOT review and approval. The Plan should identify measures that will be implemented by the applicant to minimize the hours of construction impacts.

i. That a fee in the amount of $205 be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of any final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

Please contact this section at (213) 485-1062 or by email at ladot.devreview.wla@lacity.org for any questions regarding the above.

FIRE DEPARTMENT

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6543. You should advise any consultant representing you of this requirement as well.

10. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:

    a. Access for Fire Department apparatus and personnel to and into all structures shall be required.

    b. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

    c. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

    d. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

    e. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).

    f. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

    g. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

    h. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

    i. Submit plot plans indicating access road and turning area for Fire Department approval.

    j. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

    k. Plans showing areas to be posted and/or painted, “FIRE LANE NO PARKING” shall be submitted and approved by the Fire Department prior to building permit application sign-off.

    l. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

m. All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted “No Parking at Any Time” prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.

n. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

o. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.

p. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

q. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

r. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

s. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.

t. Site plans shall include all overhead utility lines adjacent to the site.

u. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

v. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

w. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a “Fire Lane”.

x. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

y. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.

z. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.

aa. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

bb. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

cc. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

dd. Mitigating measures shall be considered. These measures shall include, but not be limited to the following:
a. Boxed-in eaves.
b. Single pane, double thickness (minimum 1/8" thickness) or insulated windows.
c. Non-wood siding.
d. Exposed wooden members shall be two inches nominal thickness.
e. Noncombustible finishes.

ee. Irrigated and managed greenbelts around the perimeter of all structures for a distance of 100' feet shall be considered as a buffer between the brush and the proposed project.

ff. All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the contact Brush Clearance Unit 6262 Van Nuys Blvd., Room 451, Van Nuys 91401, (800) 994-4444.

gg. All structures shall have noncombustible roofs. (Non-wood)

hh. The brush in the area adjacent to the proposed development shall be cleared or thinned periodically by the homeowner's Association under supervision to the Los Angeles City Fire Department in order to reduce the risk of brush fires spreading to the homes.

DEPARTMENT OF WATER AND POWER

11. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

12. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

13. Construct new streetlights: one (1) on Vista Moraga and two (2) on Linda Flora Drive.

INFORMATION TECHNOLOGY AGENCY

14. To assure that cable television facilities will be installed in the same manner as other required improvements, please email ita.cabletvclearance@lacity.org which provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS
If you have any questions or comments regarding this information please feel free to contact Park Fees staff, at 213-202-2682 or rap.parkfees@lacity.org, at your convenience.

15. The applicant shall record a Covenant & Agreement, the language of which shall be subject to the approval of the Department of Recreation and Parks, stating that the future development of said property for residential purposes shall be subject to the Subdivision Park Fee prior to the issuance of Certificate of Occupancy, at whatever the applicable rate of the fee is at the time of issuance.

URBAN FORESTRY DIVISION
Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for permit information.

16. NATIVE PROTECTED TREES

a. All tree and shrub preservation measures shall be considered to retain all protected native species whenever possible. Project should include feasible alternatives in project design to retain native trees and shrubs. A permit is required for the removal of any native protected tree and shrub. Removal of any on site native tree or shrub shall be replaced in kind at a 4: 1 ratio as approved by the Board of Public Works and Urban Forestry Division. The tree replacement plan shall include all retained native trees and shrubs. All on-site tree and shrub replacements shall be planted in locations favorable to the long-term survival of the species.

b. The applicant shall submit a Protected Tree Report with an acceptable tree and shrub replacement plan prepared by a reputable Tree Expert, as required by Ordinance No. 186,873 for approval by the Advisory Agency and the Bureau of Street Services, Urban Forestry Division. The Protected Tree Report (PTR) shall contain the Tree Expert's recommendations for the preservation of as many protected trees as possible and shall provide their species, health, size, and condition. The PTR shall include a topographical map (construction drawing) identifying tree and shrub location, drip line, and correctly numbered and plotted.

17. STREET TREES

a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.

b. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

Clearances may be conducted at the Figueroa, Valley, or South Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at planning.lacity.org.

18. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

a. Limit the proposed development to a maximum of two (2) lots.

b. Future and/or subsequent development provide automobile parking as required by the LAMC.

c. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

d. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.

e. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

(i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

(ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

(iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in

paragraph (ii).

(iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, of if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with <u>any</u> federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS

SF-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:

1. <u>Prior to recordation of the final map</u>, the subdivider shall submit a plot plan for approval by the Development Services Center of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.

2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

SF-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

S-1.

(a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).

(b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

(c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.

(d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.

(e) That drainage matters be taken care of satisfactory to the City Engineer.

(f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.

(g) That any required slope easements be dedicated by the final map.

(h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.

(i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.

(j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.

(k) That no public street grade exceeds 15%.

(l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

(a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.

(b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.

(c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.

(d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.

(e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

(a) Construct on-site sewers to serve the tract as determined by the City Engineer.

(b) Construct any necessary drainage facilities.

(c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

(1) Construct new street lights: one (1) on Vista Moraga Drive and two (2) on Linda Flora Drive.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

(d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider

or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.

(e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

(f) Construct access ramps for the handicapped as required by the City Engineer.

(g) Close any unused driveways satisfactory to the City Engineer.

(h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.

(i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

(1) Any proposed work in or adjacent to the retaining structure constructed in 1963 shown on City Plan D-18235 or within the lateral support influence zone for the ROW of this area between 1041 and 1071 Linda Flora Drive shall be reviewed and approved be GED prior to the granting or any permit.

Note: Any issues with any portion of the retaining structure constructed in 1963 sown on City Plan D-18235 possibly being partially constructed on private property between 1041 and 1071 Linda Flora Drive shall be reviewed and permitted by the Department of Building and Safety.

(2) Improve Linda Flora Drive adjoining the subdivision by the repair and replacement of the existing damaged or off-grade asphalt concreter roadway pavement, and construction of a new integral concrete curb and gutter, including any necessary removal and reconstruction of the existing improvement satisfactory to the City Engineer.

(3) Construct necessary house connection sewers to serve each parcel.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the parcel map action. However, the existing or proposed zoning may not permit this number of units.

Any removal of the existing street trees shall require Board of Public Works approval.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

The final map must be recorded within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

The Advisory Agency determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15332 (Class 32) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Parcel Map No. AA-2023-8121-PMLA the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

(a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.50, parcel maps are to be designed in conformance with the parcel map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the Bel Air – Beverly Crest Community Plan, which designates the site with a Minimum Residential and Very Low I Residential land use designation. Corresponding zones for Minimum Residential are A1, A2, and RE40. The corresponding zone for Very Low I Residential is RE20. The Project Site is zoned RE20-1-H-HCR, which is consistent with the land use designation. The proposed subdivision will create two lots in excess of 20,000 feet to accommodate both the existing single-family dwelling on the proposed Parcel A and one (1) additional future single-family dwelling on the proposed Parcel B.

Pursuant to LAMC Section 17.51 A, a preliminary parcel map is not required to be prepared by a licensed land surveyor or registered civil engineer but is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The parcel map indicates the parcel map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.51 A. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, and 17.06 B, and is consistent with the applicable General Plan.

(b) THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.50 and 17.05 enumerates the design standards for a parcel map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the parcel map be designed in conformance with the zoning regulations of the project site. As the project site is zoned RE20-1-H-HCR, the existing lot could be divided into up to seven (7) lots with a minimum size of 20,000 square feet. As the map is proposed for a two-lot subdivision resulting in two lots over 20,000 feet in size, it is consistent with the density permitted by the zone.

The parcel map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the parcel map for compliance with the Street Design Standards. The Bureau of Engineering has recommended improvements to the public right-of-way along Linda Flora Drive, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. Further, the Bureau of Street Lighting has conditioned the project to improve Vista Moraga with one (1) additional streetlight and Linda Flora Drive with two (2) new streetlights. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT.

The project site is a single, 3.29-acre parcel. The site is developed with an existing 13,169 square-foot single-family dwelling with an accessory pool house and pool. The project site is located within the 1.4 km (0.87 miles) from the Hollywood Fault but is not located within the Alquist-Priolo Fault Zone. The site is not located within flood zone, liquefaction, methane, or tsunami inundation zone. The site is located within a designated hillside area, a landslide area, a Very High Fire Severity Zone, and within the BOE Special Grading Area, and will be required to comply with all applicable regulations as it pertains to development within these zones. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). The parcel map has been reviewed by Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits, which has determined that geology/soils reports are not required prior to planning approval of the Parcel Map as the property is exempt; and, although it is located within a City of Los Angeles Hillside Area does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards. Therefore, the site will be physically suitable for the proposed type of development.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The properties to the north and east have a land use designation of Very Low I Residential and are zoned RE20-1-H-HCR.The properties to the south and west are designated Minimum Residential and also zoned RE20-1-H-HCR. All adjacent properties are developed with single-family dwelling, and there is one vacant parcel to the south. The project site, which is comprised of one parcels, consists of approximately 143,359 square feet of land and is developed with a 13,169 square-foot single-family dwelling built in 1988. The Project does not propose any construction, but the proposed Parcel B will accommodate up to one (1) single-family dwelling as required by the zoning and land use designations. As proposed, the subdivision conforms to existing density restrictions placed on the site. The parcel map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Additionally, prior to the issuance of any future demolition, grading, or building permits, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed parcel map is physically suitable for the proposed density of the development.

(e) THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The project site is currently developed with a single-family home. There are 38 trees on the project site, none of which are protected as identified in a tree survey prepared by Arbor Care, Inc. in October of 2023. The surrounding area is substantially developed with low density residential structures in the hillside area. A revised Biological Resources Report dated April 15, 2025, prepared by Marcus A. England of England Ecology, was submitted for the environmental casefile ENV-2023-8122-CE in response to staff comments regarding the first Biological Resources Report dated and submitted March 26, 2025. The revised report concludes that no significant environmental impacts would occur from the proposed land division and any subsequent development of the site as allowed by-right pursuant to the parameters of the RE20-1-H-HCR Zone per the Los Angeles Municipal Code. The proposed subdivision does not include any new construction or disturbance of the existing property. In addition, a supplemental memorandum and photo exhibit was prepared on April 30, 3025 and submitted for the case file on June 23, 2025, providing additional evidence to support the original report's conclusion that wildlife movement through the subject property is unlikely to occur due to the subject site's existing conditions and obstructions. The proposed subdivision nor subsequent potential by-right construction will not cause substantial environmental damage or injury to fish and wildlife or their habitat.

(f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

(g) THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR

ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage on Linda Flora Drive, a public street. The project site consists of a parcel identified as Lot No. 5 of Tract 37150 and is identified by the Assessor Parcel Map No. 436-800-3021. There is an existing ten-foot pedestrian access easement connecting Vista Moraga, a private street, to Linda Flora Drive that is shared in part with an additional ten-foot drainage easement that traverses the proposed Parcel A, as delineated in the revised map. The shape of the parcels as designed accommodates these existing easements and will not prejudice them by allowing them to remain within the proposed Parcel A. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the parcel map Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed parcel map.

Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

(h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

<u>THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:</u>

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

APPEALS

WHO CAN FILE AN APPEAL

An applicant or any other person aggrieved by the Decision may file an appeal.

HOW TO FILE AN APPEAL

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day of the appeal period in order to appeal the determination. Should the final day fall on a weekend or a legal City holiday, the time for filing an appeal will be extended to 4:30 PM (PST) on the next following working day. Appeals should be filed early to ensure that the Department of City Planning Development Services Center (DSC) staff have adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below:

Forms are available online at http://planning.lacity.gov/development-services/forms.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)

QR Code to Online Appeal Filing

Online Application System (OAS): The OAS (https://planning.lacity.gov/oas) allows entitlement appeals to be submitted entirely online. Appeal fees may be paid for by credit card or e-check.

IN- PERSON APPEAL FILINGS

QR Code to Forms for In-Person Appeal Filing

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays only, and payment can be made by credit card or check.

a. The Department of City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications;

b. Alternatively, appeal applications can be filed with staff at DSC public counters.

DEPARTMENT OF CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa Street 4th Floor Los Angeles, CA 90012	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Boulevard, Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org

South LA DSC *Tuesday and Thursday Only*	8475 S. Vermont Avenue, 1st Floor Los Angeles, CA 90044	(213) 978-1465	planning.southla@lacity.org

Department of City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

DETERMINATION EFFECTIVE DATE

This determination will become effective after the end of the appeal period date on the first page of this document unless an appeal is filed with the Department of City Planning.

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS

QR Code to BuildLA Appointment Portal for Condition Clearance

In order to clear conditions and/or obtain building permit sign-offs, you must make an appointment with the Department of City Planning's Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at appointments.lacity.org after the effective date of the determination.

See instructions on how to prepare for your appointment at planning.lacity.gov/project-review/case-filings

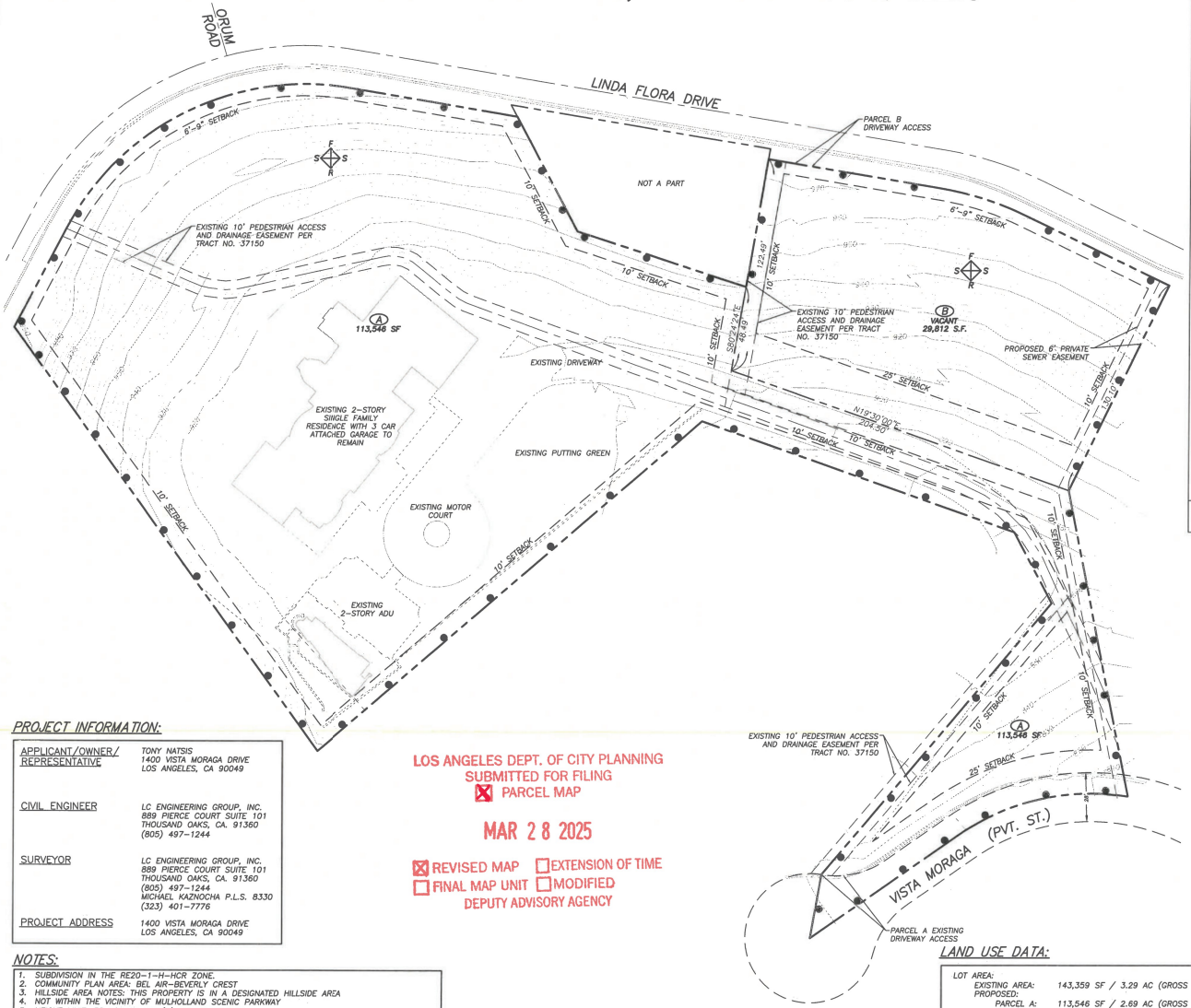
VINCENT P. BERTONI, AICP
Advisory Agency

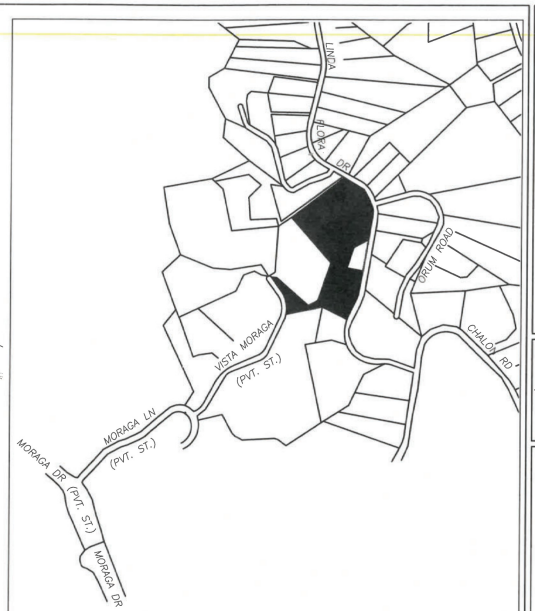
Juliet Oh
Deputy Advisory Agency

JBO:AJ:JO

PRELIMINARY PARCEL MAP LA NO. 2023-8121

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES





VICINITY MAP

LEGEND:

- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- STREET CENTERLINE
- FRONT, REAR, SIDE LOT LINE INDICATOR
- BUILDING FOOTPRINT
- FREESTANDING WALL
- (A) PROPOSED PARCEL

PROJECT INFORMATION:

APPLICANT/OWNER/ REPRESENTATIVE	TONY NATSIS 1400 VISTA MORAGA DRIVE LOS ANGELES, CA 90049
CIVIL ENGINEER	LC ENGINEERING GROUP, INC. 889 PIERCE COURT SUITE 101 THOUSAND OAKS, CA. 91360 (805) 497-1244
SURVEYOR	LC ENGINEERING GROUP, INC. 889 PIERCE COURT SUITE 101 THOUSAND OAKS, CA. 91360 (805) 497-1244 MICHAEL KAZNOCHA P.L.S. 8330 (323) 401-7776
PROJECT ADDRESS	1400 VISTA MORAGA DRIVE LOS ANGELES, CA 90049

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☒ PARCEL MAP

MAR 28 2025

☒ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
DEPUTY ADVISORY AGENCY

NOTES:

1. SUBDIVISION IN THE RE20-1-H-HCR ZONE.
2. COMMUNITY PLAN AREA: BEL AIR-BEVERLY CREST
3. HILLSIDE AREA NOTES: THIS PROPERTY IS IN A DESIGNATED HILLSIDE AREA
4. NOT WITHIN THE VICINITY OF MULHOLLAND SCENIC PARKWAY
5. HEIGHT LIMIT: 33 FT FOR THE "1" HEIGHT DISTRICT
6. OAK TREES: TO BE DETERMINED BY PROJECT ARBORIST
7. FLOOD ZONE: OUTSIDE OF FLOOD ZONE
8. T.G. PAGE: 591 GRID H6
9. DISTRICT MAP: 144B145
10. COUNCIL DISTRICT: CD-5
11. VERY HIGH FIRE HAZARD SEVERITY ZONE: YES
12. PROPOSED PUBLIC EASEMENTS: NONE
13. PROPOSED PRIVATE EASEMENTS: 6' PRIVATE SEWER EASEMENT ALONG SOUTHERLY PROPERTY LINE
14. CONNECTIONS TO THE EXISTING SEWER WILL BE PROPOSED ON VISTA MORAGA DRIVE AND LINDA FLORA DRIVE
15. PARCEL A - EXISTING SINGLE FAMILY RESIDENCE TO REMAIN.
16. PARCEL B - PROPOSED PARCEL TO BE ACCESSED DIRECTLY FROM LINDA FLORA DR.

TREE SUMMARY:

○	COMMON NAME:
1.	TO BE DETERMINED BY PROJECT ARBORIST

LAND USE DATA:

LOT AREA:	
EXISTING AREA:	143,359 SF / 3.29 AC (GROSS AND NET)
PROPOSED:	
PARCEL A:	113,546 SF / 2.69 AC (GROSS AND NET)
PARCEL B:	29,812 SF / 0.60 AC (GROSS AND NET)
A.P.N.:	4368-003-021
ZONING:	
EXISTING:	RE20-1-H-HCR
PROPOSED:	RE20-1-H-HCR
LAND USE:	
EXISTING:	LOW MEDIUM I RESIDENTIAL
PROPOSED:	LOW MEDIUM I RESIDENTIAL
STREET INTERSECTION:	MORAGA LANE & MORAGA DRIVE DISTANCE TO INTERSECTION: 1,560 FT

LEGAL DESCRIPTION:

LOT 5 OF TRACT NO. 37150, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIAM AS PER MAP RECORDED IN BOOK 994, PAGES 1 THROUGH 5 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCH MARK:

CITY OF LOS ANGELES
ELEV.= 737.322
NAVD 1988 (2000 ADJ)
INVERT OF SEWER MANHOLE AT STATION 4+47.61 ON LINDA FLORA DRIVE AS PER SEWER WYE MAP 7939, PAGE 6

SETBACK MATRIX:

PARCEL	LOT SIZE	LOT COVERAGE	FRONT	REAR	SIDE (NORTH)	SIDE (SOUTH)
A	113,546 SF	7.2%	6'-9"	25'-0"	10'-0"	10'-0"
B	29,812 SF	0%	6'-9"	25'-0"	10'-0"	10'-0"

SCALE: 1"=30'
0 30 60 90

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • GEOTECHNICAL
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
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FOR PLAN CHECK ONLY
THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION.

REV#	DATE	SUBMITTAL/REVISION

NATSIS
1400 VISTA MORAGA
LOS ANGELES, CALIFORNIA

PRELIMINARY PARCEL MAP

DATE:	3/28/2025
SCALE:	1"=10'
DRAWN:	NL
JOB NO:	8340
SHEET	

PPM 1.0

X:\LCE GROUP\Civil\8300\8340\8340 Prelim Parcel Map.dwg Mar 28, 2025, 8:08am Nicole Lazzarino

AA-2023-8121-PMLA-1A

Exhibit C

CEQA Clearance

ENV-2023-8122-CE

C-1 Notice of Exemption & Justification

C-2 Biological Resources Reports

C-3 Supplemental Biologist Memorandum

C-4 Correspondence from Santa Monica Mountains Conservancy dated April 22, 2025.

AA-2023-8121-PMLA-1A

C-1

Notice of Exemption & Justification

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
AA-2023-8121-PMLA; Preliminary Parcel Map

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2023-8122-CE
PROJECT TITLE	COUNCIL DISTRICT
1400 Vista Moraga Parcel Map	5 – Yaroslavsky

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
1400 N Vista Moraga

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
A Preliminary Parcel Map for the subdivision of one 143,359 square-foot lot into two new lots of 113,546 square feet and 29,812 square feet, to maintain one (1) existing single-family dwelling on Parcel A and up to one (1) new single-family dwelling on Parcel B, in the RE20-1-H-HCR zone.

NAME OF APPLICANT / OWNER:
Tony Natsis

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Benjamin Eshaghian, Crest Real Estate	(323) 828-0522

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) **Sections 15303 (Class 3) & 15332 (Class 32)**

☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

_____

JUSTIFICATION FOR PROJECT EXEMPTION: ☒ Additional page(s) attached

The Advisory Agency determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15332 (Class 32) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; see additional pages attached.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE	STAFF TITLE
Jackson Olson	Planning Assistant
ENTITLEMENTS APPROVED	
Preliminary Parcel Map	

DISTRIBUTION: County Clerk, Agency Record
Rev. 9-17-2025

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

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JUSTIFICATION FOR PROJECT EXEMPTION
CASE NO. ENV-2023-8122 CE

1400 N Vista Moraga

Project Description

The Project is a preliminary parcel map for the subdivision of one 143,359 square-foot lot into two new lots of 113,546 square feet and 29,812 square feet in the RE20-1-H-HCR zone.

A Categorical Exemption, ENV-2023-8122-CE, has been prepared for the proposed project consistent, with the provisions of the California Environmental Quality Act and State CEQA Guidelines. The project proposes the subdivision of one 143,359 square-foot lot into two lots resulting in one 113,546 square-foot lot (Parcel A) and one 29,812 square-foot lot (Parcel B) in the RE20-1-H-HCR Zone.

CEQA Determination – Class 3 Categorical Exemption Applies

A project qualifies for a Class 3 Categorical Exemption if it involves the construction of limited numbers of new, small facilities or structures, including single-family residences and accessory structures such as garages, carports, patios, swimming pools, fences, game courts (including tennis courts accessory to residential developments), play areas, and retaining walls.

The proposed Project qualifies for the Class 3 Categorical Exemption because the accompanying division of land action (i.e. Parcel Map) would accommodate the future construction of a single-family residence and related ancillary structures.

CEQA Determination – Class 32 Categorical Exemption Applies

The project is eligible for a Class 32 Urban Infill Exemption as it involves an infill site that would accommodate future development of up to one (1) single-family home and related ancillary structures, and the site meets the following criteria:

(a) **The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.**

The project site is located within the Bel Air – Beverly Crest Community Plan. It is designated for Very Low I Residential and Minimum Residential, consistent with the site's RE-20 zoning designation. The project site is also in the Hillside Construction Regulation District and Height District 1. The division of land proposed by the project will appropriately support future development that is consistent with the land use designation.

The project site, located at 1400 Vista Moraga, is a highly irregularly shaped lot. The width of future Parcel A is 349 feet, and the lot width of future Parcel B is 224 feet, as measured by the intersection of the midpoint of the front and rear lot frontages. As such, the project site is consistent with the 80-foot minimum lot width and size requirements for the RE20 Zone. The applicant proposes the subdivision of one 143,359 gross square-foot lot into two lots resulting in one 113,546 square-foot lot and one 29,812 square-foot lot in the RE20-1-H-HCR Zone. As such, the proposed subdivision is consistent with the lot width and size requirements set forth by the zoning code.

The proposed project is consistent with many General Plan goals, policies, and objectives. The Framework Element of the General Plan provides the following:

Objective 3.5. Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.

The proposed subdivision will accommodate up to one (1) additional single-family dwelling unit on a lot that is consistent with the size and width requirements of the zone. Future development of the parcel will be consistent with the existing Very Low I and Minimum Residential land use designations.

Additionally, the Bel Air Beverly Crest Community Plan, one of the Land Use Elements of the General Plan, provides the following:

Goal - Preservation and enhancement of the varied and distinctive residential character of the community.

The proposed project requests a division of land that preserves the existing hillside single-family development patterns of the area by creating a subdivision that is consistent with lot size requirements of the underlying land use designations and zone. Future single-family development will enhance the existing character of the large-scale single-family dwellings in the immediate area.

As such, the project is consistent with the applicable Bel Air – Beverly Crest Community Plan designation and policies as well as the applicable zoning designation and regulations.

(b) **The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The subject site is wholly within the City of Los Angeles, on a site that is approximately 3.29 acres (143,359 square feet). It is substantially surrounded by low density residential urban uses in and around the Bel Air Estates, as well as transportation infrastructure such as the I-405 Freeway.

(c) **The project site has no value as habitat for endangered, rare, or threatened species.**

The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. The site is currently developed with a single-family dwelling, attached garage, detached pool house, and driveway. According to a Tree Survey prepared by Arbor Care, Inc. dated October 2023, there are no protected trees on the subject site nor any street trees public right-of-way. Furthermore, the project site does not adjoin any open space or wetlands that could support habitat for endangered, rare or threatened species. The Applicant submitted an Owner's Declaration of Biological Resources, dated December 10, 2024, stating the site does not contain any biological resources. The Applicant submitted a Biological Resources report, dated March 26, 2025, and prepared by England Ecology. The report found the proposed project would have "no adverse effect on biological resources" and further provided that based on direct observations "the site is not part of a potential wildlife movement corridor".

In a letter dated, April 22, 2025, the Santa Monica Mountains Conservancy (SMMC) advised that the property is located within the Eastern Santa Monica Mountains Natural Resources Protection Plan (December 13, 2021) area and that the southern portion of the project site is located within Habitat Block No. 89 of the Eastern Santa Monica Mountains Habitat Linkage Planning Map (August 21, 2023). The SMMC advised additional review is required to determine if any future or proposed development of Parcel B may impact wildlife movement. Although a portion of the site is within a mapped Habitat Block, existing site conditions, including prior disturbance, existing development, retaining walls, fencing, and other physical barriers, do not support habitat functions or wildlife movement on the property.

An updated Biological Resources Report prepared by England Ecology dated April 15, 2025, was submitted to the City on April 15, 2025. The SMMC did not have the opportunity to review the updated Report prior to the preparation of their comment letter; a copy of the updated Report was submitted to the SMMC on July 8, 2025. The updated Report analyzed the potential development of Parcel B with a single-family dwelling and perimeter fences that comply with the underlying zone. The updated Report provided that much of the site, including the proposed Parcel B is already developed with perimeter fencing. Furthermore, much of the surrounding area and adjacent lots are developed with residential structure, walls, fences, and physical barriers, as such, there is no evidence of a known wildlife movement corridor or impacts to any potential wildlife movement corridor. Subsequently, on October 30, 2025, an updated report was submitted to rectify inconsistencies in the recommendations and conclusions to corroborate the finding that the project would have no adverse effects on biological resources and no measures to avoid significant adverse effects are proposed.

As analyzed in the Biological Resources Report, the site does not contain or have value as habitat for endangered, rare or threatened species and will not have an impact on wildlife movement.

(d) **Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

The scope of work is limited to the division of land insofar as no construction is proposed; therefore, there are no foreseeable effects to traffic, noise, air quality or water quality. However, the purpose of the proposed division of land is to accommodate future single-family development. Future development on the subject site will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, storm water mitigations; and Best Management Practices for storm water runoff. More specifically, RCMs include but are not limited to:

- **Regulatory Compliance Measure RC-AQ-1 (Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
    - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
    - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
    - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
    - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
    - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
    - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
    - Trucks having no current hauling activity shall not idle but be turned off.
- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-HAZ-2: Explosion/Release (Methane Zone):** As the Project Site is within a methane zone, prior to the issuance of a building permit, the Site shall be independently analyzed by a qualified engineer, as defined in Ordinance No. 175,790 and Section 91.7102 of the LAMC, hired by the Project Applicant. The engineer shall investigate and design a methane mitigation system in compliance with the LADBS Methane Mitigation Standards for the appropriate Site Design Level which will prevent or retard potential methane gas seepage into the building. The Applicant shall implement the engineer's design recommendations subject to DOGGR, LADBS and LAFD plan review and approval.

These RCMs will ensure the project will not have significant impacts on noise, air quality, and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) **The site can be adequately served by all required utilities and public services.**

The project site will be adequately served by all public utilities and services because the proposed subdivision is consistent with the General Plan land use designation, and the site has existing development that is currently serviced by public utilities and services. The project site is served by the Los Angeles Police Department and Los Angeles Fire Department, Los Angeles Unified School District, and other public services. Additionally, the site is currently served by the Los Angeles Department of Water and Power, the Southern California Gas Company, and the Bureau of Sanitation. As such, the site can be adequately served by all required utilities and public services.

Therefore, the project meets all the Criteria for the Class 32 exemption.

Further, the Exceptions outlined in the State CEQA Guidelines Section 15300.2 do not apply to the project:

a. Location. The project is not located in a sensitive environment. Although the project is located within a hillside area and the Santa Monica Mountains Zone, as analyzed in the Biological Resources Report dated October 30, 2025, the subject site does not contain an officially mapped environmental resource or hazardous or critical concern. The proposed parcels are consistent with the scale and uses proximate to the area. The subject site is not located in a fault or flood zone, nor is it within a liquefaction area. Although the project is located within a landslide area, the project is subject to compliance with the requirements of the Building and Zoning Code that outline standards for residential construction in such areas.

b. Cumulative Impact. The proposed parcels are currently and will be consistent with the type of development permitted for the area zoned RE-20 and designated for Minimum Residential use. The proposed subdivision of one 143,359 gross square-foot lot into two lots resulting in one 113,546 square-foot lot and one 29,812 square-foot lot will not exceed thresholds identified for impacts to the area (i.e. traffic, noise, etc.) and will not result in significant cumulative impacts.

c. Significant Effect. The project will not have a significant effect on the environment due to unusual circumstances. Most adjacent lots are developed with single-family dwellings, and the subject site is of similar size and slope to nearby properties. The project site is located in a typical urbanized area of the Bel Air – Beverly Crest Community Plan, and the project would be consistent with the designated zoning and would adhere to all requirements of the LAMC, with the approval of Preliminary Parcel Map. The project is not unusual for the vicinity of the site and is similar in scope to other existing residential uses in the area. Furthermore, there is not a reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances.

The subject site is located in a Very High Fire Hazard Severity Zone (VHFHSZ) and will comply with the specific requirements for landscaping and brush clearance. A VHFHSZ is not a mapped area that meets this exception as a wildfire is not an environmental resource. However, such areas are subject to existing emergency plans and regulations that govern development in fire hazards areas:

- Adopted emergency response plans and emergency evacuation plans applicable to the City of Los Angeles, include the City of Los Angeles Emergency Operations Plan and the Los Angeles County Operational Area Emergency Response Plan (OAERP). The OAERP defines responsibilities and provides guidance to agencies and jurisdictions within the County Operational Area on how to interface with the Operational Area Coordinator during emergencies and disasters. The City's Emergency Operations Plan and Annexes identify roles, responsibilities and required actions for various City departments, particularly LAFD and the LAPD. In addition to their emergency response plans, both the City and County also designate Disaster Routes, which are freeway, highway or arterial routes pre-identified for use during emergencies. Disaster routes are not the same as evacuation routes. The Evacuation Annex of the City's Emergency Operation Plan provides that "[p]rimary evacuation routes consist of the major interstates, highways, and primary arterials within the City and Los Angeles County." Disaster routes are used to bring emergency personnel, equipment, and supplies to impacted areas, while evacuation routes are used to move an affected population out of an impacted area. The closest County-designated primary (i.e. freeway) Disaster Route to the project site is the 405 Freeway (I-405).

- Hillside Development Construction Traffic Management Plan. Development in a hillside area are required to prepare a Construction Traffic Management Plan, subject to review and approval by the Department of Transportation (LADOT). A key feature of the construction management plan is ongoing coordination with the City and emergency service providers throughout the entire construction period to ensure adequate access is maintained to the project site and neighboring residences at all times. The construction management plan also requires the contractor to maintain access for land uses in proximity to the project site during construction, to minimize obstruction of through traffic lanes on surrounding public streets, and coordination of construction activity with related projects to further minimize construction traffic impacts. No new construction is proposed, the project is limited to a subdivision resulting in two parcels. Future development of Parcel B will be required to submit a construction traffic management plan to LADOT for review and approval.

- Fire, Building, and Zoning Code. Properties in VHFHSZs must comply with the requirements of Fire Code Section 57.322, which requires brush clearance within 200 feet of any structure. LAFD performs microenvironment weather analysis to check for irregular weather patterns and changes, which alerts LAFD to conditions such as windy days combined with low humidity. LAFD uses a Burning Index to determine when to call a Red Flag Day. A Red Flag Day is when the potential for a fast-moving brush fire is extremely high, when wind speeds are 25 mph or more and the humidity is 15 percent or less. On those days, illegally parked cars in VHFHSZ areas may be towed if their presence would prevent roadway access needed by LAFD. LAFD also has a significant air response ready to deploy, including water-dropping helicopters, and the mission of LAFD Air Operations includes brush fire suppression. LAFD also has access to additional helicopters, fixed-wing aircraft, bulldozers, and fire engines through mutual aid agreements with the state, County, and other cities in the region. In addition to attacking wildfires from the sky, LAFD also has ground resources such as fire engines and trucks.

- Chapter 33 of the City's Fire Code provides requirements designed to reduce risk of fire ignition during construction. These include, but are not limited to, prohibition of smoking except in areas approved by the LAFD, refueling of equipment in appropriate locations, preparation of a fire prevention program, and designation of fire watch personnel during occurrence of hazardous construction activities. The Fire Code (LAMC Section 57.4906.5.2) also requires the management of hazardous vegetation and fuel, as well as maintenance of defensible space in wildland-urban interface areas. The Fire Code also includes regulations

that address building materials and construction methods for construction in VHFHSZs, that are intended to reduce exterior wildfire exposure.

d. Scenic Highways: The project is not in the vicinity of a state scenic highway and will not damage scenic resources in a state scenic highway.

e. Waste Sites: The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites.

f. Historical Resources: Per ZIMAS, SurveyLA, and/or Historic Places LA, the project site is not identified or eligible as a historical resource. The project will not cause a substantial adverse change in the significance of a historical resource.

The proposed project is determined to be categorically exempt and does not require mitigation or monitoring measures.

AA-2023-8121-PMLA-1A

C-2

Biological Resource Reports

- Report prepared by England Ecology, dated March 26, 2025
- Report prepared by England Ecology, dated April 15, 2025
- Report prepared by England Ecology, dated September 23, 2025
- Report prepared by England Ecology, dated October 30, 2025

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Mt. Washington, Los Angeles, CA

Biological Resources Report

City of Los Angeles, Los Angeles County, California

Subject Property:

APN: 4368003021
1400 Vista Moraga
Los Angeles, California 90049

Prepared for:

Tony Natsis
Los Angeles, CA 90049

Prepared by:

Marcus C. England
England | Ecology
mcengland.com

March 26, 2025

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Executive Summary

This report discusses the potential direct, indirect, and cumulative effects on biological resources due to proposed construction on a parcel approximately 3.3 acres in extent located at 1400 Vista Moraga in the community of Bel Air in the City of Los Angeles, Los Angeles County, California.

Based on the results of a field survey on March 17, 2025 and a desktop review that included in excess of 473 vegetation community, plant, and wildlife records, this report concludes the following:

- **Water Resources:** No natural water resources are present on or adjacent to the Project Site.
- **Vegetation Communities and Habitats:** The Project Site features existing development and landscaping and contains no natural communities.
- **Flora:** The Project Site does not support special status flora.
- **Fauna:** The Project Site is known to or has potential to support wildlife species with minor special status.

The proposed Project is a parcel split with no ground-disturbing activities proposed. As such, the Project would have no adverse effects on biological resources and no measures to avoid significant adverse effects are proposed.

Project Overview

This report discusses the potential direct, indirect, and cumulative effects on biological resources due to proposed construction on a parcel approximately 3.3 acres in extent located at 1400 Vista Moraga in the community of Bel Air in the City of Los Angeles, Los Angeles County, California (hereafter, "Project"). This report has been organized in a manner to be consistent with Los Angeles City Planning's *Biological Resources Report Template* (CP-4073) and *Biological Reporting Standards* (CP-4074), both dated January 11, 2023.

Project Information

This biological resources report is being prepared at the request of the Applicant, who states that this report format was requested by Los Angeles City Planning. **Table 1** (right) summarizes key Project information as required by CP-4073.

Project Name	1400 Vista Moraga
APN(s)	4368003021
Address(es)	1400 Vista Moraga, Los Angeles, California 90049
Applicant	Tony Natsis
Zoning	RE40-1-H-HCR (Residential)

Table 1. Project Summary

Project Location

The Project is proposed construction on approximately 3.3 acres of land located at 1400 Vista Moraga in the community of Bel Air in the City of Los Angeles, Los Angeles County, California. It is not located within an existing approved Specific Plan Area. On the Public Land Survey System, the Project Site is located within the San Vicente Y Santa Monica Land Grant of the US Geological Survey's 7.5-minute *Beverly Hills* quadrangle.

The Project's location is shown to the right in **Figure 1.** A Site Map is provided as **Exhibit 1** on the next page. The Project's location relative to Specific Plan Areas, the Public Land Survey System, and US Geological Survey 7.5-Minute Quads is shown on the following page in **Figures 2, 3,** and **4.**

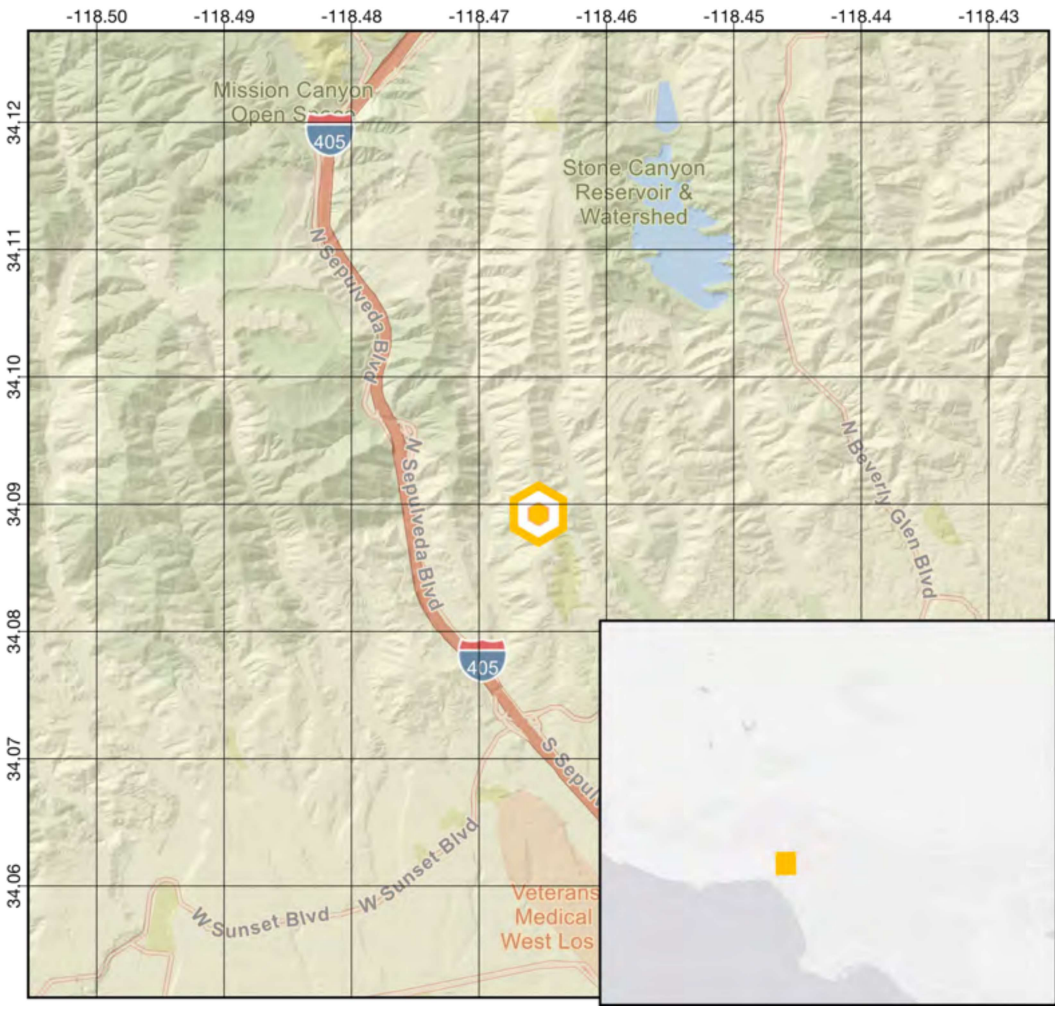
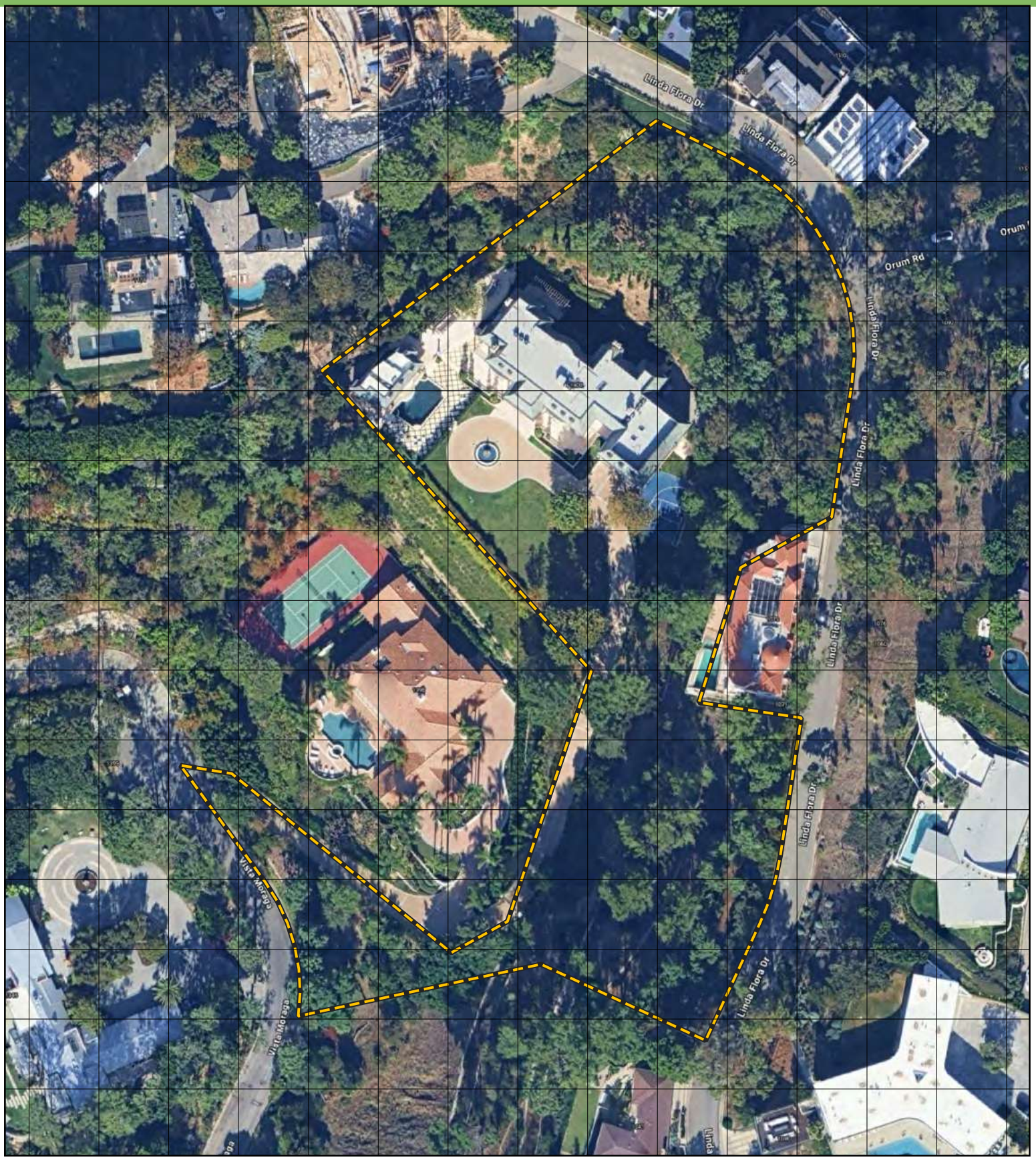


Figure 1. Project Location Map

Exhibit 1. Site Map

1400 Vista Moraga



Project Site Boundary

Reference Grid Overlay: 50 feet. Coordinate System: EPSG 3310.
Base Map: Google. Map Scale: 1:1104

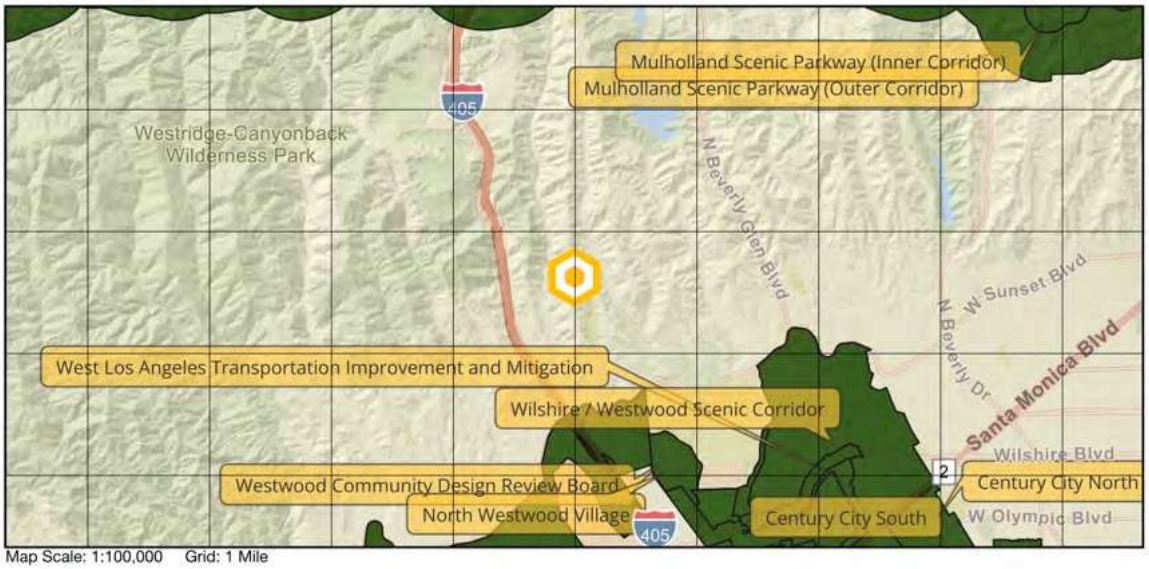


Figure 2. Project Location Relative to Specific Plan Areas

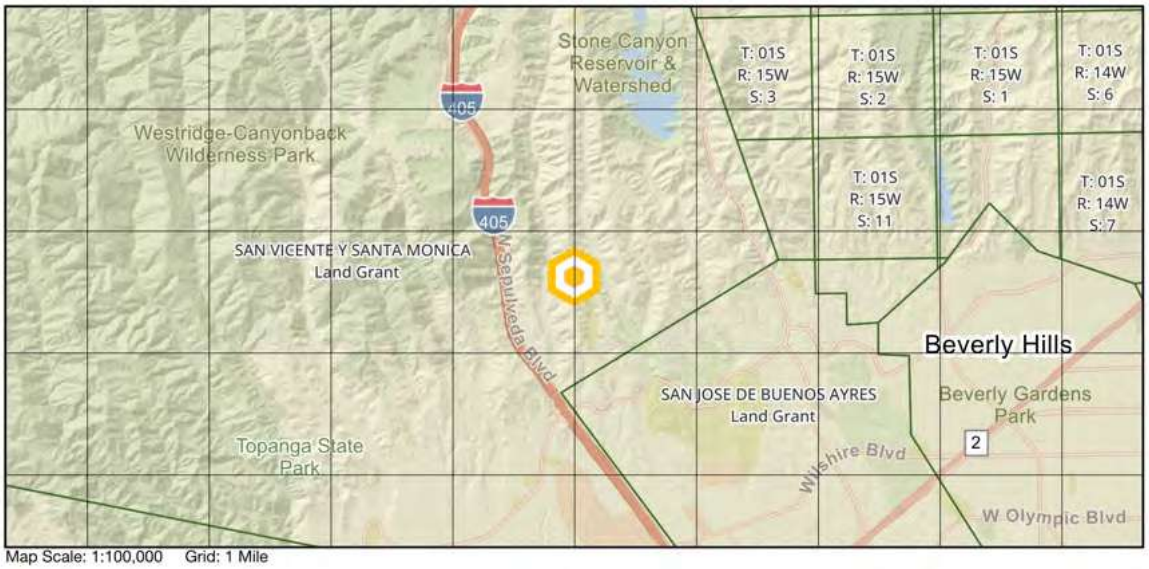


Figure 3. Project Location Relative to the Public Land Survey System

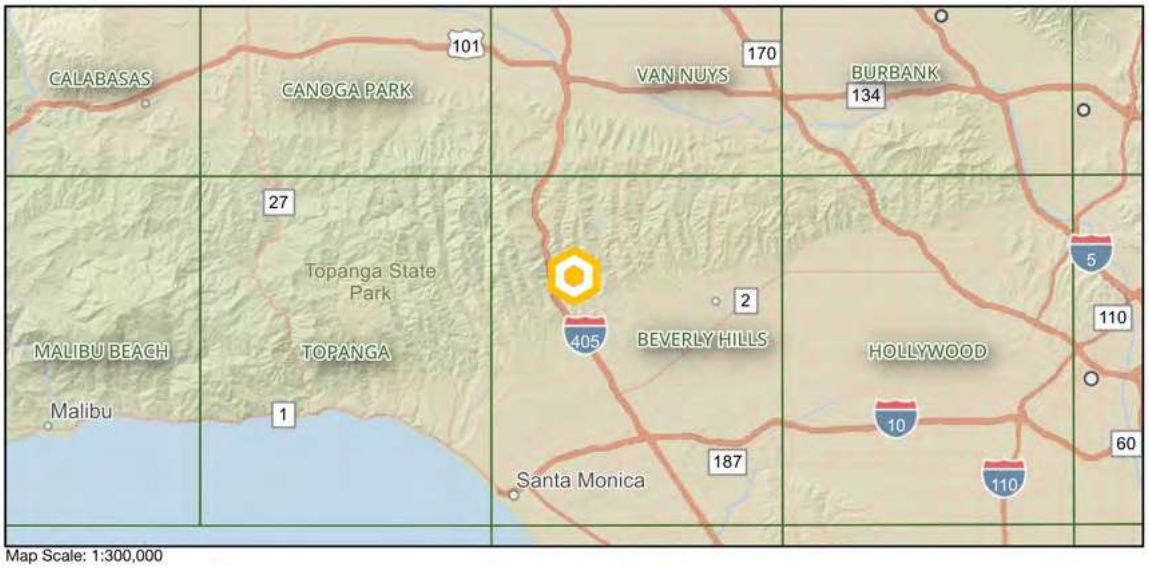


Figure 4. Project Location Relative to US Geological Survey 7.5-Minute Quads

Protected Areas

The nearest open space in the California Protected Areas Database (CPAD) is Getty View Park & Trailhead managed by the Mountains Recreation and Conservation Authority. It is located approximately 0.24 miles to the west. The nearest easement in the California Conservation Easement Database is located approximately 1.62 miles to the north. Protected areas in the CPAD are shown below in **Figure 5.**

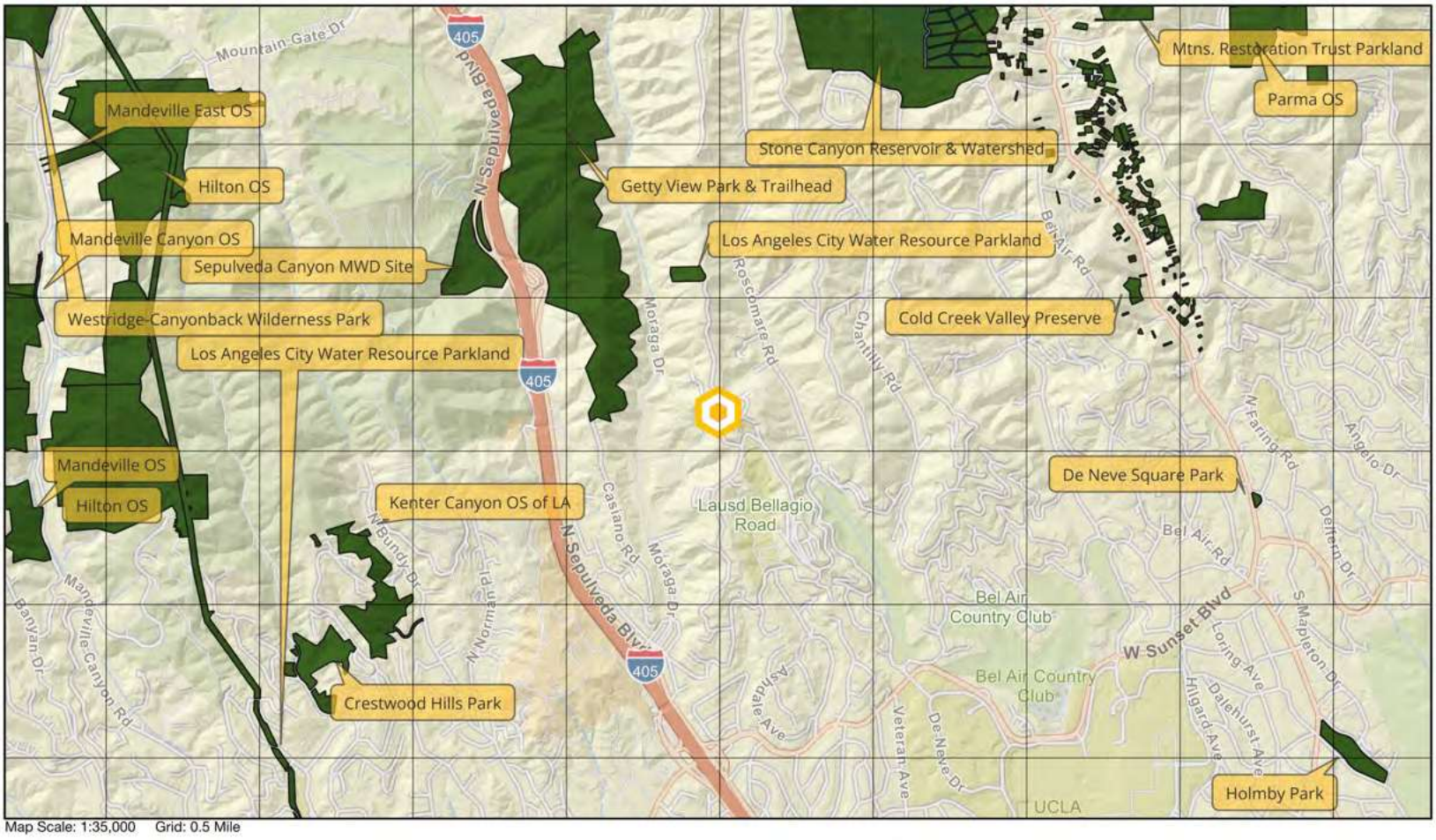
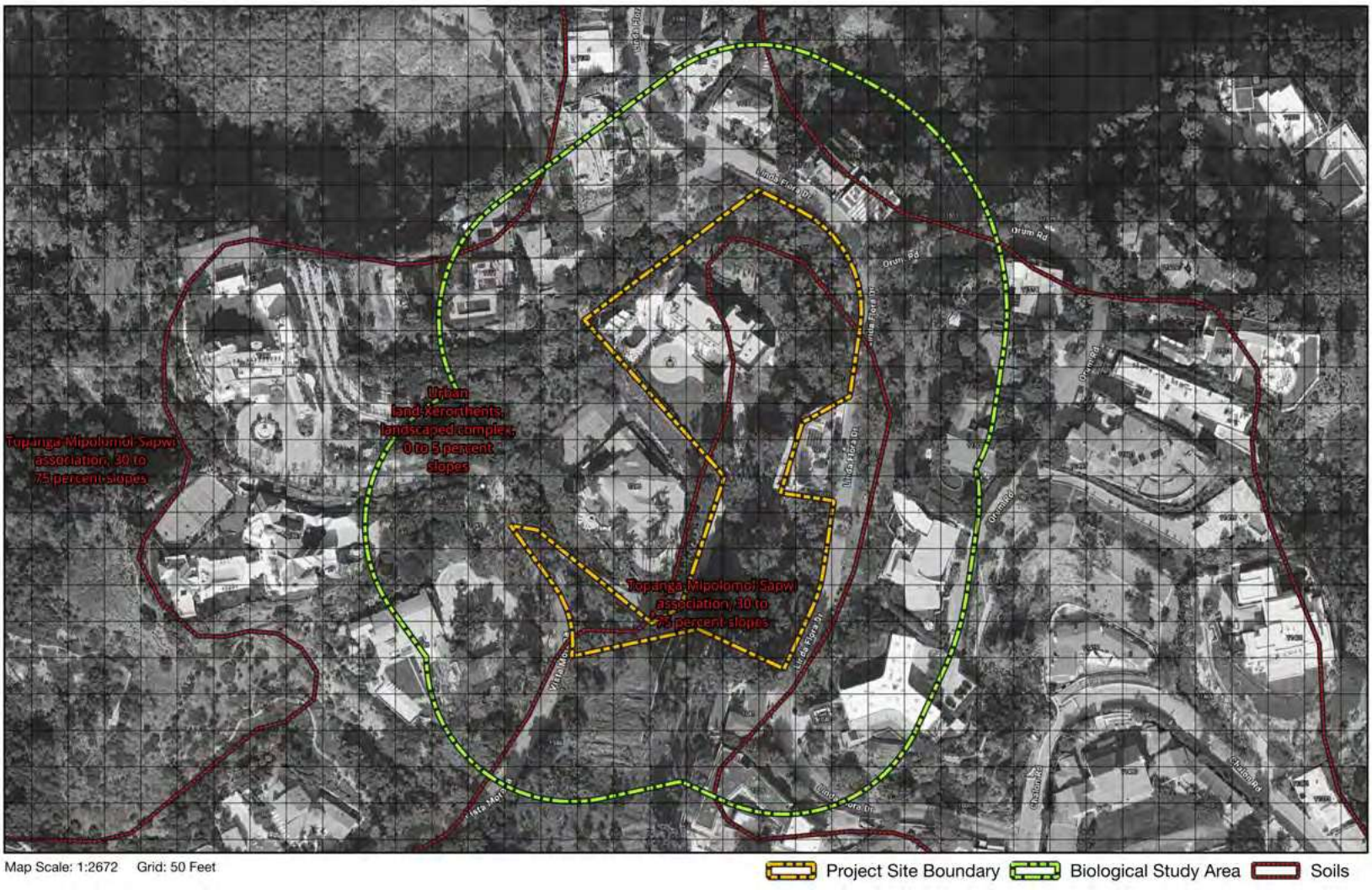


Figure 5. Protected Areas in the California Protected Areas Database

Existing Physical/Natural Site Features

The Project Site is on a west-facing slope with elevations ranging from approximately 825 to 990 feet above mean sea level, with an elevation of approximately 915 feet above mean sea level at the center of the Project Site. Two soil types are present on the Project Site. The first is Urban land-Xerorthents, landscaped complex, 0 to 5 percent slopes[1]. The parent material of this soil type is human-transported material consisting mostly of colluvium and/or residuum weathered from sedimentary rock. The typical soil profile is loam to a depth of 52 inches. The second soil type is Topanga-Mipolomol-Sapwi association, 30 to 75 percent slopes. The parent material of this soil type is colluvium and/or residuum weathered from sandstone, shale, and slate. The typical soil profile is gravelly loam or gravelly clay loam to a depth of 18 inches. Photographs depicting the Project Site are provided in the **Photo Log** attached to this report as **Appendix E.** Soils on the Project Site and surrounding area are shown in **Figure 6.** There are no unique physical or natural site features that have unusual or exceptional biological value such as cliff faces, rock outcrops, bluffs, or stream banks. The Biological Study Area's terrain features are shown in **Exhibit 2.**

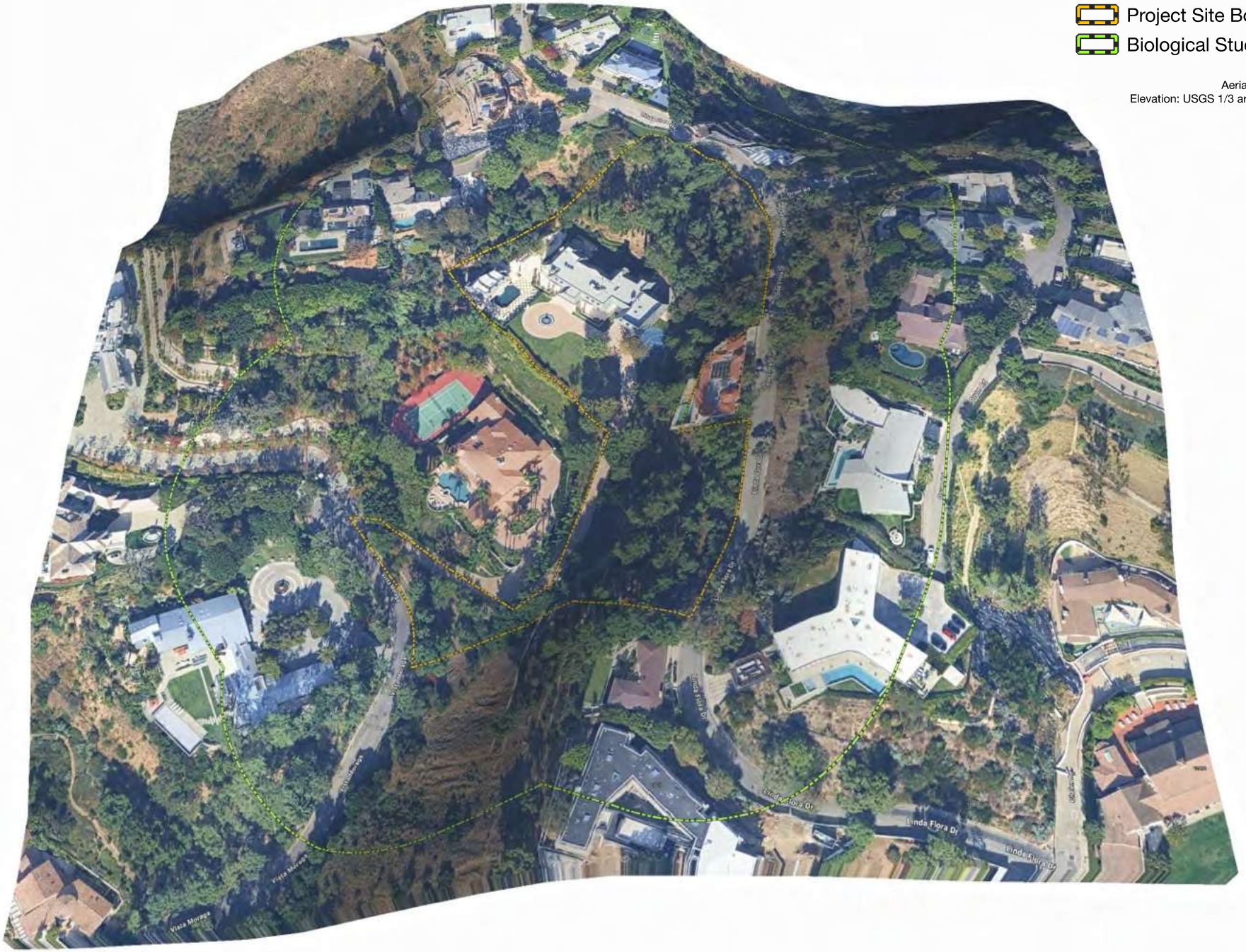


[1] https://websoilsurvey.sc.egov.usda.gov/app/

Figure 6. Soils on the Project Site

Exhibit 2. Terrain Map

1400 Vista Moraga



Site History

The City's CP-4073 reporting standards require a discussion of the Project Site's history, which is not information that is readily available, but can be assembled generally from historic aerial photos, such as those available on the UC Santa Barbara FrameFinder site[2] and Google Earth[3]. The images on the FrameFinder site are not georectified (making it difficult to place a Project Site boundary on them), but are useful for providing a general overview of land use history in the area. To that end, England|Ecology reviewed aerial photos from a series of years, three of which are provided below.

1994

This image from Google shows that the existing residence was present by 1994. Residences to the west of the Project Site appear to be under construction. The image referred to herein is provided as **Figure 7.**

Figure 7. Historic Aerial from 1994. Source: Google Earth.

1979

This image from FrameFinder shows that no residence was on the Project Site in that year. Development was present to the east, and it appears that the Project Site was largely cleared of shrubby vegetation. The image referred to herein is provided as **Figure 8.**

Figure 8. Historic Aerial from 1979. Source: FrameFinder

[2] https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

[3] https://www.google.com/intl/en_us/earth/

1938

This image from FrameFinder shows no development was present on the Project Site and a large area around it. Vegetation appears to be mostly chaparral. The image referred to herein is provided as **Figure 9.**

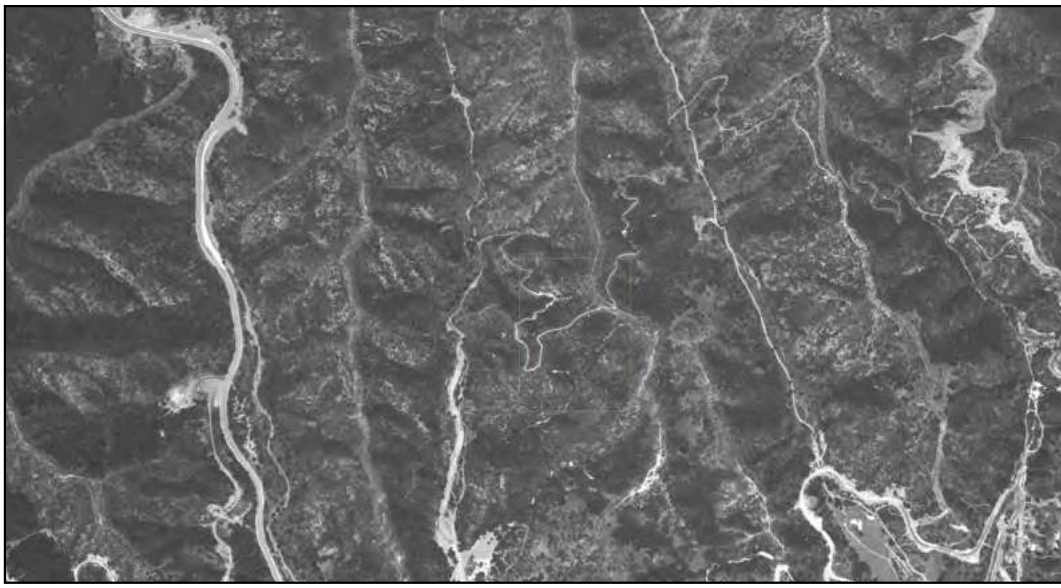


Figure 9. Historic Aerial from 1938. Source: FrameFinder

Fire History

Fire perimeters relative to the Project Site are shown below in **Figure 10.** Based on these data[4] the Project Site last burned in the 1961 Bel Air Fire.

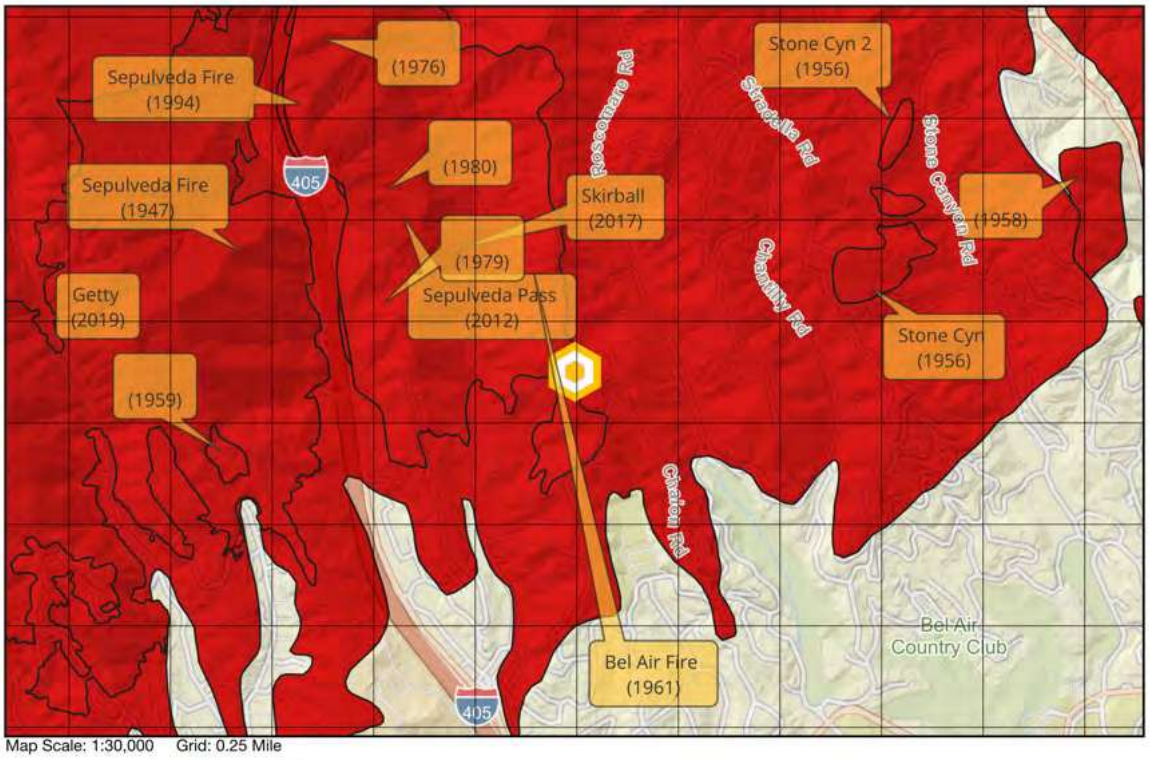


Figure 10. Fire Perimeters Relative to the Project Site

[4] https://www.fire.ca.gov/what-we-do/fire-resource-assessment-program

Proposed Development

This report has been prepared at the request of the Applicant for a proposed parcel split. No ground-disturbing activities are proposed at this time. The plan provided to England|Ecology during the preparation of this report is provided in **Appendix F.**

Characteristics of the Surrounding Area

The City's CP-4073 reporting standards require a discussion of landscape characteristics within 500 feet of the Project Site, the limits for which are shown below in **Figure 11.** A discussion of landscape aspects is provided thereafter.

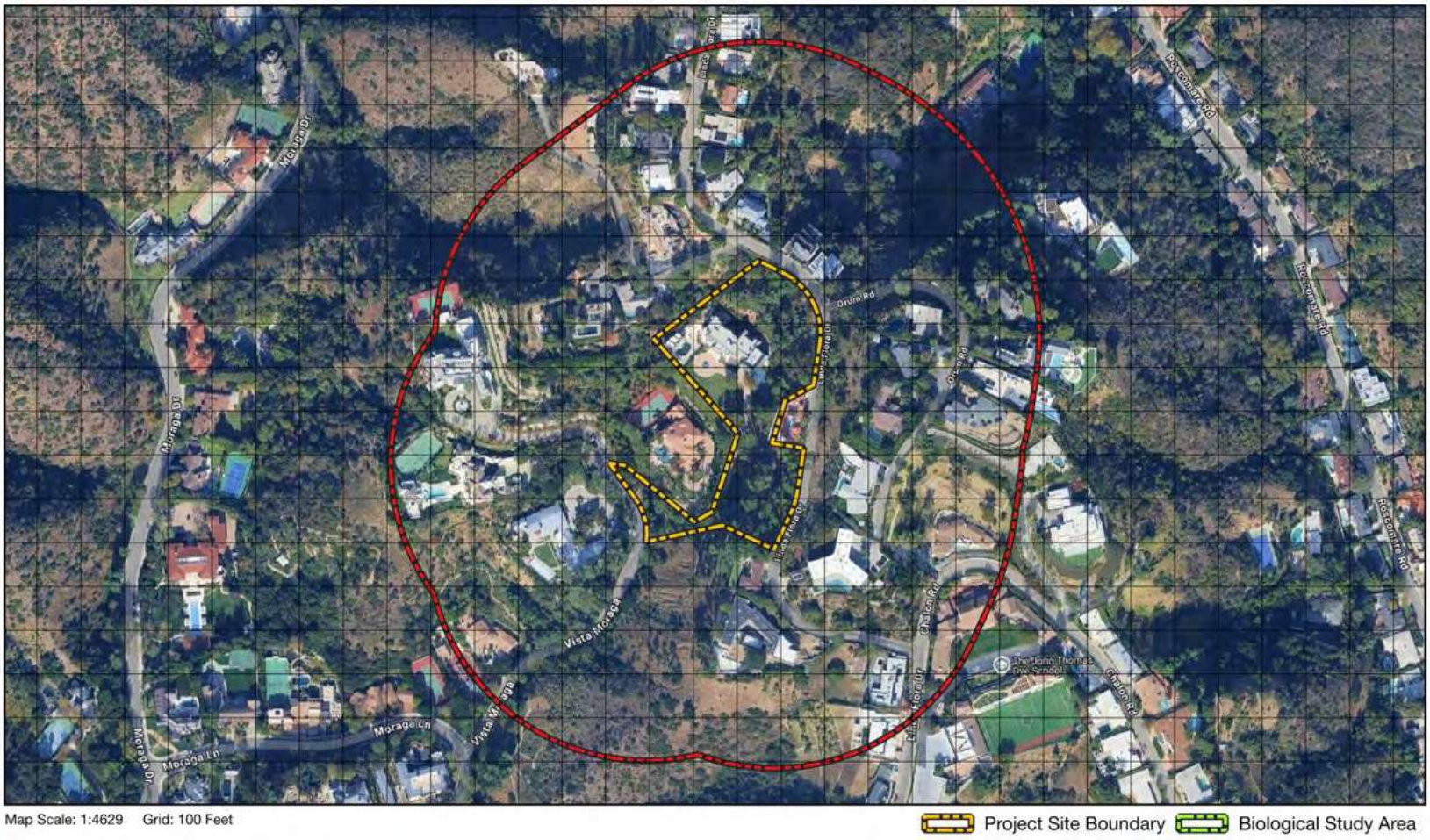


Figure 11. Aerial View of Surrounding Area

- **Impermeable Surfaces:** Impermeable Surfaces are parts of the built environment, including paved roads, sidewalks, walkways, and buildings. Based on field observations and current aerial photography, impermeable surfaces such roads, residences, and other structures occupy approximately 25% of the 500-foot radius, scattered throughout as various winding roads and houses.
- **Natural Vegetation:** Based on field observations and current aerial photography, natural vegetation communities are located at the southern and northern limits of the 500-foot radius.
- **Landscape Vegetation:** Based on field observations and current aerial photography, landscape vegetation such as maintained trees, shrubs, and forbs are the primary vegetation within the 500-foot radius.
- **Terrain:** Terrain within 500 feet is largely hilly. Aspect is variable.

- **Water Features:** There are no known water features within 500 feet of the Project Site.
- **General Anthropogenic Disturbance:** Based on field observations and current aerial photography, the area within 500 feet of the Project Site is residential in nature without any high traffic roads. As such, anthropogenic disturbance factors such as vehicle traffic, light, and noise are likely to be relatively low.
- **California Protected Areas Database:** There are no parks or other protected areas shown in the California Protected Areas Database within 500 feet of the Project Site.
- **California Conservation Easement Database:** There are no easements shown in the California Conservation Easement Database within 500 feet of the Project Site.

Applicable Regulations and Permits

The following summarizes regulations and other resource protection mechanisms that are known to be or potentially are applicable to biological resources on the Project Site. Key species status terms and their abbreviations, used later in this report, are in bold text.

Federal

Federal Endangered Species Act

The Federal Endangered Species Act (FESA) is the federal government's tool to protect rare and declining plant and wildlife species. It is implemented jointly by the US Fish and Wildlife Service (USFWS, terrestrial species) and the National Marine Fisheries Service. FESA protects species using the following status designations:

- An **endangered (FE)** species is a species of invertebrate, plant, or wildlife formally listed under FESA as facing extinction throughout all or a significant portion of its geographic range.
- A **threatened (FT)** species is a species of invertebrate, plant, or wildlife formally listed under FESA as likely to become endangered within the foreseeable future throughout all or a significant portion of its range.

A **proposed threatened (FPT)** or **proposed endangered (FPE)** species is one officially proposed for addition to the federal threatened or endangered species lists. A **candidate (FC)** species is one under review for listing, often due to the submittal of a petition by an outside entity.

"Take" of a federally endangered or threatened species or its habitat is prohibited by federal law without a special permit. The term "take", under FESA, means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in such conduct. "Harm" is defined to encompass "an act which actually kills or injures wildlife. Such an act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering" (50 CFR 17.3).

FESA also requires the USFWS to consider whether there are areas of habitat essential to conservation for each listed species. **Critical habitat (CH)** designations protect these areas, including habitat that is currently unoccupied but may be essential to the recovery of a species. An area is designated as critical habitat after the USFWS publishes a proposed Federal regulation in the Federal Register and then receives and considers public comments on the proposal. The final boundaries of critical habitat are officially designated when published in the Federal Register.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act of 1918 (MBTA) is a federal law governing the taking, killing, possession, transportation, and importation of various birds, their eggs, parts, and nests. The take of any number of a bird species listed as protected on any one of four treaty lists is governed by the MBTA's regulation of taking migratory birds for educational, scientific, and recreational purposes and requiring harvest to be limited to levels that prevent over utilization. The MBTA also prohibits taking, possession, import, export, transport, selling, purchase, barter, or offering for sale, purchase or barter, certain bird species, their eggs, parts, and nests, except as authorized under a valid permit (50 CFR 21.11).

Bald and Golden Eagle Protection Act

The **Bald and Golden Eagle Protection Act (BGEPA)** (16 U.S.C. 668-668c), enacted in 1940, and amended several times since then, prohibits anyone, without a permit issued by the Secretary of the Interior, from "taking" eagles, including their parts, nests, or eggs. The Act provides criminal penalties for persons who "take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle ... [or any golden eagle], alive or dead, or any part, nest, or egg thereof." The Act defines "take" as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb." For purposes of the guidelines, "disturb" means: "to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, 1) injury to an eagle, 2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or 3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior." In addition to immediate impacts, this definition also covers impacts that result from human-induced alterations initiated around a previously used nest site during a time when eagles are not present, if, upon the eagle's return, such alterations agitate or bother an eagle to a degree that interferes with or interrupts normal breeding, feeding, or sheltering habits, and causes injury, death or nest abandonment.

Birds of Conservation Concern

The **Birds of Conservation Concern (BCC)** list "identifies the migratory and non-migratory bird species (beyond those already designated as federally threatened or endangered) that represent [the USFWS's] highest conservation priorities. The list is based on an assessment of several factors, including population abundance and trends, threats on breeding and nonbreeding grounds and size of breeding and nonbreeding ranges. Bird species considered for the BCC include: nongame birds gamebirds without hunting seasons subsistence-hunted nongame birds in Alaska ESA candidate, proposed, and recently delisted species.[5]"

State of California

California Endangered Species Act

The California Endangered Species Act (CESA) is the State of California's tool to protect rare and declining plant and wildlife species. Plant and animal species may be designated threatened or endangered under CESA after a formal listing process by the California Fish and Game Commission. Implementation of CESA is by the California Department of Fish and Wildlife (CDFW). CESA protects species using the following status designations:

- An **endangered (CE)** species is a species of plant or wildlife whose prospects of survival and reproduction are in immediate jeopardy.
- A **threatened (CT)** species is a species of plant or wildlife present in such small numbers throughout its range that it is considered likely to become an endangered species in the near future in the absence of special protection or management.

A **candidate (CC)** species is one formally under review for listing. Candidates species are protected from take by CESA during the review process.

[5] https://fws.gov/media/birds-conservation-concern-2021pdf

Fully Protected Animals

CDFW describes the **Fully Protected (FP)** animals list as "the State's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, amphibians, reptiles, birds and mammals. Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research, relocation of the bird species for the protection of livestock, or if they are a covered species whose conservation and management is provided for in a Natural Community Conservation Plan.[6]"

Species of Special Concern

Species of special concern (SSC) is an informal designation used by the CDFW for some declining wildlife species that are not officially listed as endangered, threatened, or rare. This designation does not provide legal protection, but signifies that these species are recognized as vulnerable by CDFW.

California Rare Plant Ranks

While not a government agency, the California Native Plant Society (CNPS) is a statewide resource conservation organization that has developed an inventory of California's special-status plant species that is highly regarded by the agencies and biologists. This inventory is a summary of information on the distribution, rarity, and endangerment of California's vascular plants. Rare or potentially rare plant species are ranked using the following system **(CRPR)**:

- **1A:** Plants Presumed Extirpated in California and Either Rare or Extinct Elsewhere.
- **1B:** Plants Rare, Threatened, or Endangered in California and Elsewhere
- **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

After each rarity ranking, there is also a threat ranking:

- **0.1:** Seriously threatened in California (over 80% of 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)

[6] https://wildlife.ca.gov/Conservation/Fully-Protected

California Fish and Game Code Sections 3503, 3503.5, 3513

These California Fish and Game Code sections protect all birds, birds of prey, and all nongame birds, as well as their eggs and nests, for species that are not already listed as fully protected and that occur naturally within the state. Sections 3503 and 3503.5 of the CFGC stipulate the following regarding eggs and nests: Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by California Fish and Game Code or any regulation made pursuant thereto; and Section 3503.5 states that is it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by CFGC or any regulation adopted pursuant thereto. Section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

California Environmental Quality Act

Appendix G of the CEQA Guidelines is used by public agencies to determine whether a project may have a significant impact on biological resources. Under Appendix G (Section IV), a project may have a significant impact on biological resources if it would:

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

In addition, Section 15065(a) of the CEQA Guidelines establishes that a significant impact may occur if "[t]he project has the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, [or] reduce the number or restrict the range of an endangered, rare or threatened species."

City of Los Angeles

City of Los Angeles Protected Tree and Shrub Relocation and Replacement Ordinance

The Protected Tree and Shrub Relocation and Replacement Ordinance took effect in February 2021. As defined in Section 46.01 of the Los Angeles Municipal Code, “protected tree or shrub" means any of the following Southern California indigenous tree species, which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree, or any of the following Southern California indigenous shrub species, which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub:

- Protected Trees:
    - Oak tree including Valley Oak (*Quercus lobata*) and California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak (*Quercus berberidifolia*).
    - Southern California Black Walnut (*Juglans californica*).
    - Western Sycamore (*Platanus racemosa*).
    - California Bay (*Umbellularia californica*).
- Protected Shrubs:
    - Mexican Elderberry (*Sambucus mexicana*).
    - Toyon (*Heteromeles arbutifolia*).

Sections 46.02 to 46.06 of the Los Angeles Municipal Code describe mitigation measures for tree impacts and penalties for violating the ordinance.

Methods

This report is informed by data from an expansive desktop review and a field survey, the methods for which are described below. From this section forward, the more biologically accurate terms *taxon* and *taxa* are used in place of the term *species* used in most regulations because of the fluid nature of modern taxonomy, with special status assignments often being made for subspecies and populations instead of entire species. The term *species* is only used where applicable to the discussion.

Definitions

Resource Status Designations Considered

A variety of agencies and respected non-profit organizations assess the conservation status of plant and wildlife taxa and habitats, however, not all are applicable to this report. The following special status designations were considered when determining special status taxa and habitats to be discussed:

- **Federal Status:** Taxa listed as **Endangered (FE)** or **Threatened (FT)**, as well as taxa **Proposed as Endangered (FPE)**, **Proposed as Threatened (FPT)**, **Proposed for Delisting (FPD)**, and **Candidates (FC)** for listing under the Federal Endangered Species Act. Bald and Golden Eagles protected by the **Bald and Golden Eagle Protection Act (BGEPA)** and **USFWS-listed Birds of Conservation Concern** are also included.
- **California Status:** Taxa listed as **Endangered (CE)** or **Threatened (CT)**, as well as taxa that are **Candidates for Endangered (CCE)** status, **Threatened (CCT)** status, or **Delisting (CCD)** under the California Endangered Species Act. Also considered are taxa listed as **Fully Protected (FP)** and **Species of Special Concern (SSC).**
- **CNPS Status:** California Rare Plant Ranks (CRPR) 1, 2, and 3.
- **NatureServe Element Ranks:** NatureServe element state ranks were only considered for taxa when other criteria did not apply. Taxa were included with ranks of **S1 (Critically Imperiled)**, **S2 (Imperiled)**, and **S3 (Vulnerable).**
- **Vegetation Communities:** All vegetation communities mapped by the CNDDB.
- **Protected Trees and Shrubs:** trees and shrubs protected by the City of Los Angeles Protected Tree and Shrub Relocation and Replacement Ordinance are discussed in the analysis of flora.

Study Areas

The following are the study areas referenced in the Biological Site Conditions Assessment:

- **Project Site:** The Project Site includes the 3.29 acres of land being considered for entitlements and directly surveyed for this report.
- **Biological Study Area:** The Biological Study Area includes the Project Site and a 200 foot buffer. For this Project, the Biological Study Area measures 16.18 acres in extent. Known or potentially-occurring biological resources were examined closely within the Biological Study Area, but may not have been directly surveyed because of access restrictions.

- **Regional Study Area:** The Regional Study Area is the area for which taxa and habitat records were pulled from most biological resource databases. It includes the 7.5-minute US Geological Survey quadrangle the Project Site is located in and all surrounding quadrangles: *Beverly Hills, Burbank, Canoga Park, Hollywood, Inglewood, Topanga, Van Nuys*, and *Venice*. The Regional Study Area is depicted in the **Desktop Review Report** provided as **Appendix D.**

Desktop Review

Databases

England|Ecology conducted a review of literature and data sources to characterize biological conditions and to compile records of special status biological resources that could potentially occur on the Project Site. The resources used for this analysis are described below.

- **Soils:** Soils on and in the vicinity of the Project Site were assessed using the Web Soil Survey tools provided by the US Department of Agriculture[7].
- **Water:** Potential water resources were examined using the US Geological Survey's National Hydrography Dataset[8] and the USFWS National Wetlands Inventory[9].
- **Vegetation Communities:** potentially-occurring sensitive vegetation community records were pulled from the California Natural Diversity Database (CNDDB)[10] for the Regional Study Area.
- **Flora and Fauna:** potentially-occurring special status plant and wildlife records were pulled from the following data sources:
    - Designated and proposed critical habitat layers from the US Fish & Wildlife Service[11]. Taxa were included if critical habitat was proposed or designated within the Regional Study Area.
    - CNDDB records from within the Regional Study Area.
    - The California Native Plant Society (CNPS) Rare Plant Inventory[12] records from within the Regional Study Area.
    - The USFWS-managed Information for Planning and Consultation (IPaC) database[13] for records returned when uploading the boundary of the Project Site.

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[7] https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm

[8] https://www.usgs.gov/national-hydrography/national-hydrography-dataset

[9] https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper

[10] California Natural Diversity Database (CNDDB). March 12, 2025. State and Federally Listed Endangered, Threatened, and Rare Plants of California. California Department of Fish and Wildlife. Sacramento, CA.

11 https://ecos.fws.gov/ecp/report/critical-habitat

[12] https://rareplants.cnps.org

[13] https://ipac.ecosphere.fws.gov/

In addition, records were searched locally within eBird[14] and iNaturalist[15].

Site-Specific Reports

During the preparation of this report, England|Ecology was provided with the following report pertaining to biological resources on the Project Site, the data from which was incorporated into this report where applicable:

- **Arborist Report:** an arborist report was completed for this Project by Arbor Care, Inc. in October 2023[16]. Hereafter, this report will be referred to as the "Arborist Report".

This report is provided in **Appendix F.**

Field Survey

England|Ecology principal biologist Marcus C. England conducted a general biological survey on the Project Site of sufficient detail to document the presence/absence and condition of water resources, vegetation communities and habitats, and flora and fauna observed. This provided a baseline for understanding the potential for occurrence of special status biological resources.

The Project Site was easily covered on foot walking transects of convenience to examine biological resources. Where necessary, observations were made with Leica Noctivid 8x42 binoculars and documented with a Nikon D500 camera paired with a Sigma 150-600mm lens. All other observations were documented using various applications and functions on an iPhone 15 Pro, including the Solocator[17] app for photographic documentation of site conditions and the QField[18] app for collecting spatial (e.g., photo and resource locations) and non-spatial (e.g., floral and faunal lists) tabular data. After the survey was completed, data in QField was synchronized to a geospatial database using QGIS[19] 3.40.

Table 2. Survey Dates, Times, and Weather Conditions

Monday, March 17, 2025 0915-1015h (1 hours) Marcus C. England	56°F 13°C	60°F 16°C

Occurrence Potential

England|Ecology assessed the potential for occurrence of special status plant and wildlife taxa and habitats based on data provided by the desktop review and observations made during the field survey. For taxa for which field observations could not definitively determine occurrence, the following information was considered:

[14] https://ebird.org

[15] https://inaturalist.org

[16] Arbor Care, Inc. 2023. Tree Survey. 1400 N. Vista Moraga, Los Angeles, 90049. 9 pages.

[17] https://solocator.com/

[18] https://qfield.org/

[19] https://www.qgis.org/en/site/

- **Range:** The Regional Study Area—from which records were gathered—is a large area capturing many taxa that would not be expected to occur in the Biological Study Area. In general, range determinations were made as follows:
    - **Flora:** The range of the taxon is based on an export of point records of that taxon from Calflora[20] with each record provided a buffer of 10km. If the Biological Study Area was within that mapped range, it could be considered outside of range if the elevations in the Biological Study Area were more than ten percent outside of the known elevation range of the taxon. If alternative sources are used they are included in the notes.
    - **Fauna:** The range of the taxon was determined differently based on the taxonomic group:
        - **Invertebrates and Fish:** An export of records of that taxon from the Global Biodiversity Information Facility[21] with each record provided a buffer of 10km. If alternative sources are used they are included in the notes.
        - **Amphibians, Reptiles, Birds, and Mammals:** California Wildlife Habitat Relationships[22] range data from the California Department of Fish and Wildlife. If alternative sources are used they are included in the notes.
- **Habitat:** If the Biological Study Area was determined to be outside of the taxon's range, habitat was not assessed and is labeled "N/A". If the Biological Study Area was determined to be within the taxon's range, the quality of the habitats in the Biological Study Area to support any portion of that taxon's life cycle was assessed and labeled as "Low", "Medium", or "High". The rationale for that determination is provided in the Notes of the desktop review report.

These occurrence potential assignments are defined below:

- **Present:** Taxa or habitat/vegetation community is known to occur on the Project Site based on recent surveys, CNDDB (within 10 years), or other records.
- **High:** Taxa with known recent recorded occurrences/populations near the Project Site and highly suitable habitat occurs within the Project Site. Highly suitable habitat includes all necessary elements to support the taxon (e.g., elevation, hydrology, soils, cover, habitat type, food resources).
- **Moderate:** Taxa with known recent recorded occurrences/populations near the Project Site; however, habitat within the Project Site has been moderately disturbed, fragmented, or is small in extent. Moderately suitable habitat includes several elements to support the taxon (e.g., elevation, hydrology, soils, cover, habitat type, food resources). Furthermore, moderately suitable habitat may also be located at the edge of the taxon's range, or there are no reported occurrences nearby.

[20] https://www.calflora.org/

[21] https://gbif.org

[22] https://wildlife.ca.gov/Data/CWHR

- **Low:** Taxa with few known recent recorded occurrences/populations near the Project Site and habitat within the Project Site is highly disturbed or extremely limited. A low potential is assigned to annual or perennial plant taxa that may have been detectable during a focused survey in the appropriate blooming period but was not found; however, small populations or scattered individuals are still considered to have a low potential to occur. Additionally, taxa for which poor-quality habitat may support the taxon within the Project Site, but the reported extant range is far outside the Project Site and/or any species observations would anticipate being migratory (i.e., not likely to reproduce within the Project Site).

- **None:** Taxa or habitat/vegetation community are not expected to be present because focused surveys were conducted and the taxon or habitat/vegetation community was not detected, or the taxon was found in the desktop review, but suitable habitat (soil, vegetation, elevational range) was not found on the Project Site, or the Project Site is not within the known geographic range of the species.

The potential for bird species were further distinguished into those that may: 1) nest within or near the Project Site; 2) forage within or near the Project Site; and/or 3) occur on or near the Project Site only as transients during migratory flights or other dispersal events.

Geospatial & Tabular Data Storage

All GIS-based resource analysis was conducted in QGIS 3.40, with either local data copies stored in a GeoPackage database or using a web service provided by the organization housing the data. Data specific to the Project Site is stored in a statewide GeoPackage database file.

Taxonomy & Nomenclature

It is important within a given report to use a consistent taxonomy for clarity in communication, especially as the various sources used in the research for a report may not use the same taxonomy and nomenclature. The taxonomic database underpinning England|Ecology's work is updated monthly from NatureServe[23]. NatureServe's taxonomy includes an Element Code for each taxon. These same Element Codes are used by a variety of agencies and organizations, including the California Department of Fish and Wildlife in the CNDDB and the California Native Plant Society in their Rare Plant Inventory. The Element Code provides a basis for linking records from disparate data sources. In all cases in this report, the taxonomic order and nomenclature are NatureServe's[24], with the exception of the special status flora discussion which is linked to a monthly export of the Rare Plant Inventory. As such, while this report largely capitalizes common names consistent with the NatureServe taxonomy, tabular data exported for special status floral analysis does *not* use this convention, as it is not used by the California Native Plant Society.

[23] https://www.natureserve.org/classifying-biodiversity

[24] The author does not always agree with NatureServe's taxonomy (such as where it varies from that of the American Ornithological Society), but it provides a consistent basis for discussion across taxonomic groups.

Biological Site Conditions Assessment

This biological site conditions assessment describes the Project Site's biological resources based on the desktop review and field survey. The format of this section of the report is consistent with Los Angeles City Planning's *Biological Resources Report Template* (CP-4073) and *Biological Reporting Standards* (CP-4074), both dated January 11, 2023.

Water Resources

The following section discusses observed or potential water resources on and in the vicinity of the Project Site. A formal jurisdictional delineation was not conducted as part of data gathering for this report.

Literature Review

As described in the Methods section above, during the preparation of this report England|Ecology reviewed data from the National Hydrography Dataset and the National Wetlands Inventory. This review found the following:

- **National Hydrography Dataset:** The National Hydrography Dataset shows no flowlines within 500 feet, no area features within 500 feet, no water bodies within 500 feet, and no point features within 500 feet.
- **National Wetlands Inventory:** The National Wetlands Inventory shows no features within 500 feet.

These data are discussed in the Data Analysis section below and shown on **Figure 12.**

Field Methodology

A discussion of methods, including the date, time, and weather parameters is provided in the Methods section of this report and summarized in **Table 2.** Specific to water resources, while a formal jurisdictional delineation was not conducted, the entirety of the Project Site was searched for natural water resources. This included searching for ponded water, depressions that could hold ponded water, flowing water, stream channels or other indicators of ephemeral flowing water, and riparian plant species.

Data Analysis

Resource Presence/Absence

Per the National Hydrography Dataset, the Project Site is located within the Ballona Creek HU-12 drainage which is a subcomponent of the Ballona Creek HU-10 drainage. No hydrological features are mapped on the Project Site by the National Hydrography Dataset or the National Wetlands Inventory. No natural water features or indicators of the presence of ephemeral water features were observed on the Project Site during England|Ecology's survey.

Potential Project Effects

This effects discussion is organized to comply with the written requirements in CP-4073, which provides direction on how Planning wants potential Project effects discussed, including Avoidance and Minimization Measures, Direct Effects, Indirect Effects, and Cumulative Effects. CP-4074 does not include guidance for effects discussions except for Mountain Lion. For each type of effect the guidance from CP-4073 is *quoted in italics*.

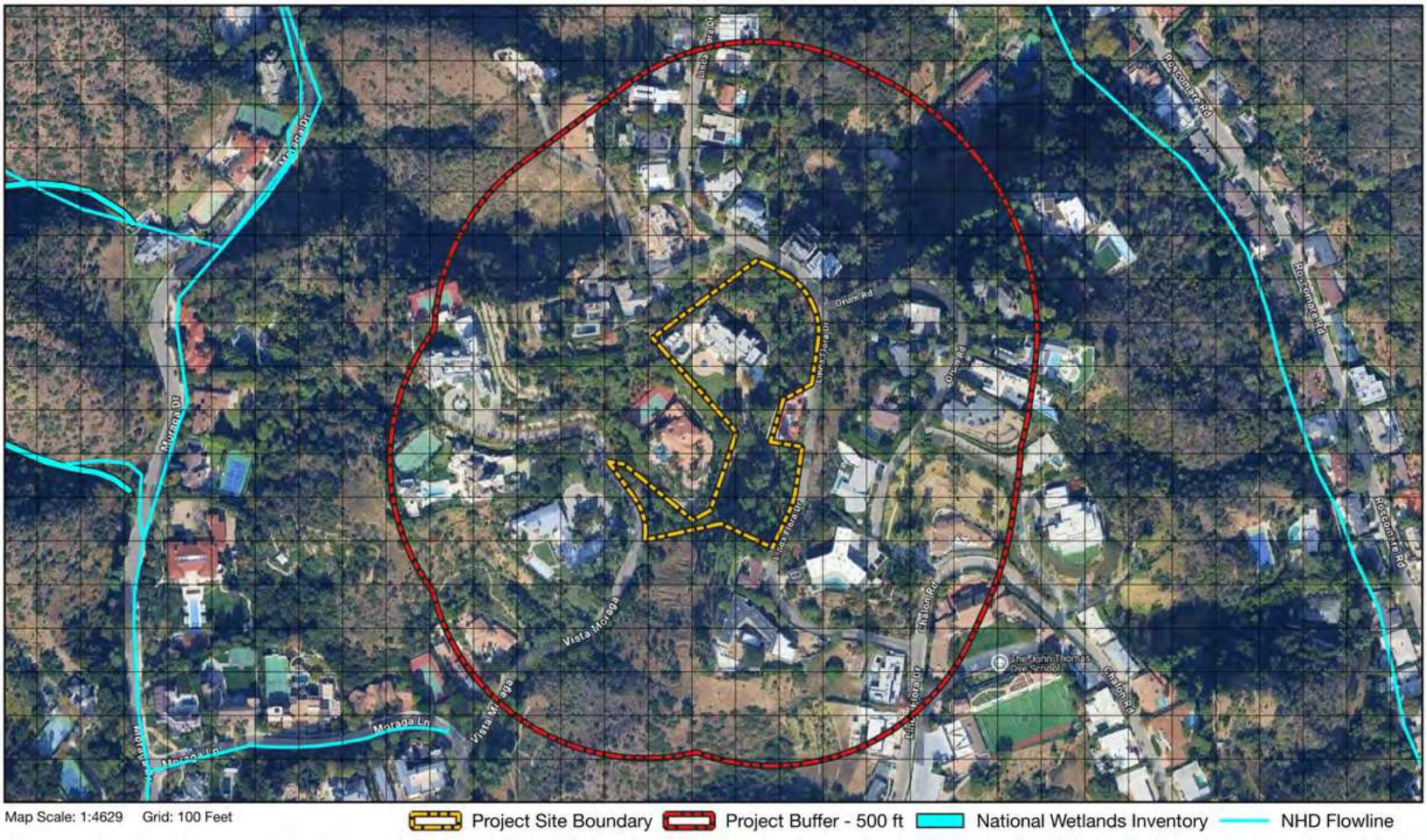


Figure 12. National Hydrography Dataset and National Wetlands Inventory Data

Avoidance and Minimization Measures

CP-4073 requires discussion of *how the project has been designed to avoid and minimize impacts to surface water resources, such as siting the building footprint more than 100 feet away from the water body*. As no water bodies are present on or adjacent to the Project Site, no such considerations would be required of any Project. The proposed Project, however, is a parcel split which would have no ground-disturbing effects.

Direct Effects

CP-4073 states that direct effects *may occur if the project has surface water resources or other riparian habitat occurring in areas that will be disturbed either by development or used as construction staging areas*, further requiring to *provide acreage of water resources that will be impacted by the project*. As no natural water resources are present on or adjacent to the Project Site, no direct effects on water resources or other riparian habitat would occur as a result of any Project. The proposed Project, however, is a parcel split which would have no ground-disturbing effects and no direct effects on water resources.

Indirect Effects

CP-4073 advises that indirect effects are those effects *that may occur from adding or modifying human infrastructure that leads to hydrologic interruptions.* The proposed Project is a parcel split which would have no ground-disturbing effects. As such, the proposed Project would not have adverse indirect effects on water resources.

Cumulative Effects

For cumulative effects, CP-4073 states that effects *may occur from cumulative losses of surface water resources and/or riparian habitat,* requiring that this report *describe recent projects within a 500-foot radius and whether their impacts together with the project may create significant cumulative losses of surface water resources or other riparian habitat.* As previously described in the required **Site History** and **Characteristics of the Surrounding Area** sections of this report, the Project Site is located within an area of existing and long-standing residential development. Significant cumulative impacts on water resources within this area occurred over several decades from the 1930s to the 1990s. Today, most Projects occurring within this area are small Projects that do not significantly change the extent and character of existing conditions relative to water resources. As such, the proposed Project would not be expected to contribute to any modern day significant cumulative losses of surface water resources or other riparian habitat.

Measures to Avoid Significant Adverse Effects

As the Project being analyzed herein is a proposed parcel split with no ground-disturbing activities, no measures are proposed to avoid significant adverse effects on water resources.

General Conclusions

The proposed Project will not have significant direct, indirect, or cumulative effects on water resources as no natural water features are present on the Project Site and no ground-disturbing activities are proposed.

Vegetation Communities & Habitats

The following section discusses vegetation communities and habitats in the Biological Study Area, including known resources and the potential for occurrence of special status resources.

Literature Review

A review of the CNDDB determined a total of seven sensitive vegetation communities are mapped within the Regional Study Area. These are discussed in the Data Analysis section below and in the Desktop Review Report provided as **Appendix D.**

Field Methodology

A discussion of methods, including the date, time, and weather parameters is provided in the Methods section of this report and summarized in **Table 2.** Mapped vegetation had the potential to fall into two categories:

- **Natural Alliance:** native or non-native natural vegetation communities that are recognized by the Manual of California Vegetation[25], a classification system recognized by most agencies. Areas with heavy anthropogenic influence, such as seasonal ground disturbance from fuel modification, are tagged as "Disturbed". Most alliances provide some level of habitat for wildlife, though it can be minimal when disturbed or dominated by invasive plant species.

- **Land Cover:** areas of hardscape, water features, and landscaping that do not fall into the alliance classification scheme. This may include tree-dominated landscapes that do have an associated alliance (such as oak and *Eucalyptus* woodlands) but are not in a natural state, such as those found in heavily residential areas.

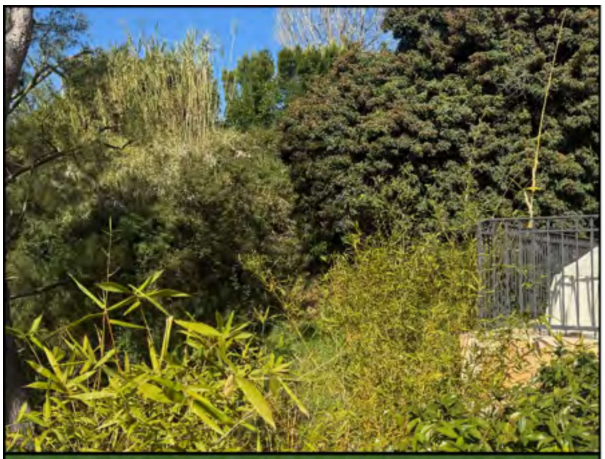
Data Analysis

Resource Presence/Absence

General Resource Analysis

England|Ecology mapped vegetation communities and land cover types on the Project Site and the 200-foot Biological Study Area based upon recent aerial photography and field observations. This resulted in the classification/mapping of six land cover types in the Biological Study Area. These are discussed below and shown on **Exhibit 3.** Summary boxes for each vegetation description are color-matched to their polygons in **Exhibit 3** for ease of reference. No natural alliances were present in the Biological Study Area.

[25] https://vegetation.cnps.org/



CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 9.17 acres (56.6%)
Project Site Extent: 2.29 acres (69.57%)

Landscape - Tree & Shrub

Non-Alliance Land Cover

Project-Specific Discussion: The "tree & shrub" landscape type is a mix of taller vegetation dominated by non-native trees and typically set in a managed landscape environment. In some cases, native trees are included in this land cover type when part of landscaping and not a functional natural community. Habitat value of this land cover type varies significantly, however, urban environments with significant tall tree cover often harbor a large number of wildlife. This is particularly true of birds.

CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 1.54 acres (9.53%)
Project Site Extent: 0.25 acres (7.44%)

Landscape - Forb

Non-Alliance Land Cover

Project-Specific Discussion: The "forb" landscape type includes all managed but typically artificially-planted areas of vegetation that are shorter than shrubs. This land cover type includes lawns. These areas have some value for wildlife, as landscape flowers provide food for hummingbirds and butterflies, and lawns can provide foraging areas for some birds and small mammals. Their overall habitat value, however, is significantly lower than any natural habitat they may have replaced. This land cover type is also typically dominated by non-native and often invasive plant species.

CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 4.88 acres (30.12%)
Project Site Extent: 0.73 acres (22.3%)

Disturbed - Impermeable Surface

Non-Alliance Land Cover

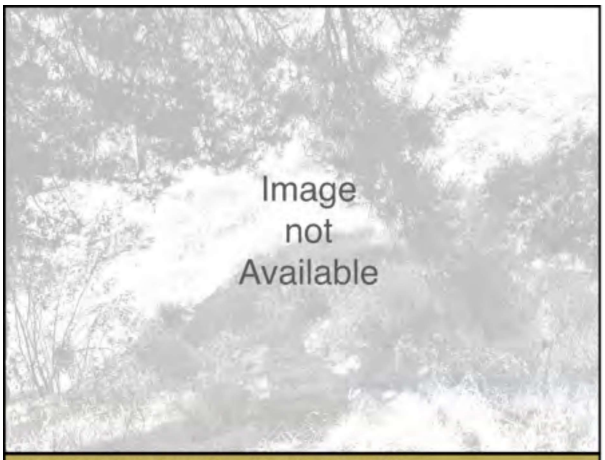
Project-Specific Discussion: Impermeable Surfaces are parts of the built environment, including paved roads, sidewalks, walkways, and buildings. In general, areas mapped as this land cover type have little value for wildlife and are not considered habitat.

CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 0.16 acres (0.99%)
Project Site Extent: 0.02 acres (0.69%)

Artificial Water Feature

Non-Alliance Land Cover

Project-Specific Discussion: Artificial water features are man-made, typically small bodies of water. The majority of these are swimming pools, which generally have no practical wildlife value. In some cases, small ponds and large fountains may be mapped as this land cover type. These often do have wildlife value, particularly given Southern California's arid environment.

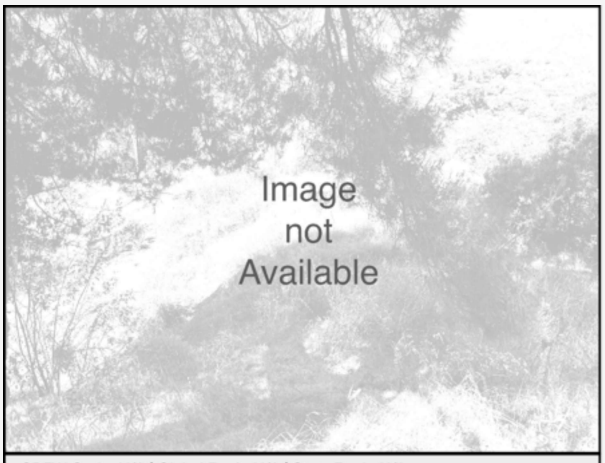


CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 0.38 acres (2.34%)
Not represented on Project Site.

Residential - Undifferentiated

Non-Alliance Land Cover

Project-Specific Discussion: Areas mapped as Residential-Undifferentiated were graded and under construction during the survey or were recently constructed and graded and under construction in the aerial photography used for mapping. When complete, these areas would be one of other land cover types such as Impermeable Surface or Landscaping.



CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 0.07 acres (0.41%)
Not represented on Project Site.

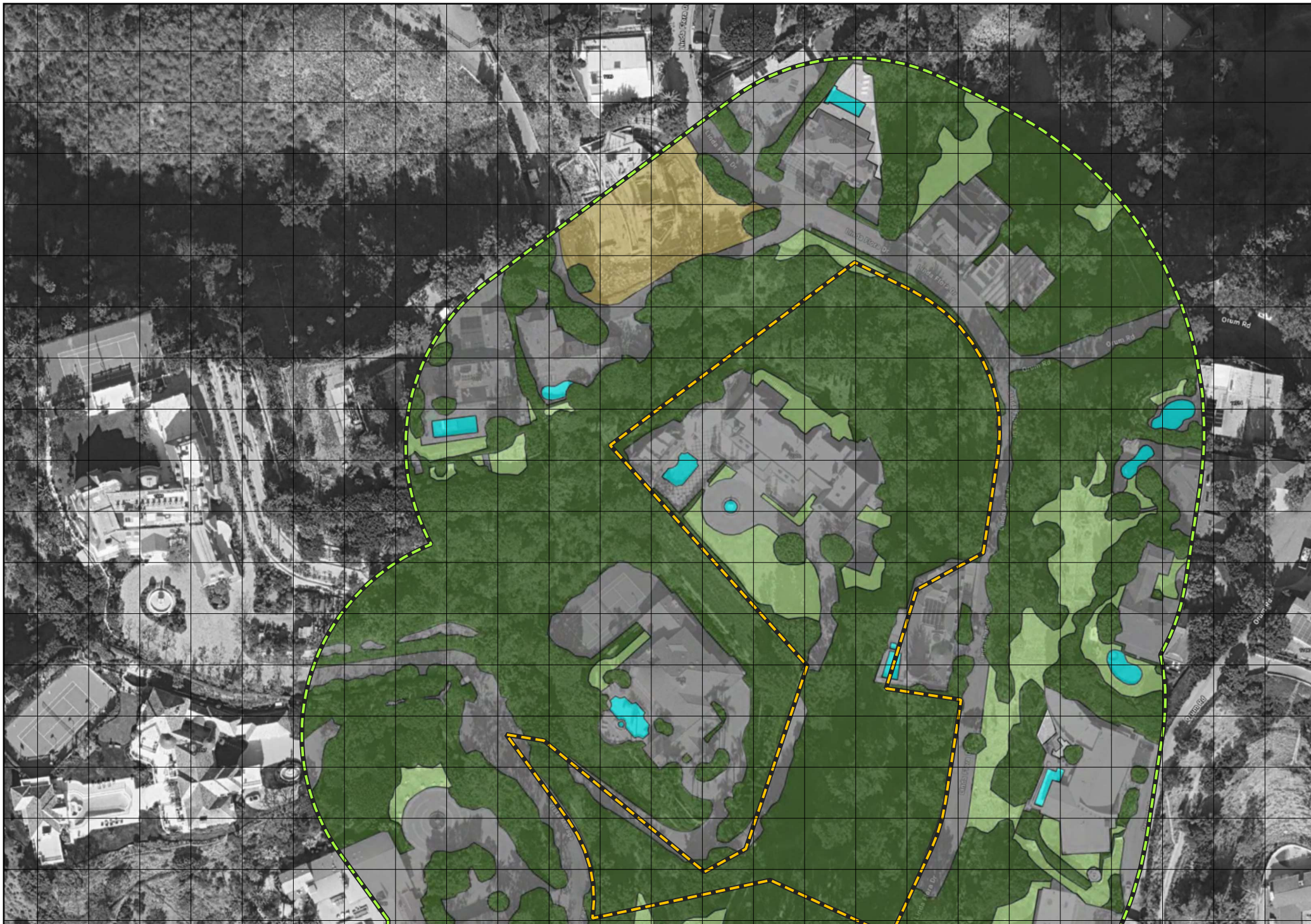
Disturbed - Permeable Surface

Non-Alliance Land Cover

Project-Specific Discussion: Permeable Surfaces are parts of the built environment, including compacted but unpaved areas devoid of vegetation, gravel, and unimproved roads. In general, areas mapped as this land cover type have little value for wildlife and are not considered habitat, though in some cases—such as unimproved roads—they may occur within habitat.

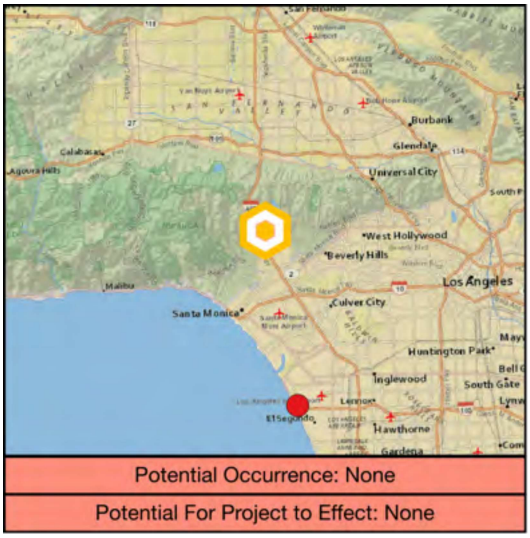
Exhibit 3. Vegetation Communities & Land Cover

1400 Vista Moraga



Special Status Resource Analysis

The seven sensitive vegetation communities mapped by the CNDDB as occurring within the Regional Study Area are shown below. The maps show the centroids of the CNDDB records in order to spatially depict the occurrences relative to the Project Site. The accounts highlight determinations of their potential occurrence on the Project Site as well as their potential to be adversely affected by the Project based on field observations.



Potential Occurrence: None

Potential For Project to Effect: None

Southern Dune Scrub

Global Rank:	G1
State Rank:	S1.1
Taxon Code:	CTT21330CA
CNDDB Records:	1
Taxon Group:	Dune
Habitats:	Coastal dunes
Notes:	—

Potential Occurrence: None

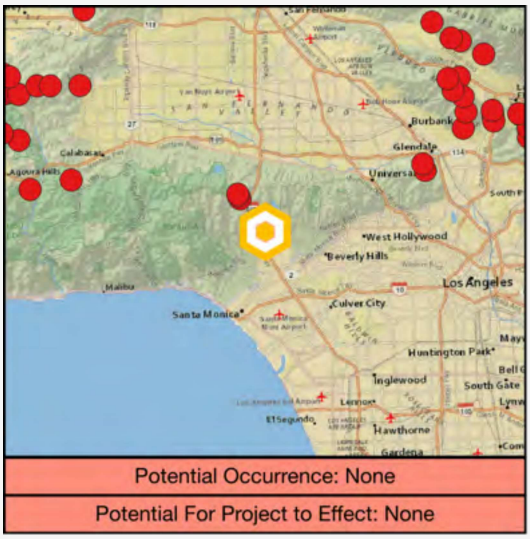
Potential For Project to Effect: None

Riversidian Alluvial Fan Sage Scrub

Global Rank:	G1
State Rank:	S1.1
Taxon Code:	CTT32720CA
CNDDB Records:	1
Taxon Group:	Scrub
Habitats:	Coastal scrub
Notes:	—

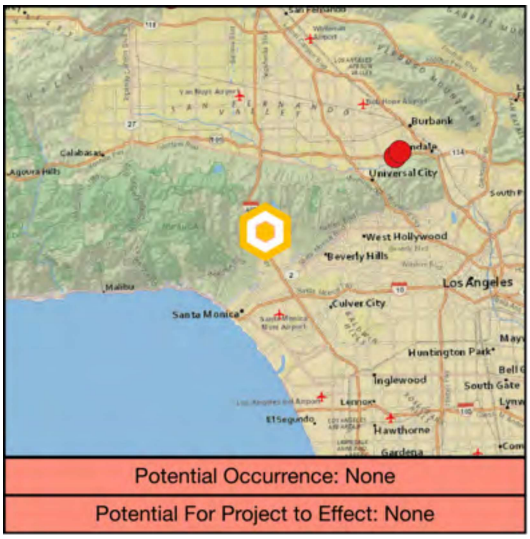
Southern Coastal Salt Marsh

Global Rank:	G2
State Rank:	S2.1
Taxon Code:	CTT52120CA
CNDDB Records:	1
Taxon Group:	Marsh
Habitats:	Marsh & swamp; Wetland
Notes:	—



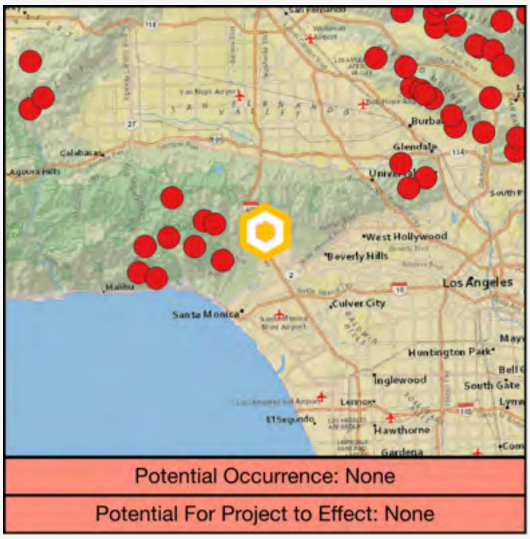
Southern Coast Live Oak Riparian Forest

Global Rank:	G4
State Rank:	S4
Taxon Code:	CTT61310CA
CNDDB Records:	9
Taxon Group:	Riparian
Habitats:	Riparian forest
Notes:	—



Southern Cottonwood Willow Riparian Forest

Global Rank:	G3
State Rank:	S3.2
Taxon Code:	CTT61330CA
CNDDB Records:	1
Taxon Group:	Riparian
Habitats:	Riparian forest
Notes:	—



Southern Sycamore Alder Riparian Woodland

Global Rank:	G4
State Rank:	S4
Taxon Code:	CTT62400CA
CNDDB Records:	20
Taxon Group:	Riparian
Habitats:	Riparian woodland
Notes:	—

California Walnut Woodland

Global Rank:	G2
State Rank:	S2.1
Taxon Code:	CTT71210CA
CNDDB Records:	9
Taxon Group:	Woodland
Habitats:	Cismontane woodland
Notes:	—

Potential Project Effects

This effects discussion is organized to comply with the written requirements in CP-4073, which provides direction on how Planning wants potential Project effects discussed, including Avoidance and Minimization Measures, Direct Effects, Indirect Effects, and Cumulative Effects. CP-4074 does not include guidance for effects discussions except for Mountain Lion. For each type of effect the guidance from CP-4073 is *quoted in italics*. Neither guidance document separates vegetation communities from the discussion of flora, as has been done in this report, as vegetation communities comprise the habitat within which flora and fauna are found.

Avoidance and Minimization Measures

CP-4073 requires discussion of *how the project has been designed to avoid and minimize impacts to flora, such as reconfiguring the building footprint to avoid impact/removal of trees and native vegetation.* No native vegetation is

present on the Project Site, therefore, no avoidance measures would be required of any Project. The proposed Project, however, is a parcel split which would have no ground-disturbing effects.

Direct Effects

CP-4073 guidance only addresses direct effects on individual flora species, not vegetation communities or habitats. As no natural vegetation communities are present on or adjacent to the Project Site, no direct effects on such communities would occur as a result of any Project. The proposed Project, however, is a parcel split which would have no ground-disturbing effects and no direct effects on vegetation communities.

Indirect Effects

CP-4073 advises that indirect effects are those effects that *may occur from brush clearance for fuel modification requirements on adjacent properties, addition of invasive species, etc.* The proposed Project is a parcel split which would have no ground-disturbing effects. As such, the proposed Project would not have adverse indirect effects on vegetation communities.

Cumulative Effects

For cumulative effects, CP-4073 states that effects *may occur from cumulative losses in the local populations of a sensitive/special status species*, requiring that this report *describe recent projects within a 500-foot radius and whether their impacts together with the project may create significant cumulative losses for any particular sensitive/special status species.* For this section, however, we will replace special status species with native or natural vegetation communities. As previously described in the required **Site History** and **Characteristics of the Surrounding Area** sections of this report, the Project Site is located within an area of existing and long-standing residential development. Significant cumulative impacts on vegetation communities within this area occurred over several decades from the 1930s to the 1990s. Today, most Projects occurring within this area are small Projects that do not significantly change the extent and character of existing conditions relative to vegetation. As such, the proposed Project would not be expected to contribute to any modern day significant cumulative losses of vegetation communities and habitats.

Measures to Avoid Significant Adverse Effects

As the Project being analyzed herein is a proposed parcel split with no ground-disturbing activities, no measures are proposed to avoid significant adverse effects on vegetation communities.

General Conclusions

The proposed Project will not have significant direct, indirect, or cumulative effects on vegetation communities as no natural vegetation communities are present on the Project Site and no ground-disturbing activities are proposed.

Flora

The following section discusses flora in the Biological Study Area, including known resources and the potential for occurrence of special status resources.

Literature Review

The floral literature review identified 46 special status taxa to be considered for their potential occurrence. This was based on records from the following sources:

- **CNDDB:** 118 occurrences of 38 floral taxa in the CNDDB for the Regional Study Area.
- **CNPS:** 64 floral taxa in the CNPS Rare Plant Inventory for the Regional Study Area.
- **IPaC:** Two floral taxa recommended for consideration by IPaC based on an upload of the Project Site boundary.
- **Critical Habitat:** One floral taxon with proposed or designated critical habitat in the Regional Study Area.

All special status flora considered for this report are discussed in the Data Analysis section below and in the Desktop Review Report provided as **Appendix D.** Per the guidance in CP-4073 and CP-4074, taxa with occurrence potentials of Low and None will not be discussed further.

Field Methodology

A discussion of methods, including the date, time, and weather parameters is provided in the Methods section of this report and summarized in **Table 2.** Plant taxa were identified and recorded along with their approximate abundance and condition in a geospatial database. Landscape plants were largely ignored unless they were native taxa maintained within landscaping, or if they were potentially of biological importance.

Data Analysis

Resource Presence/Absence

General Resource Analysis

The list of 13 floral taxa detected by England|Ecology is provided in the **Floral & Faunal Compendium** provided as **Appendix C.** No special status floral taxa from the Desktop Review were detected. One taxon protected by the City of Los Angeles Protected Tree and Shrub Relocation and Replacement Ordinance was detected, outside of the area addressed by the Arborist Report (which only provided data on the proposed parcel to be split). The known or expected status of all special status flora analyzed for this report are described in the next section.

Special Status Resource Analysis

Of the 46 special status floral taxa analyzed for this report, 0 were determined to be Present, 0 were determined to have a High potential for occurrence, 0 were determined to have a Moderate potential for occurrence, 0 were determined to have a Low potential for occurrence, and 46 were determined to have no potential for occurrence. These data are summarized in the Desktop Review Report provided in **Appendix D.** The accounts below summarize taxa determined to have moderate or higher occurrence potential.

Critical Habitat

While critical habitat for a plant listed under the Federal Endangered Species Act has been designated within the Regional Study Area, no critical habitat is present on or near the Biological Study Area, including the Project Site. Critical habitat locations are described in the attached **Desktop Review Report** and shown in **Figure 12.**

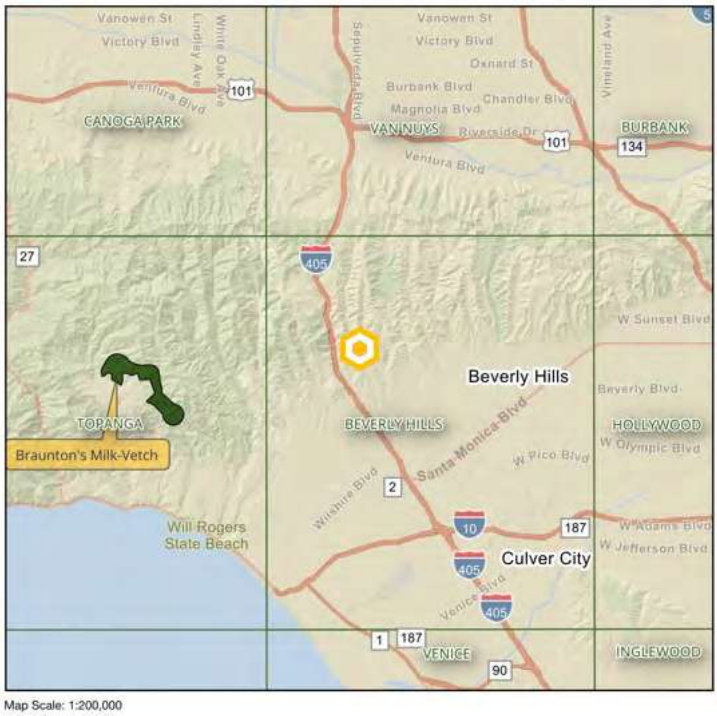


Figure 12. Critical habitat for plants in a portion of the Regional Study Area

Potential Protected Trees and Shrubs

The following summarizes the presence or absence of taxa that are potentially protected by the City of Los Angeles Protected Tree and Shrub Relocation and Replacement Ordinance:

- Protected Trees:
    - California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak (*Quercus berberidifolia*): not present.
    - Southern California Black Walnut (*Juglans californica*): not present.
    - Western Sycamore (*Platanus racemosa*): present.
    - California Bay (*Umbellularia californica*): not present.
- Protected Shrubs:
    - Mexican Elderberry (*Sambucus mexicana*): not present.
    - Toyon (*Heteromeles arbutifolia*): not present.

The Arborist Report addressing the proposed parcel to be split is provided in **Appendix F.** As stated previously, the sycamore is not represented in the Arborist Report as it is outside of the area covered by that report.

Potential Project Effects

This effects discussion is organized to comply with the written requirements in CP-4073, which provides direction on how Planning wants potential Project effects discussed, including Avoidance and Minimization Measures, Direct Effects, Indirect Effects, and Cumulative Effects. CP-4074 does not include guidance for effects discussions except for Mountain Lion. For each type of effect the guidance from CP-4073 is *quoted in italics*. Neither guidance document separates vegetation communities from the discussion of flora, as has been done in this report, as vegetation communities comprise the habitat within which flora and fauna are found.

Avoidance and Minimization Measures

CP-4073 requires discussion of *how the project has been designed to avoid and minimize impacts to flora, such as reconfiguring the building footprint to avoid impact/removal of trees and native vegetation.* The proposed Project is a parcel split which would have no ground-disturbing effects. No avoidance or minimization measures are required.

Direct Effects

CP-4073 states that direct effects *may occur if a flora species is identified within areas that will be disturbed either by development or used as construction staging areas*. The guidance further describes the particulars of analyzing direct effects on special status plants. As no special status flora are present on or adjacent to the Project Site, no direct effects on special status flora would occur as a result of any Project. The proposed Project, however, is a parcel split which would have no ground-disturbing effects and no direct effects on flora.

Indirect Effects

CP-4073 advises that indirect effects are those effects that *may occur from brush clearance for fuel modification requirements on adjacent properties, addition of invasive species, etc.* The proposed Project is a parcel split which would have no ground-disturbing effects. As such, the proposed Project would not have adverse indirect effects on floral resources.

Cumulative Effects

For cumulative effects, CP-4073 states that effects *may occur from cumulative losses in the local populations of a sensitive/special status species*, requiring that this report *describe recent projects within a 500-foot radius and whether their impacts together with the project may create significant cumulative losses for any particular sensitive/special status species.* As previously described in the required **Site History** and **Characteristics of the Surrounding Area** sections of this report, the Project Site is located within an area of existing and long-standing residential development. Significant cumulative impacts on flora within this area occurred over several decades from the 1930s to the 1990s. Today, most Projects occurring within this area are small Projects that do not significantly change the extent and character of existing conditions relative to vegetation. As such, the proposed Project would not be expected to contribute to any modern day significant cumulative losses of flora.

Measures to Avoid Significant Adverse Effects

As the Project being analyzed herein is a proposed parcel split with no ground-disturbing activities, no measures are proposed to avoid significant adverse effects on special status plants.

General Conclusions

No special status plants are known to occur or expected to occur on the Project Site. The proposed Project will not have significant direct, indirect, or cumulative effects on special status plants as no special status plants are present on the Project Site and no ground-disturbing activities are proposed.

Fauna

The following section discusses fauna in the Biological Study Area, including known resources and the potential for occurrence of special status resources.

Literature Review

The faunal literature review identified 77 special status taxa to be considered for their potential occurrence. This was based on records from the following sources:

- **CNDDB:** 313 occurrences of 58 faunal taxa in the CNDDB for the Regional Study Area.
- **IPaC:** 24 faunal taxa recommended for consideration by IPaC based on an upload of the Project Site boundary.
- **Critical Habitat:** Four faunal taxa with proposed or designated critical habitat in the Regional Study Area.

All special status fauna considered for this report are discussed in the Data Analysis section below and in the Desktop Review Report provided as **Appendix D**. Per the guidance in CP-4073 and CP-4074, taxa with occurrence potentials of Low and None will not be discussed further.

Field Methodology

A discussion of methods, including the date, time, and weather parameters is provided in the Methods section of this report and summarized in **Table 2**. All wildlife species directly observed, heard (e.g., bird song), or for which sign was observed (e.g., gopher burrows, scat, etc.) were recorded in a geospatial database. While larger bird nests—such as those used by raptors and corvids—were searched for as they can be used across years, a time-intensive nesting bird survey was not conducted as the results would be irrelevant to the Project's timeline. The site was also assessed for potential bat roosting habitat, suitability for wildlife movement, and use by other wildlife taxa of importance where applicable.

Data Analysis

Resource Presence/Absence

General Resource Analysis

The list of 17 faunal taxa detected by England|Ecology is provided in the **Floral & Faunal Compendium** provided as **Appendix C**. This list includes 0 amphibian, 0 reptile, 16 bird, and one mammal detections during fieldwork conducted on the Project Site. The most commonly observed taxa were Botta's Pocket Gopher (*Thomomys bottae*), Ruby-crowned Kinglet (*Corthylio calendula*), and Lesser Goldfinch (*Spinus psaltria*). A total of two special status faunal taxa were detected. The known or expected status of all special status fauna analyzed for this report are described in the next section.

Special Status Resource Analysis

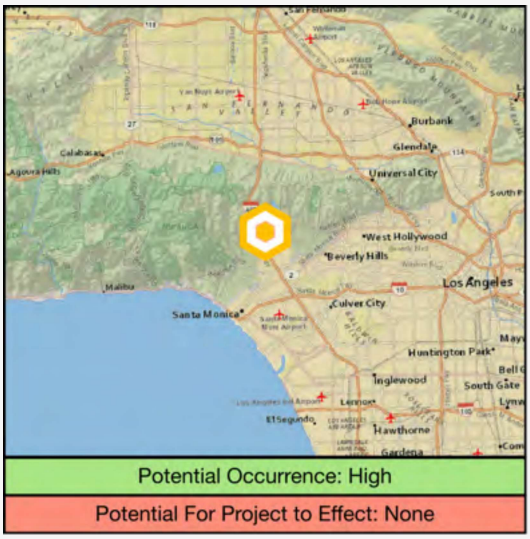
Of the 77 special status faunal taxa analyzed for this report, two were determined to be Present, five were determined to have a High potential for occurrence, four were determined to have a Moderate potential for occurrence, six were determined to have a Low potential for occurrence, and 60 were determined to have no potential for occurrence. These

data are summarized in the Desktop Review Report provided in **Appendix D.** The accounts below summarize taxa determined to have moderate or higher occurrence potential. The maps show the centroids of the CNDDB records in order to spatially depict the occurrences relative to the Project Site (for taxa that are in the CNDDB). All data, including habitat descriptions, is directly from the CNDDB.

American Peregrine Falcon

Falco peregrinus anatum

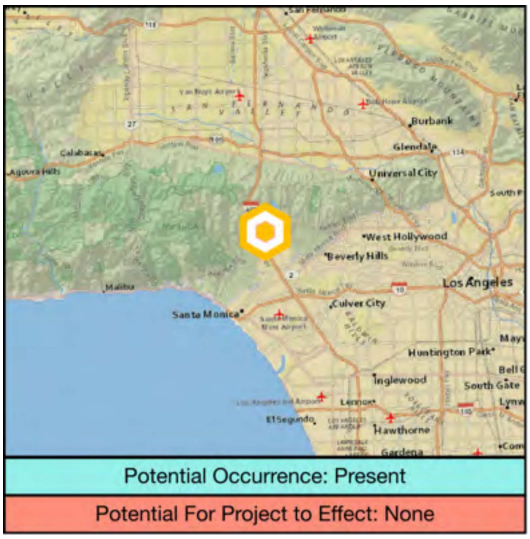
Legal Status:	FD, CD, S3S4
Source(s):	CNDDB(2)
Taxon Code:	ABNKD06071
Natural History:	NEAR WETLANDS, LAKES, RIVERS, OR OTHER WATER; ON CLIFFS, BANKS, DUNES, MOUNDS; ALSO, HUMAN-MADE STRUCTURES. NEST CONSISTS OF A SCRAPE OR A DEPRESSION OR LEDGE IN AN OPEN SITE.
Range Notes:	—
Habitat Suitability:	High. No suitable nesting habitat on or near the Project Site. CWHR Predicted Habitat: High quality. EnglandlEcology agrees.
Notes:	This taxon is most widespread in the winter when it occurs in a wide range of habitats, including dense urban areas, where it feeds mostly on medium-sized birds. If Peregrine Falcon occurs on the Project Site at all, it is likely an uncommon occurrence and would most likely be observed as a flyover while hunting.
Habitats:	Potentially found in Artificial Water Feature, Disturbed - Impermeable Surface, Disturbed - Permeable Surface, Landscape - Forb, Landscape - Tree & Shrub, Residential - Undifferentiated



Western Screech-Owl

Megascops kennicottii

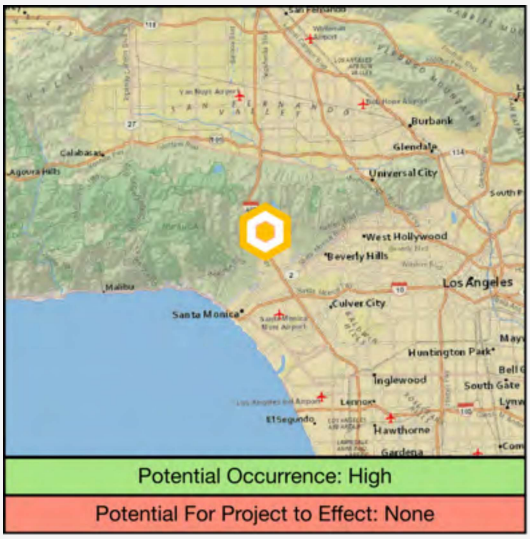
Legal Status:	BCC
Source(s):	IPaC
Taxon Code:	ABNSB01040
Natural History:	No CNDDB habitat description available
Range Notes:	—
Habitat Suitability:	High. CWHR Predicted Habitat: High quality. EnglandlEcology agrees.
Notes:	—
Habitats:	Potentially found in Landscape - Tree & Shrub



Allen's Hummingbird

Selasphorus sasin

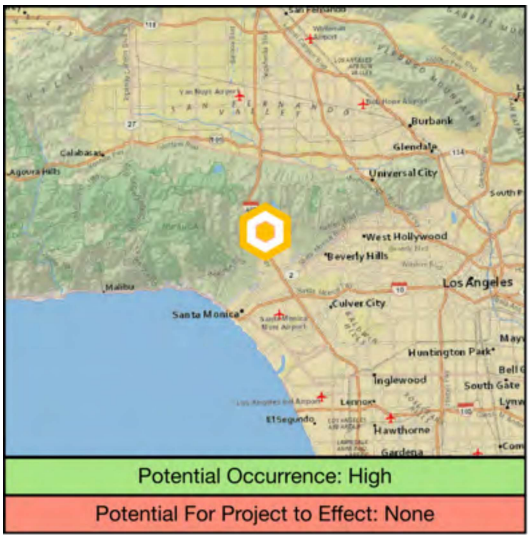
Legal Status: BCC
Source(s): IPaC
Taxon Code: ABNUC51030
Natural History: No CNDDB habitat description available
Range Notes: —
Habitat Suitability: High. CWHR Predicted Habitat: High quality. EnglandlEcology agrees.
Notes: This taxon has adapted to and benefits from nectar-rich landscaped environments, increasing its range and numbers in recent years.
Habitats: Potentially found in Landscape - Tree & Shrub



Nuttall's Woodpecker

Dryobates nuttallii

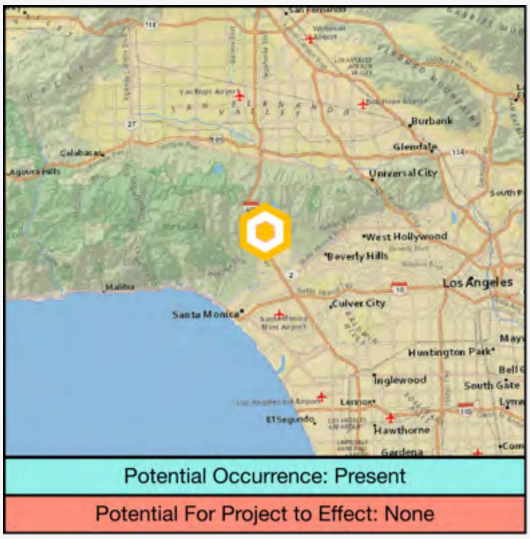
Legal Status: BCC
Source(s): IPaC
Taxon Code: ABNYF07020
Natural History: No CNDDB habitat description available
Range Notes: —
Habitat Suitability: High. CWHR Predicted Habitat: Medium quality. EnglandlEcology disagrees. Present in nearly all wooded areas of Los Angeles.
Notes: —
Habitats: Potentially found in Landscape - Tree & Shrub



Oak Titmouse

Baeolophus inornatus

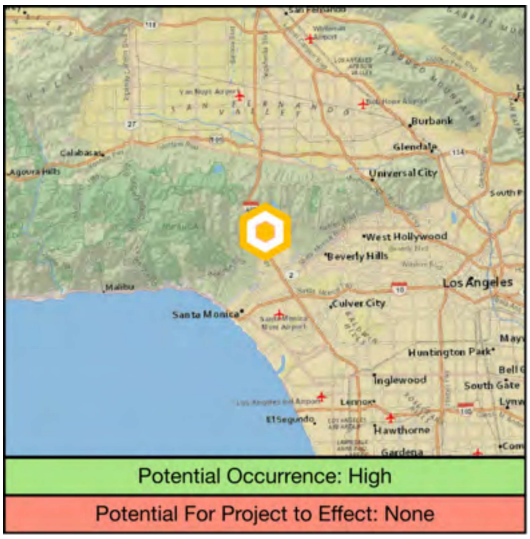
Legal Status: BCC
Source(s): IPaC
Taxon Code: ABPAW01100
Natural History: No CNDDB habitat description available
Range Notes: —
Habitat Suitability: High. CWHR Predicted Habitat: High quality. EnglandlEcology agrees.
Notes: —
Habitats: Potentially found in Landscape - Tree & Shrub



Wrentit

Chamaea fasciata

Legal Status: BCC
Source(s): IPaC
Taxon Code: ABPBJ26010
Natural History: No CNDDB habitat description available
Range Notes: —
Habitat Suitability: High. CWHR Predicted Habitat: High quality. EnglandlEcology agrees.
Notes: —
Habitats: Potentially found in Landscape - Tree & Shrub



California Thrasher

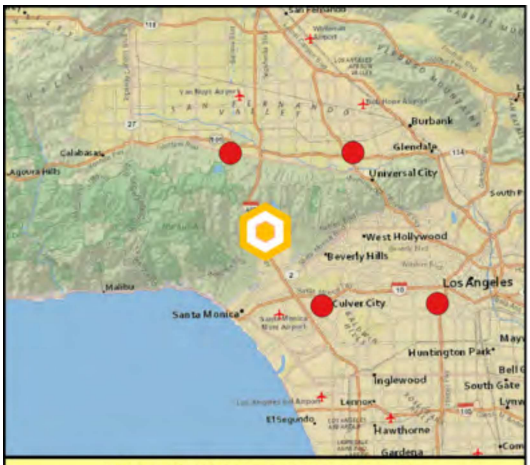
Toxostoma redivivum

Legal Status: BCC
Source(s): IPaC
Taxon Code: ABPBK06080
Natural History: No CNDDB habitat description available
Range Notes: —
Habitat Suitability: High. CWHR Predicted Habitat: High quality. EnglandlEcology agrees.
Notes: —
Habitats: Potentially found in Landscape - Tree & Shrub

Lawrence's Goldfinch

Spinus lawrencei

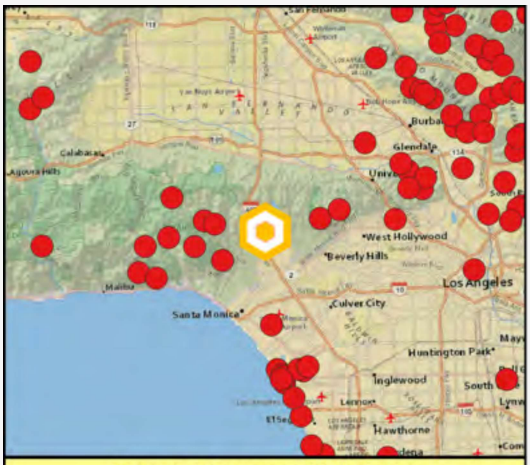
Legal Status: S4, BCC
Source(s): IPaC
Taxon Code: ABPBY06100
Natural History: NESTS IN OPEN OAK OR OTHER ARID WOODLAND AND CHAPARRAL, NEAR WATER. NEARBY HERBACEOUS HABITATS USED FOR FEEDING. CLOSELY ASSOCIATED WITH OAKS.
Range Notes: —
Habitat Suitability: Medium. CWHR Predicted Habitat: Medium quality. EnglandlEcology agrees.
Notes: Lawrence's Goldfinch populations move frequently following preferred food sources, especially fiddleneck. No breeding habitat is present on the Project Site. Only likely to occur sporadically during seasonal movements.
Habitats: Potentially found in Landscape - Tree & Shrub



Pallid Bat

Antrozous pallidus

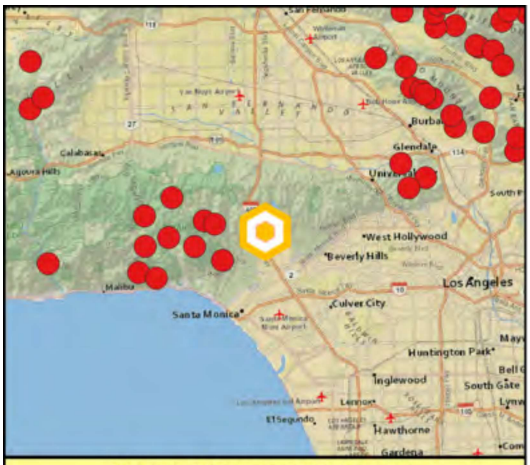
Legal Status: SSC, S3
Source(s): CNDDB(4)
Taxon Code: AMACC10010
Natural History: DESERTS, GRASSLANDS, SHRUBLANDS, WOODLANDS AND FORESTS. MOST COMMON IN OPEN, DRY HABITATS WITH ROCKY AREAS FOR ROOSTING. ROOSTS MUST PROTECT BATS FROM HIGH TEMPERATURES. VERY SENSITIVE TO DISTURBANCE OF ROOSTING SITES.
Range Notes: —
Habitat Suitability: Medium. CWHR Predicted Habitat: Medium quality. EnglandIEcology agrees.
Notes: No potential roosting habitat was identified during the survey. If present, only likely to use the Project Site for foraging overflights.
Habitats: Potentially found in Artificial Water Feature, Disturbed - Impermeable Surface, Disturbed - Permeable Surface, Landscape - Forb, Landscape - Tree & Shrub, Residential - Undifferentiated



San Diegan Legless Lizard

Anniella stebbinsi

Legal Status: SSC, S3
Source(s): CNDDB(36)
Taxon Code: ARACC01060
Natural History: GENERALLY SOUTH OF THE TRANSVERSE RANGE, EXTENDING TO NORTHWESTERN BAJA CALIFORNIA. OCCURS IN SANDY OR LOOSE LOAMY SOILS UNDER SPARSE VEGETATION. DISJUNCT POPULATIONS IN THE TEHACHAPI AND PIUTE MOUNTAINS IN KERN COUNTY. VARIETY OF HABITATS; GENERALLY IN MOIST, LOOSE SOIL. THEY PREFER SOILS WITH A HIGH MOISTURE CONTENT.
Range Notes: —
Habitat Suitability: Medium. CWHR Predicted Habitat: Medium quality.
Notes: —
Habitats: Potentially found in Landscape - Tree & Shrub



San Bernardino Ring-necked Snake

Diadophis punctatus modestus

Legal Status: S2?
Source(s): CNDDB(1)
Taxon Code: ARADB10015
Natural History: MOST COMMON IN OPEN, RELATIVELY ROCKY AREAS. OFTEN IN SOMEWHAT MOIST MICROHABITATS NEAR INTERMITTENT STREAMS. AVOIDS MOVING THROUGH OPEN OR BARREN AREAS BY RESTRICTING MOVEMENTS TO AREAS OF SURFACE LITTER OR HERBACEOUS VEG.
Range Notes: —
Habitat Suitability: Medium. CWHR Predicted Habitat: Medium quality. EnglandIEcology agrees.
Notes: —
Habitats: Potentially found in Landscape - Tree & Shrub

Critical Habitat

While critical habitat for wildlife listed under the Federal Endangered Species Act has been designated or proposed within the Regional Study Area, no critical habitat is present on or near the Biological Study Area, including the Project Site. Critical habitat locations are described in the attached **Desktop Review Report** and shown in **Figure 13.**

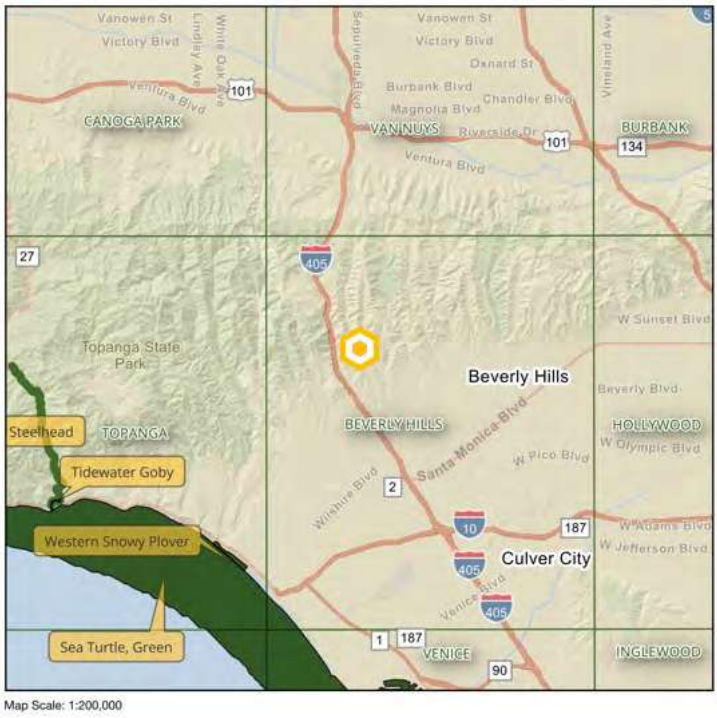


Figure 13. Critical habitat for wildlife in a portion of the Regional Study Area

Mountain Lion

Planning document CP-4074 requires consideration of the potential presence of Mountain Lion (*Puma concolor*). Guidance language provided in CP-4074 is provided in italics:

- *Habitat suitable for mountain lion dens, including caves, large natural cavities within rocky areas, or vegetation thickets deemed appropriate for use by mountain lions based on size and other characteristics (e.g., proximity to human development, surrounding habitat). Habitat use should be based on two behavior categories: reproductive behavior (communication and denning), or non-reproductive behavior (moving and feeding), and any natural communities on the project site that are suitable for either behavior*: There was no habitat on the site suitable for Mountain Lions for reproductive or non-reproductive behavior. This is because of the following observed factors: existing development of the Project Site, surrounding human development, and lack of natural habitats.

- *Evidence of mountain lion presence (e.g., direct observation, tracks, scat, carcasses or bones of prey species) in the vicinity of identified suitable habitat*: No evidence of Mountain Lion presence was detected during the survey and none would be expected.

- *Habitat suitable for mule deer, including the presence of grasses and forbs, woodland vegetation (especially acorn mast), chaparral vegetation (especially chamise shrubs), and riparian vegetation*: While Mule Deer likely occur periodically, there is no natural habitat for Mule Deer on or near the Project Site.

- *Evidence of mule deer presence (e.g., direct observation, tracks, scat, carcasses)*: No evidence of Mule Deer presence was detected during the survey and none would be expected.

As Mountain Lion would not be expected to occur, the proposed Project would not have an adverse effect on Mountain Lions.

Bats

Planning document CP-4074 requires an assessment of bat habitat for day and night roosts. Guidance language provided in CP-4074 is provided in italics:

- *Habitat suitable for bats, including trees (e.g., palm trees, large old trees with cavities, dead trees), cliff faces, rock outcroppings, structure overhangs (e.g., roof overhangs on houses and sheds), and bridges*: There are numerous palm trees, large old trees (though perhaps none with cavities, and structure overhangs.

- *Evidence of bat presence (e.g., direct observation (alive or dead), guano deposits, urine stains, vocalizations) in the vicinity of identified suitable habitat*: No evidence of bat presence was observed.

- *The proximity of suitable bat habitat to prime foraging areas, such as water sources (e.g., artificial lakes, reservoirs, pools, rivers, drainages, or storm channels)*: The nearest potential prime foraging area for bats is Stone Canyon Reservoir located approximately 1.3 miles to the northeast.

If bats are present, it would most likely be for aerial foraging during nighttime. Roosting, however, cannot be ruled out based on the survey data collected thus far.

Nesting Birds

Birds – including native species protected by the Migratory Bird Treaty Act and California Fish and Game Code – have the potential to nest in nearly any environment, including those heavily altered by anthropogenic activity. Planning document CP-4074 provides specific guidance for assessing the potential for nesting birds. Guidance language provided in CP-4074 is provided in italics:

- *Describe the methodology used to assess the project site for suitable nesting birds, with specific reference to long-term nesting species such as raptors (hawks, owls, falcons) and colonial waterbirds (e.g., herons and egrets). Please ensure that the entire vicinity of the subject property (e.g., out to 500') is evaluated, both for these long-term nests, as well as for their foraging habitat. If no nesting birds are found, summarize the negative survey results*: The entirety of the Project Site was directly surveyed as described in the *Methods* section of this report. To the extent feasible, larger trees out to 500 feet from the Project Site were assessed remotely using 8X42 Leica Noctivid binoculars, looking for visible evidence of larger platform nests. Raptors and corvids were also observed during the survey for behavioral indicators of nest location. The Project Site is not in a location where colonial waterbirds would be expected to nest. No raptor or corvid nests were detected during the survey.

- *Surveys should identify habitat suitable for nesting birds, including trees, shrubs, and structure overhangs (e.g., roof overhangs on houses and sheds)*: Nesting on the Project Site by smaller bird species would be expected during the nesting season. Potential nest locations include landscape shrubs and trees and existing structures on the Project Site.

- *Evidence of nesting birds (e.g., photos of nests with birds inside)*: No nesting birds were detected during the survey, however, a specific and time-intensive nesting bird survey, watching for behavioral indicators of nesting behavior, was not conducted.

Wildlife Movement

Wildlife movement corridors are important for maintaining population levels and genetic diversity. As such, effects on wildlife movement are an important consideration when discussing the natural resources of any area. At a small enough scale, any project or activity can potentially affect the movement of wildlife if any wildlife are present at all. In general, however, the term "wildlife movement corridor" means an area of habitat that is important for the movement of wildlife

between larger habitat areas or cores. For the proposed Project, England|Ecology considered the following relative to the importance of lands on the Project Site for wildlife movement:

- **The South Coast Missing Linkages Project:** The South Coast Missing Linkages Project[26] was a 2008 inter-agency effort to identify and conserve the highest-priority linkages in the South Coast Ecoregion. The nearest linkage to the Project Site is Santa Monica - Sierra Madre located approximately 12.05 miles to the west.

- **The California Essential Habitat Connectivity Project:** The California Essential Habitat Connectivity Project[27] was a 2010 project commissioned by the California Department of Fish and Wildlife and Caltrans which identified remaining blocks of contiguous natural habitat in California (i.e., natural landscape blocks) and modeled linkages between neighboring large natural landscape blocks. The nearest linkage to the Project Site is Castro Peak/Santa Monica Mtns - Pine Mountain/Sespe Condor located approximately 11.4 miles to the west.

Figure 14. City of Los Angeles Wildlife Movement Connectivity Data

- **City of Los Angeles Wildlife Connectivity:** The City of Los Angeles provides remotely-sensed habitat connectivity data[28] for assessing potential wildlife movement. The data is provided at a 30 meter resolution. The data shows most of the Biological Study Area as having restricted movement, with some small but disconnected patches suggesting movement could occur. A map depicting these data for the Biological Study Area is provided as **Figure 14.**

- **Direct Observations:** The Project Site is developed, is surrounded by other residential development, has surrounding walls and fencing, and has no natural vegetation communities. All of which would suggest the Project Site is not part of any potential wildlife movement corridor.

[26] http://www.scwildlands.org/

[27] https://wildlife.ca.gov/Science-Institute/Habitat-Connectivity

[28] https://geohub.lacity.org/maps/labos::citywide-wildlife-connectivity/about

Based on the above observations, lands on the Project Site would not be a component of an existing wildlife movement corridor nor would any new development on the Project Site be expected to significantly obstruct wildlife movement beyond existing conditions.

Protected Areas for Wildlife & Wildlife Movement Pathways

The Project Site may be located[29] within the Santa Monica Mountains East PAW as described in the *Protected Areas for Wildlife & Wildlife Movement Pathways* (PAWs) report prepared by ESA for Los Angeles City Planning in February 2021[30]. Relative to the criteria described for that PAW, the Project Site:

- Criterion 1: Supports Endangered & Threatened Plants/Wildlife: the PAWs report states that this PAW "Supports Endangered or Threatened wildlife species." While this is true in many preserved open space areas and areas nearby, there is no evidence that the Project Site supports endangered and threatened plants and/or wildlife. The habitats on-site are unlikely to do so as noted in the sensitive flora and fauna discussions above and in the attached **Desktop Review Report.**

- Criterion 2: Supports Unique/Restricted Distribution in Southern California: the PAWs report states that this PAW "Supports sensitive natural plant communities and special-status plant and wildlife species (e.g., CRPR plant species, SSC wildlife species)." The Project Site does not support natural plant communities, as noted previously in the **Vegetation Communities & Habitats** section of this report. As described in the **Flora** section of this report, as well as the attached **Desktop Review Report**, the Project Site would not be expected to harbor CRPR plant species. As described in the **Fauna** section of this report, as well as the attached **Desktop Review Report**, the Project Site has potential to harbor the following SSC wildlife species: Pallid Bat and San Diegan Legless Lizard.

- Criterion 3: Supports Unique/Restricted Distribution in Los Angeles: as noted in the PAWs report, this Criterion is not satisfied for the PAW so it is not discussed further.

- Criterion 4: Supports Linkages/Constrained Linkages: the PAWs report states that this PAW "Supports Linkages/ Constrained Linkages". As noted earlier in this report in the Wildlife Movement section, the Project Site is not in a position to provide connectivity between habitat blocks.

- Criterion 5: Supports Breeding/Feeding/Resting/Migrating Grounds with Limited Availability in Southern California/ Los Angeles: the PAWs report states that this PAW "Supports a variety of bird species, and is important for preserving biodiversity." It is, indeed, the case the Project Site supports a variety of bird species as do most vegetated areas of Southern California. As described below in Potential Project Effects, the Project would not be expected to significant adverse effects on bird species.

- Criterion 6: Restoration Foreseeable: as noted in the PAWs report, this Criterion is not satisfied for the PAW so it is not discussed further.

[29] Spatial data with these boundaries has not been made public. The only reference available are low resolution maps in the PAWs Report.

[30] ESA. 2021. Protected Areas for Wildlife & Wildlife Movement Pathways. Report prepared for Los Angeles City Planning. 354 pages.

Potential Project Effects

This effects discussion is organized to comply with the written requirements in CP-4073, which provides direction on how Planning wants potential Project effects discussed, including Avoidance and Minimization Measures, Direct Effects, Indirect Effects, and Cumulative Effects. CP-4074 does not include guidance for effects discussions except for Mountain Lion. For each type of effect the guidance from CP-4073 is *quoted in italics*.

Avoidance and Minimization Measures

CP-4073 requires discussion of *how the project has been designed to avoid and minimize impacts to fauna, such as incorporating minimal landscape lighting and wildlife-friendly fencing*. The proposed Project is a parcel split which would have no ground-disturbing effects. No avoidance or minimization measures are required.

Direct Effects

CP-4073 states that direct effects *may occur if a fauna species is identified as nesting, foraging or otherwise occurring in areas that will be disturbed either by development or used as construction staging areas.* The guidance further describes the particulars of analyzing direct effects on special status wildlife, and states that direct effects *may also occur if the project may restrict or block the entrances/exits of a wildlife corridor*. The Project's potential to directly affect different categories of wildlife is discussed below:

- **Invertebrates:** No special status invertebrates are expected to occur on or adjacent to the Project Site, therefore, no measures would be required of any Project to avoid significant adverse effects on special status invertebrates.
- **Fish:** No special status fish are expected to occur on or adjacent to the Project Site, therefore, no measures would be required of any Project to avoid significant adverse effects on special status fish.
- **Amphibians:** No special status amphibians are expected to occur on or adjacent to the Project Site, therefore, no measures would be required of any Project to avoid significant adverse effects on special status amphibians.
- **Reptiles:** While two special status reptiles have moderate or higher potential to occur on the Project Site, one of these taxa is a California Species of Special Concern, which is an administrative designation and carries no formal legal status[31]. The other has no formal legal status. No measures would be required of any Project to avoid significant adverse effects on special status reptiles.
- **Birds:** While special status birds are present or have a high potential for occurrence, those occurring and potentially occurring are: seven Birds of Conservation Concern, which are non-threatened and non-endangered taxa with an administrative designation that carries no formal legal status, and one delisted raptor for which no nesting habitat is present. The Project, however, is a proposed parcel split with no ground-disturbing effects.
- **Mammals (Except Bats):** No special status non-bat mammals are expected to occur on or adjacent to the Project Site, therefore, no measures would be required of any Project to avoid significant adverse effects on special status non-bat mammals.

[31] https://wildlife.ca.gov/Conservation/SSC#394871319-how-are-sscs-addressed-under-the-california-environmental-quality-act

- **Bats:** While one special status bat has moderate or higher potential to occur on the Project Site, this taxon is a California Species of Special Concern, which is an administrative designation and carries no formal legal status[32]. While bat roosts were not definitively documented, there are trees on the Project Site that are potentially suitable for bat roosting. The Project, however, is a proposed parcel split with no ground-disturbing effects.

- **Wildlife Movement:** As described previously in the section on **Wildlife Movement**, the Project Site is not important to wildlife movement or a component of a known or potential wildlife movement corridor. As such, no measures would be required of any Project to avoid significant adverse effects on wildlife movement.

Indirect Effects

CP-4073 advises that indirect effects are those effects *that may occur from adding wildlife barriers (e.g., fencing) or modifying human infrastructure commonly utilized by wildlife (e.g., culverts)*. The proposed Project is a parcel split. As such, the proposed Project would not have adverse indirect effects on faunal resources.

Cumulative Effects

For cumulative effects, CP-4073 states that effects *from cumulative losses in the local populations of a sensitive/special status species or in a general wildlife corridor,* requiring that this report *describe recent projects within a 500-foot radius and whether their impacts together with the project may create significant cumulative losses for any particular sensitive/special status species or general wildlife connectivity.* As previously described in the required **Site History** and **Characteristics of the Surrounding Area** sections of this report, the Project Site is located within an area of existing and long-standing residential development. Significant cumulative impacts on habitats, species populations, and wildlife movement within this area occurred over several decades from the 1930s to the 1990s. Today, most Projects occurring within this area are small Projects that do not significantly change the extent and character of existing conditions relative to these aspects of wildlife use of the local environment. As such, the proposed Project would not be expected to contribute to any modern day significant cumulative losses habitat, species, or connectivity.

Measures to Avoid Significant Adverse Effects

As the Project being analyzed herein is a proposed parcel split with no ground-disturbing activities, no measures are proposed to avoid significant adverse effects on special status fauna.

General Conclusions

The Project Site provides or has potential to provide habitat to the following special status faunal resources:

- Two fauna taxa determined to be Present: Allen's Hummingbird, and Wrentit;

- Five fauna taxa determined to a High potential for occurrence: American Peregrine Falcon, California Thrasher, Nuttall's Woodpecker, Oak Titmouse, and Western Screech-Owl;

- Four fauna taxa determined to have a Moderate potential for occurrence: Lawrence's Goldfinch, Pallid Bat, San Diegan Legless Lizard, and San Bernardino Ring-necked Snake;

[32] https://wildlife.ca.gov/Conservation/SSC#394871319-how-are-sscs-addressed-under-the-california-environmental-quality-act

- Nesting birds protected by the Migratory Bird Treaty Act and California Fish and Game Code.

The proposed Project will not have significant direct, indirect, or cumulative effects on special status wildlife as no ground-disturbing activities are proposed.

Conclusions and Recommendations

This report discussed the potential direct, indirect, and cumulative effects on biological resources due to proposed construction on a parcel approximately 3.3 acres in extent located at 1400 Vista Moraga in the community of Bel Air in the City of Los Angeles, Los Angeles County, California.

Based on the results of a field survey on March 17, 2025 and a desktop review that included in excess of 473 vegetation community, plant, and wildlife records, this report concluded the following:

- **Water Resources:** No natural water resources are present on or adjacent to the Project Site.
- **Vegetation Communities and Habitats:** The Project Site features existing development and landscaping and contains no natural communities.
- **Flora:** The Project Site does not support special status flora.
- **Fauna:** The Project Site is known to or has potential to support wildlife species with minor special status.

The proposed Project is a parcel split with no ground-disturbing activities proposed. As such, the Project would have no adverse effects on biological resources and no measures to avoid significant adverse effects are proposed.

Appendix A. Biological Reporting Standards Acknowledgement of Compliance

APPLICATIONS

BIOLOGICAL REPORTING STANDARDS ACKNOWLEDGMENT

ACKNOWLEDGMENT OF COMPLIANCE

Biological report preparers must sign and include the following acknowledgment in the report:

I attest that I meet the requirements for a Qualified Biologist and California Department of Fish and Wildlife (CDFW) qualifications for botanical field surveyors, both as defined in the Biological Reporting Standards document (CP-4074).

I attest that the creation of the Biological Resources Report complied with all the following standardized requirements in the Biological Reporting Standards document (CP-4074), unless explicitly noted otherwise. Any deviations from the above standards have been detailed and justified in the Biological Resources Report.

Name of Lead Biologist _____

Lead Biologist Signature **Date** _____

Names of Additional Biologists _____

_____

Company Name & Contact Information _____

_____

_____

Appendix B. Report Contributors

All fieldwork, report text, and maps were prepared by Marcus C. England whose resume follows.

Marcus C. England
Principal Biologist

Marcus C. England offers over two decades of experience, with expertise in avian biology, population ecology, project permitting, technical writing, and GIS and project experience in all industries.

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Mt. Washington, Los Angeles, CA

Summary

Marcus C. England is an experienced principal biologist with expertise in avian biology, population ecology, project permitting, technical writing, geographic information systems, and database management. He has led teams on large and complex projects in all industries across the western United States. He has a recovery permit to conduct surveys for California Gnatcatcher, Southwestern Willow Flycatcher, and Yellow-billed Cuckoo and has extensive experience conducting protocol surveys for Least Bell's Vireo, Burrowing Owl, Swainson's Hawk, and Desert Tortoise. England has a thorough knowledge of the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA) and Federal Endangered Species Act (FESA) and how these state and federal policies, as well as local land use and environmental policies, apply to the project permitting process. England has written biological resources assessments and biological assessments for some of the largest development projects in the state of California, including projects in Sacramento, Kern, Ventura, Los Angeles, Orange, San Bernardino, Riverside, and San Diego counties and has successfully supported project permitting under an array of regional habitat conservation plans statewide. He has also written due diligence documents for large projects in northern California, Arizona, New Mexico and Nevada. He currently sits on the Science Advisor Panel for the Clark County (Nevada) Multiple Species Habitat Conservation Plan.

Employment History

Independent Consulting Biologist
dba England|Ecology (now England|Ecology, LLC)
Jan 2010 - Jun 2011, Oct 2016 - Mar 2020, Mar 2023 - Present — Los Angeles, CA

- Author proposals, respond to RFP needs for teaming partners
- Conduct all aspects of fieldwork, data management, report writing, mapping
- Business planning, marketing, relationship development

Director of Biological Resources
Bargas Environmental Consulting
Mar 2020 - Mar 2023 — Sacramento, CA

- Corporate leader, department head, and project manager
- Conduct all aspects of fieldwork, data management, report writing, mapping

Vice President
Bloom Biological
Jun 2011 - Oct 2016 — Santa Ana, CA

- Lead development of corporate business strategy, obtain new work contracts
- Manage staff and biological data, conduct fieldwork, author reports, mapping

Director of Biological Services
Natural Resource Consultants
Jun 2003 - Dec 2009 — Laguna Beach, CA
Write proposals, manage staff and biological data

- Conduct all aspects of fieldwork, data management, report writing, mapping
- Conduct fieldwork, author reports

Chief Ornithologist
Lamanai Field Research Center
Sep 1998 - Jun 2000 — Belize, Central America

- Develop and implement ecosystem-scale research on birds
- Manage volunteer biologists, lead birding tours, develop new tour clients

Permits

Recovery Permit TE-082233
US Fish and Wildlife Service
Jan 2005 - Present

- California Gnatcatcher, Southwestern Willow Flycatcher, Yellow-billed Cuckoo

Scientific Collecting Permit SC-11354
California Department of Fish & Wildlife
Jan 2010 - Present

Expertise

Field Biology
- Specialist in avian ecology and identification
- Sensitive species surveys including Desert Tortoise, California Gnatcatcher, Burrowing Owl, Least Bell's Vireo, Swainson's Hawk, Golden Eagle among many others
- Large-scale vegetation mapping projects and impact analysis
- CEQA, NEPA, FESA, NCCPs
- GPS and mobile field data collection systems

Geospatial
- Desktop software: ArcGIS, QGIS, GRASS
- Server and geodatabases: PostGIS, Spatialite
- Web mapping: Google Maps, OpenLayers

Project Management
- Array of projects in many industries
- Oversight of large multidisciplinary teams
- Reliably on time and within budget
- Collaborate with clients, agencies, other stakeholders

Office
- Operating systems: MacOS, Windows, Linux
- Mobile: iOS, iPadOS, Android
- Productivity Software: MS Office, Apple iWork
- Data Management: MS Access, Excel, Ninox, PowerApps, PostgreSQL
- Server: SharePoint, Plone, Linux

Education

B.Sc. in EEO Biology
The Ohio State University
Mar 1993 - Jun 1998

Management Development for Entrepreneurs
UCLA Anderson School of Management
Sep 2021 - Jan 2022

Certificate in Tropical Ornithology
Estación Biológica La Suerte, Costa Rica
Jun 1996 - Jul 1996

Below: *contemplating the upcoming day's work during implementation of a contract with the US Bureau of Land Management to survey Pygmy Rabbits in a remote area of northern Nevada in September 2017. England|Ecology led a three-person team that completed the work on time and under budget.*

Marcus C. England
Selected Project History

2017 to Present

Upper Westside Specific Plan | Upper Westside, LLC

- Apr 2019 - Apr 2022
- Sacramento County, California
- Swainson's Hawk, Giant Gartersnake
- PM, Surveyor, Author
- Biological Resources Assessment

As project manager and Director for Bargas, England conducted one year of Swainson's Hawk (SWHA) protocol surveys, managed SWHA and other species' survey efforts for two additional years, and authored a biological resources assessment addressing the potential effects of the proposed project on resources, including SWHA and Giant Gartersnake, within the context of the requirements of the Natomas Basin HCP and the Metro Air Park HCP, collectively addressing 22 covered plant and animal species.

Descanso Gardens Wildlife Management Plan | Descanso Gardens Guild

- Jan 2019 - Dec 2019
- Los Angeles County, California
- Special Status Species, Wildlife Habitats, Impacts
- PM, Surveyor, Author
- Wildlife Management Plan

This contract sought to provide solutions to some of the challenges of operating public gardens in a natural environment using guidance from nearby and similar facilities. The plan's goals were to increase the quality of native habitats for wildlife, minimize visitor-wildlife conflict, protect planted garden areas and facilities from wildlife damage, promote environmental research and education, and promote a regional habitat linkage. Fieldwork for the plan included 10 months of diurnal and nocturnal surveys as well as widespread camera trapping.

Harris Beach Management Unit Wildlife Assessment | Oregon Parks & Recreation

- Jan 2018 - Dec 2019
- Brookings, Oregon
- Colonial Waterbirds, Marine Mammals, Spotted Owl
- PM, Surveyor, Author
- Wildlife Assessment

England|Ecology was contracted by OPRD to prepare a wildlife assessment report. Because of the size of the survey area, the field component lasted two weeks and included wildlife and habitat documentation (including remote camera trapping), hiking every trail available within the included parks, and camping with Harris Beach and Alfred A. Loeb state parks. Final deliverables included geospatial data and a report documenting what is known and not known about the wildlife and habitats of the park unit, with suggestions for future research and management priorities.

Smith Rock State Park Wildlife Assessment | Oregon Parks & Recreation

- Jan 2017 - Jun 2017
- Deschutes County, Oregon
- Special Status Species, Bald and Golden Eagles
- PM, Surveyor, Author
- Wildlife Assessment

England|Ecology was contracted by the Oregon Parks & Recreation Department to prepare a wildlife assessment report for Smith Rock State Park located in central Oregon. The project required extensive pre-survey research; five field days on-site with over 30 miles of hiking, wildlife and habitat documentation (including remote camera trapping); and preparation of new geospatial data and an extensive report documenting what is known and not known about the wildlife and habitats of the park, with suggestions for future research and management priorities.

Owyhee Roads Fuelbreak Project | US Bureau of Land Management

- Jul 2017 - Oct 2017
- Humboldt County, Nevada
- Pygmy Rabbit
- PM, Surveyor
- Letter report, GIS data

England|Ecology was contracted by the US Bureau of Land Management (BLM) to conduct surveys for Pygmy Rabbit on 2,068 acres of BLM-managed lands. Two subcontractors were trained on survey methodology and identification of Pygmy Rabbit sign. The survey was completed over two weeks, involving 114 miles of transect walking per surveyor in often adverse weather conditions and over rough terrain. Final deliverables to the BLM included a report, photos, and geospatial data.

2016 and Prior

High Speed Rail Project - Bakersfield to Palmdale

T.Y. Lin

- Jan 2015 - Oct 2016
- Los Angeles and Kern Counties, California
- Swainson's Hawk, Golden Eagle
- PM, Surveyor, Author, GIS
- Biological Resources Letter Report

Raptor Conservation Strategy

Mitsubishi Cement & US Forest Service

- Jan 2016 - Oct 2016
- San Bernardino National Forest, California
- Golden Eagle
- PM, Surveyor, Author
- Biological Resources Letter Report

Santa Clara River Riparian Surveys

Newhall Land

- Jan 2010 - Oct 2016
- Los Angeles and Ventura Counties, CA
- Least Bell's Vireo, Southwestern Willow Flycatcher
- PM, Surveyor, Author
- Biological Resources Letter Report

Montebello Hills Conservation & Development Project

Cook-Hill Properties

- Jan 2007 - Dec 2009
- Los Angeles County, California
- California Gnatcatcher, Coastal Sage Scrub Restoration
- PM, Surveyor, Author
- Biological Resources Assessment, Biological Assessment

Terranea Resort

Long Point Development

- Jan 2005 - Jul 2008
- Los Angeles County, California
- California Gnatcatcher, Coastal Sage Scrub Restoration
- PM, Surveyor, Author
- Biological Resources Assessment

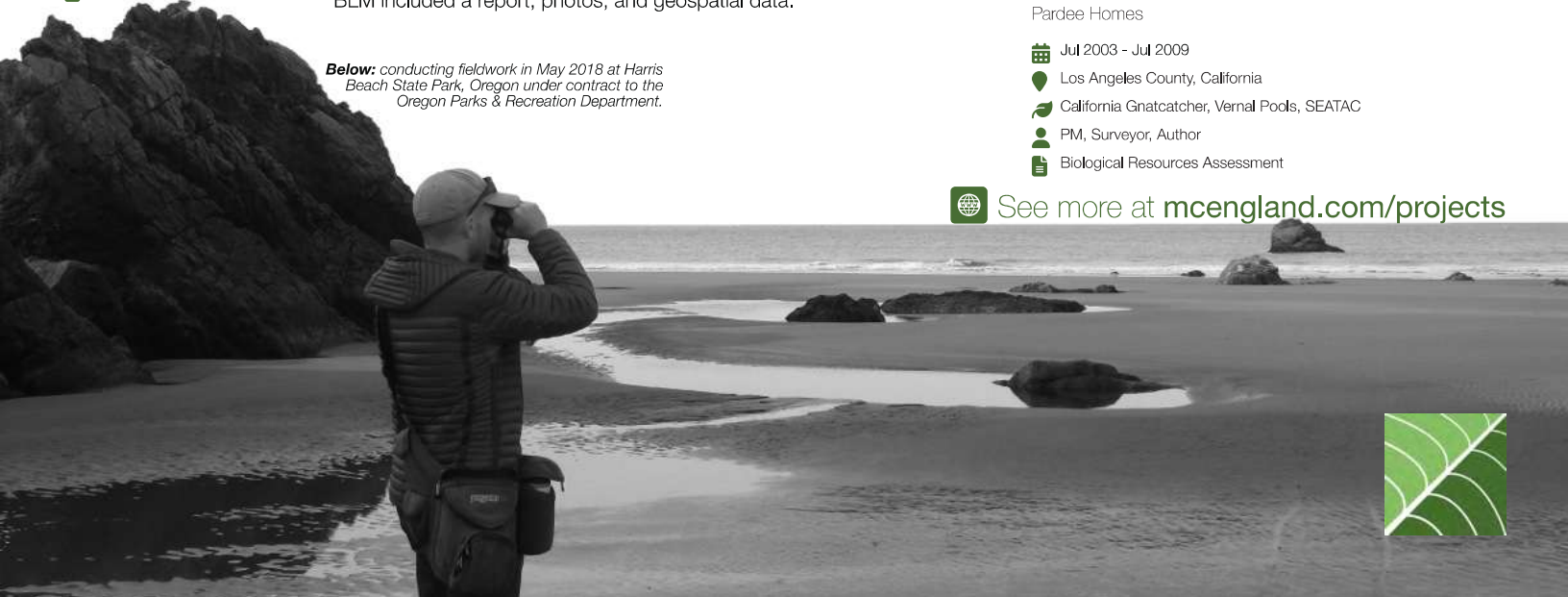
Skyline Ranch

Pardee Homes

- Jul 2003 - Jul 2009
- Los Angeles County, California
- California Gnatcatcher, Vernal Pools, SEATAC
- PM, Surveyor, Author
- Biological Resources Assessment

See more at **mcengland.com/projects**

Below: *conducting fieldwork in May 2018 at Harris Beach State Park, Oregon under contract to the Oregon Parks & Recreation Department.*



Appendix C. Floral & Faunal Compendia

Inserted after this cover page is a database-generated report summarizing floral and faunal observations.

Floral and Faunal Compendia

1400 Vista Moraga

This database-generated report summarizes the plant and wildlife taxa detected during the survey conducted on March 17, 2025 by England|Ecology. Documented during the survey was the presence of 13 plant taxa and 17 wildlife taxa, the latter including 0 amphibian, 0 reptile, 16 bird, and 1 mammal detections. Landscape plantings are not included unless of potential biological importance.

The data presented here were collected in the field using the QField app on an iPhone 15 Pro. After fieldwork was completed, data were synced to QGIS desktop. All taxonomy and nomenclature follows NatureServe. The reference taxonomy from NatureServe was last updated in October 2024. This report was generated using QGIS 3.40.

Group	Common Name	Scientific Name	Abundance	Phenology	Global Rank	State Rank	Fed Status	State Status	CRPR	Notes
Dicots	Laurel Sumac	Malosma laurina	Uncommon	Vegetative	—	—	—	—	—	Young sprouts in landscape
Dicots	Brazilian Peppertree	Schinus terebinthifolius	Uncommon	Vegetative	—	—	—	—	—	—
Dicots	Spiny-leaf Sowthistle	Sonchus asper	Uncommon	Vegetative	—	—	—	—	—	—
Dicots	Castor-bean	Ricinus communis	Uncommon	Vegetative	—	—	—	—	—	—
Dicots	Black Medic	Medicago lupulina	Uncommon	Vegetative	—	—	—	—	—	—
Dicots	Rosemary	Rosmarinus officinalis	Common	Flowering	—	—	—	—	—	Landscape
Dicots	California Sycamore	Platanus racemosa	Uncommon	Vegetative	—	—	—	—	—	—
Dicots	Thymeleaf Speedwell	Veronica serpyllifolia	Common	Vegetative	—	—	—	—	—	—
Monocots	Golden Bamboo	Phyllostachys aurea	Common	Vegetative	—	—	—	—	—	—
Other	Other	Other	Uncommon	Vegetative	—	—	—	—	—	Eucalyptus sp.
Other	Other	Other	Common	Vegetative	—	—	—	—	—	Pinus sp.
Other	Other	Other	Uncommon	Vegetative	—	—	—	—	—	Quercus sp.
Other	Other	Other	Uncommon	Vegetative	—	—	—	—	—	Geranium rotundifolium

Fauna

Group	Common Name	Scientific Name	Count	Type	G Rank	S Rank	FESA	CESA	CDFW	Notes
Birds	Red-tailed Hawk	Buteo jamaicensis	1	Fly-over	G5	—	—	—	—	—
Birds	Mourning Dove	Zenaida macroura	2	Fly-over	G5	—	—	—	—	—
Birds	Allen's Hummingbird	Selasphorus sasin	—	Heard Only	G5	—	—	—	—	—
Birds	Black Phoebe	Sayornis nigricans	1	Observed	G5	—	—	—	—	—
Birds	American Crow	Corvus brachyrhynchos	2	Fly-over	G5	—	—	—	—	—
Birds	House Wren	Troglodytes aedon	1	Observed	G5	—	—	—	—	—
Birds	Ruby-crowned Kinglet	Corthylio calendula	—	Heard Only	G5	—	—	—	—	—
Birds	Wrentit	Chamaea fasciata	—	Heard Only	G5	—	—	—	—	—
Birds	Orange-crowned Warbler	Leiothlypis celata	—	Heard Only	G5	—	—	—	—	—
Birds	Yellow-rumped Warbler	Setophaga coronata	—	Heard Only	G5	—	—	—	—	—
Birds	California Towhee	Melozone crissalis	—	Heard Only	G4	—	—	—	—	—
Birds	Spotted Towhee	Pipilo maculatus	—	Heard Only	G5	—	—	—	—	—
Birds	Song Sparrow	Melospiza melodia	—	Heard Only	G5	—	—	—	—	—
Birds	Dark-eyed Junco	Junco hyemalis	2	Observed	G5	—	—	—	—	—
Birds	House Finch	Haemorhous mexicanus	4	Observed	G5	—	—	—	—	—
Birds	Lesser Goldfinch	Spinus psaltria	—	Heard Only	G5	—	—	—	—	—
Mammals	Botta's Pocket Gopher	Thomomys bottae	—	Sign	G5	—	—	—	—	—

Appendix D. Desktop Review of Special Status Biological Resources

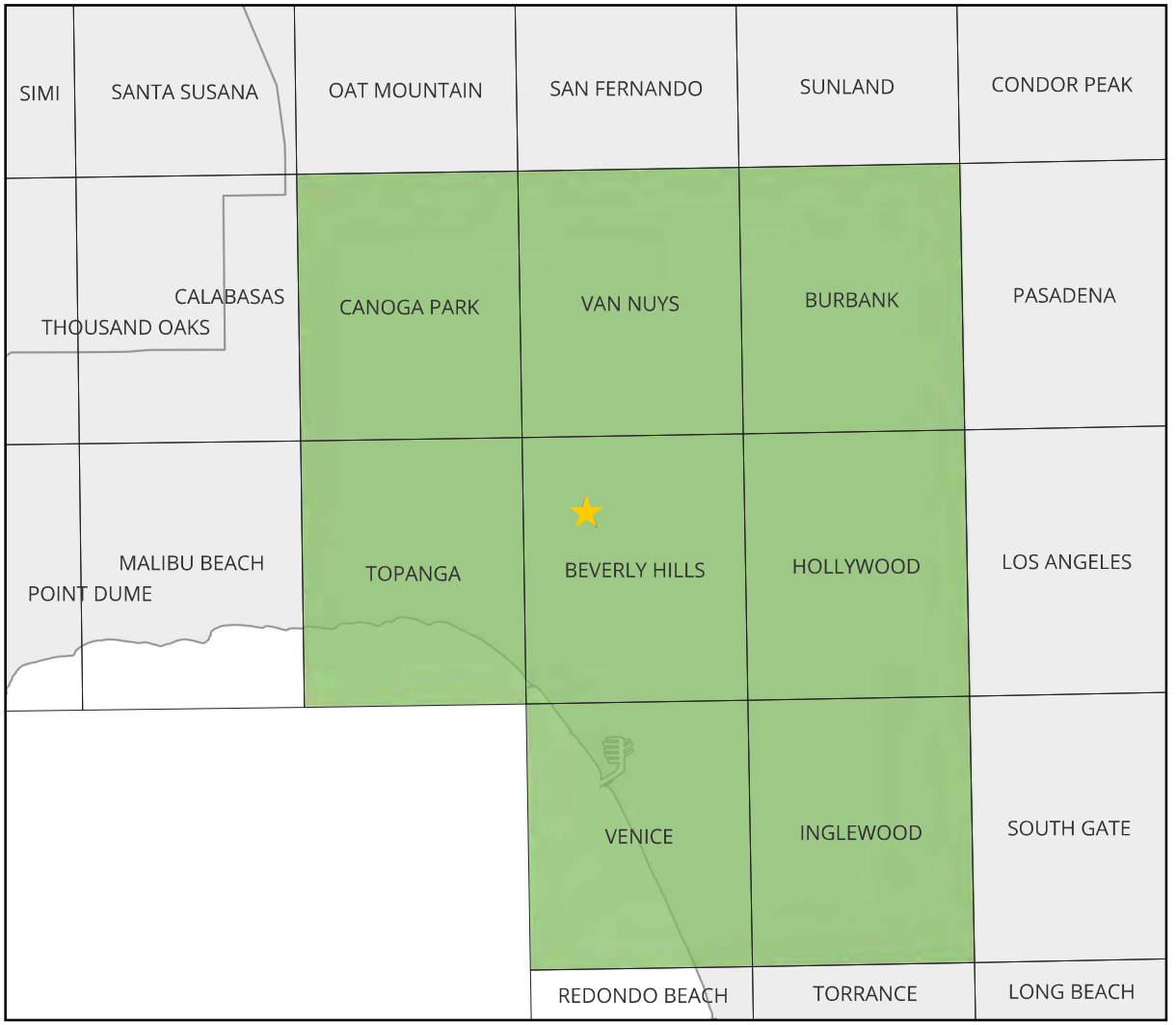
Inserted after this cover page is a database-generated report summarizing the results of England|Ecology's desktop review of special status biological resources.

Desktop Review of Special Status Biological Resources

1400 Vista Moraga

This database-generated report summarizes the potential for occurrence of sensitive vegetation communities and special status flora and fauna based on known occurrences within a Regional Study Area that includes the Beverly Hills, Burbank, Canoga Park, Hollywood, Inglewood, Topanga, Van Nuys, and Venice USGS 7.5-minute quadrangles. A map of the Regional Study Area is provided below.

The desktop analysis resulted in 473 records from the California Department of Fish and Wildlife's California Natural Diversity Database (CNDDB), 64 records from the California Native Plant Society's Rare Plant Inventory, 5 records of critical habitat designated under the Federal Endangered Species Act, and 26 records from the US Fish & Wildlife Service's Information for Planning and Consultation (IPaC) database. This report was generated using QGIS 3.40.



Vegetation Communities

The section of the report summarizes the potential for occurrence on the Project Site of 7 sensitive vegetation communities documented within the CNDDB as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Group
A logical grouping of vegetation community types applied by the CNDDB.

Community
The vegetation community or wildlife habitat mapped by the CNDDB. Currently, the CNDDB uses Holland (1986) for communities, which is considered an out-of-date classification system not otherwise used by CDFW.

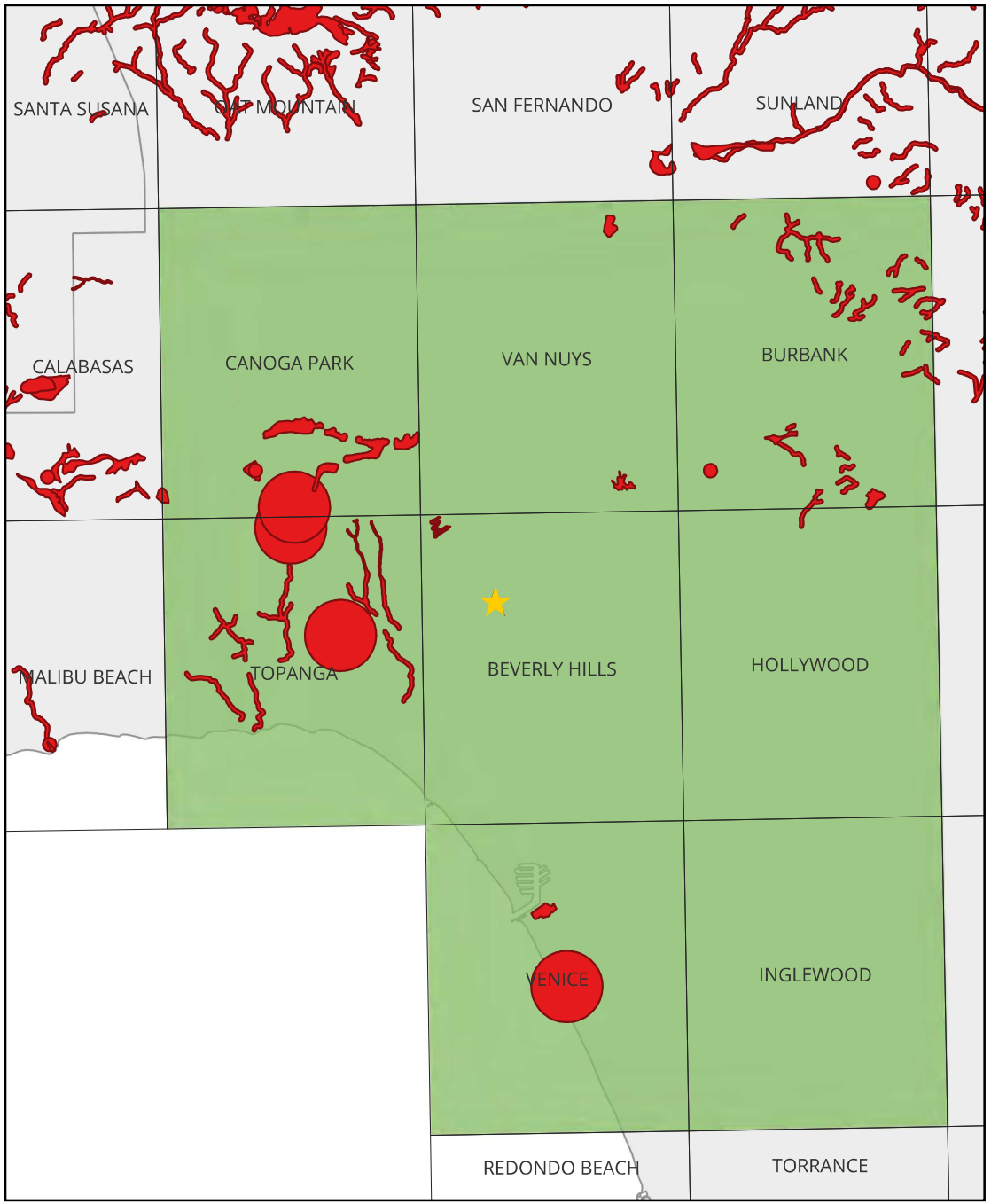
State Rank
A numbered sensitivity standard created by NatureServe and adopted by most state agencies, including CDFW. Most important are S1 (Critically Imperiled), S2 (Imperiled), and S3 (Vulnerable).

CNDDB
The number of CNDDB records for that vegetation community or habitat in the Regional Study Area.

Occurrence
The expectation that community could occur on the Project Site. This is usually either "Present" or "None" if a survey has been completed, as communities are observable.

Impact
The potential that implementation of the Project would impact that community.

Notes
Clarifying notes, if any are needed.



Group	Community	State Rank	CNDDB	Occurrence	Impact	Notes
Dune	Southern Dune Scrub	S1.1	1	None	None	—
Scrub	Riversidian Alluvial Fan Sage Scrub	S1.1	1	None	None	—
Marsh	Southern Coastal Salt Marsh	S2.1	1	None	None	—
Riparian	Southern Coast Live Oak Riparian Forest	S4	9	None	None	—
Riparian	Southern Cottonwood Willow Riparian Forest	S3.2	1	None	None	—
Riparian	Southern Sycamore Alder Riparian Woodland	S4	20	None	None	—
Woodland	California Walnut Woodland	S2.1	9	None	None	—

Flora

The section of the report summarizes the potential for occurrence on the Project Site of 46 special status flora taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. For special status plants, the taxonomy is consistent with that used by the California Native Plant Society (CNPS).

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CNPS (CNPS Rare Plant Inventory), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for plants includes its California Rare Plant Rank (CRPR) from CNPS, status - if any - under the federal and state Endangered Species Acts, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat and blooming period of the taxon directly from the CNPS database.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. "Range" includes the distribution of modern records (e.g., iNaturalist and Calflora) and elevation. Options are Yes or No.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

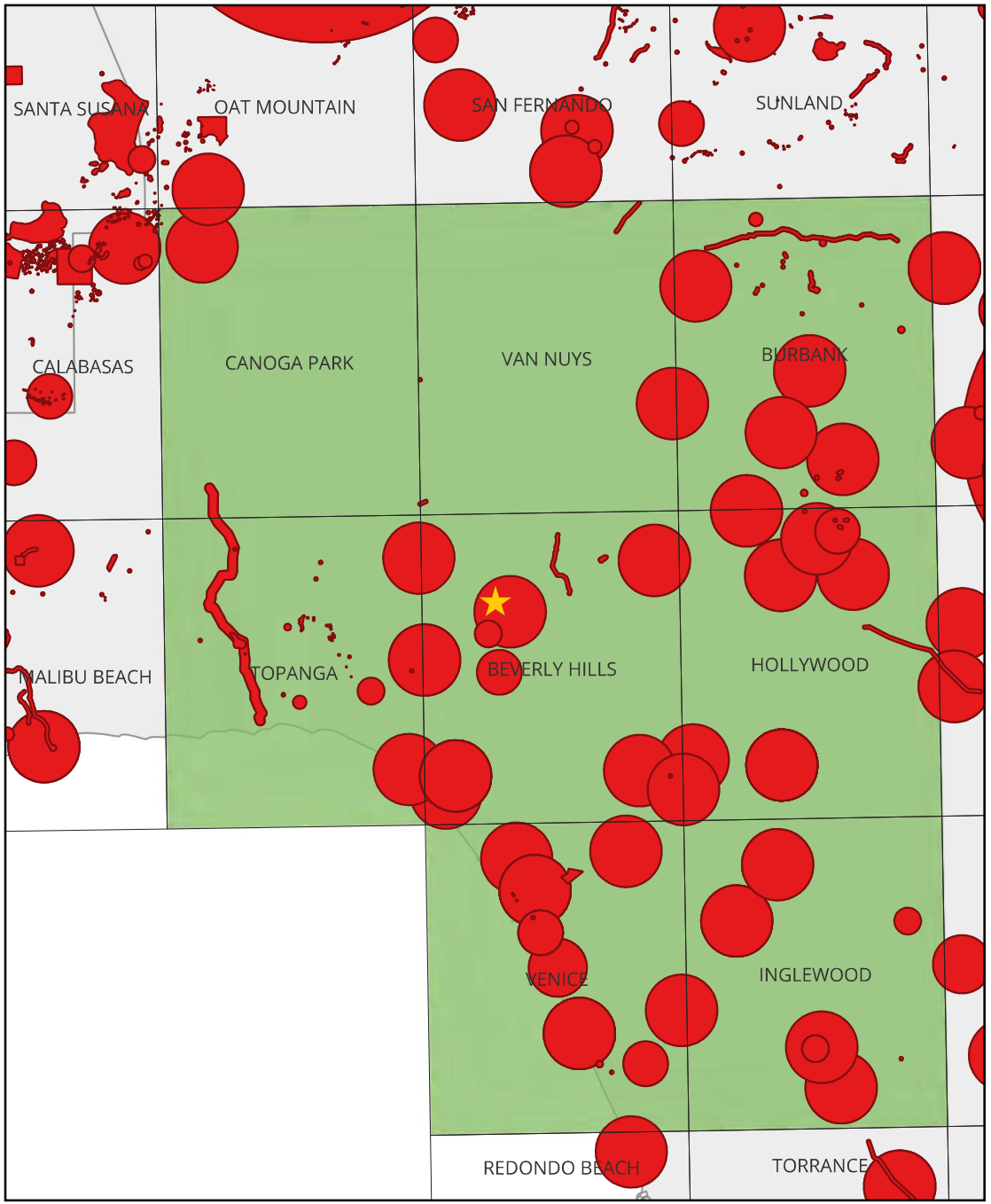
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
San Diego Button-celery (Eryngium aristulatum var. parishii)	CNDDB(1), CNPS	CRPR 1B.1, FE, CE, S1	Coastal scrub, Valley and foothill grassland, Vernal pools (Mesic) from 65-2035ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 164 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Orcutt's Pincushion (Chaenactis glabriuscula var. orcuttiana)	CNDDB(5), CNPS	CRPR 1B.1, S1	Coastal bluff scrub (sandy), Coastal dunes from 0-330ft. Blooms Jan-Aug.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 83 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
White Rabbit-tobacco (Pseudognaphalium leucocephalum)	CNDDB(3), CNPS	CRPR 2B.2, S2	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland (Gravelly, Sandy) from 0-6890ft. Blooms (Jul)Aug-Nov(Dec).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 225 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Santa Susana Tarplant (Deinandra minthornii)	CNDDB(2), CNPS	CRPR 1B.2, CR, S2	Chaparral, Coastal scrub (Rocky) from 920-2495ft. Blooms Jul-Nov.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 57 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Southern Tarplant (Centromadia parryi ssp. australis)	CNDDB(7), CNPS	CRPR 1B.1, S2	Marshes and swamps (margins), Valley and foothill grassland (vernally mesic), Vernal pools from 0-1575ft. Blooms May-Nov.	Yes	None	None	None	—
Coulter's Goldfields (Lasthenia glabrata ssp. coulteri)	CNDDB(5), CNPS	CRPR 1B.1, S2	Marshes and swamps (coastal salt), Playas, Vernal pools from 5-4005ft. Blooms Feb-Jun.	Yes	None	None	None	—
San Bernardino Aster (Symphyotrichum defoliatum)	CNDDB(2), CNPS	CRPR 1B.2, S2	Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Marshes and swamps, Meadows and seeps, Valley and foothill grassland (vernally mesic) (Streambanks) from 5-6695ft. Blooms Jul-Nov.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 166 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Greata's Aster (Symphyotrichum greatae)	CNDDB(2), CNPS	CRPR 1B.3, S2	Broadleafed upland forest, Chaparral, Cismontane woodland, Lower montane coniferous forest, Riparian woodland (Mesic) from 985-6595ft. Blooms Jun-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 136 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Nevin's Barberry (Berberis nevinii)	CNDDB(3), CNPS, IPaC	CRPR 1B.1, FE, CE, S1	Chaparral, Cismontane woodland, Coastal scrub, Riparian scrub (Gravelly (sometimes), Sandy (sometimes)) from 230-2705ft. Blooms (Feb)Mar-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 131 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Beach Spectaclepod (Dithyrea maritima)	CNDDB(4), CNPS	CRPR 1B.1, CT, S1	Coastal dunes, Coastal scrub (sandy) from 10-165ft. Blooms Mar-May.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 71 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Suffrutescent Wallflower (Erysimum suffrutescens)	CNPS	CRPR 4.2, S3	Chaparral (maritime), Coastal bluff scrub, Coastal dunes, Coastal scrub from 0-490ft. Blooms Jan-Jul(Aug).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 172 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Gambel's Water Cress (Nasturtium gambelii)	CNDDB(1), CNPS, IPaC	CRPR 1B.1, FE, CT, S1	Marshes and swamps (brackish, freshwater) from 15-1085ft. Blooms Apr-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 51 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Marsh Sandwort (Arenaria paludicola)	CNDDB(1), CNPS	CRPR 1B.1, FE, CE, S1	Marshes and swamps (brackish, freshwater) (Openings, Sandy) from 10-560ft. Blooms May-Aug.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 34 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Coulter's Saltbush (Atriplex coulteri)	CNDDB(2), CNPS	CRPR 1B.2, S2	Coastal bluff scrub, Coastal dunes, Coastal scrub, Valley and foothill grassland (Alkaline (sometimes), Clay (sometimes)) from 10-1510ft. Blooms Mar-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 100 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
South Coast Saltscale (Atriplex pacifica)	CNDDB(1), CNPS	CRPR 1B.2, S2	Coastal bluff scrub, Coastal dunes, Coastal scrub, Playas from 0-460ft. Blooms Mar-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 183 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Davidson's Saltscale (Atriplex serenana var. davidsonii)	CNDDB(2), CNPS	CRPR 1B.2, S1	Coastal bluff scrub, Coastal scrub (Alkaline) from 35-655ft. Blooms Apr-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 30 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Coastal Goosefoot (Chenopodium littoreum)	CNDDB(1), CNPS	CRPR 1B.2, S1	Coastal dunes from 35-100ft. Blooms Apr-Aug.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 55 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Lucky Morning-glory (Calystegia felix)	CNDDB(2), CNPS	CRPR 1B.1, S1	Meadows and seeps (sometimes alkaline), Riparian scrub (alluvial) (Alkaline (sometimes), Loam (sometimes)) from 100-705ft. Blooms Mar-Sep.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 26 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Blochman's Dudleya (Dudleya blochmaniae ssp. blochmaniae)	CNDDB(1), CNPS	CRPR 1B.1, S2	Chaparral, Coastal bluff scrub, Coastal scrub, Valley and foothill grassland (Clay (often), Rocky, Serpentine) from 15-1475ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 175 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Santa Monica Dudleya (Dudleya cymosa ssp. ovatifolia)	CNDDB(1), CNPS	CRPR 1B.1, FT, S1	Chaparral, Coastal scrub (Rocky, Volcanic (sometimes)) from 490-5495ft. Blooms Mar-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 21 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Many-stemmed Dudleya (Dudleya multicaulis)	CNDDB(1), CNPS	CRPR 1B.2, S2	Chaparral, Coastal scrub, Valley and foothill grassland (Clay (often)) from 50-2590ft. Blooms Apr-Jul.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 73 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Braunton's Milk-vetch (Astragalus brauntonii)	CNDDB(12), CNPS, CH	CRPR 1B.1, FE, S2	Chaparral, Coastal scrub, Valley and foothill grassland (Burned areas (sometimes), Carbonate, Disturbed areas (sometimes), Sandstone (usually)) from 15-2100ft. Blooms Jan-Aug.	Yes	None	None	None	Potential critical habitat is located 4 miles to the southwest.
Ventura Marsh Milk-vetch (Astragalus pycnostachyus var. lanosissimus)	CNDDB(2), CNPS	CRPR 1B.1, FE, CE, S1	Coastal dunes, Coastal scrub, Marshes and swamps (edges, coastal salt, brackish) from 5-115ft. Blooms (Jun)Aug-Oct.	Yes	N/A	None	None	Project Site is outside of elevation range of taxon. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Coastal Dunes Milk-vetch (Astragalus tener var. titi)	CNDDB(2), CNPS	CRPR 1B.1, FE, CE, S1	Coastal bluff scrub (sandy), Coastal dunes, Coastal prairie (mesic) (Mesic (often), Vernally Mesic (often)) from 5-165ft. Blooms Mar-May.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 22 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Nuttall's Scrub Oak (Quercus dumosa)	CNDDB(2), CNPS	CRPR 1B.1, S3	Chaparral, Closed-cone coniferous forest, Coastal scrub (Clay, Loam, Sandy) from 50-1310ft. Blooms Feb-Apr(May-Aug).	Yes	None	None	None	—
San Gabriel Oak (Quercus durata var. gabrielensis)	CNPS	CRPR 4.2, S3	Chaparral, Cismontane woodland from 1475-3280ft. Blooms Apr-May.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 295 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Mud Nama (Nama stenocarpa)	CNDDB(1), CNPS	CRPR 2B.2, S1S2	Marshes and swamps (lake margins, riverbanks) from 15-1640ft. Blooms Jan-Jul.	Yes	None	None	None	—
South Coast Branching Phacelia (Phacelia ramosissima var. austrolitoralis)	CNPS	CRPR 3.2, S3	Chaparral, Coastal dunes, Coastal scrub, Marshes and swamps (coastal salt) (Rocky (sometimes), Sandy) from 15-985ft. Blooms Mar-Aug.	Yes	None	None	None	—

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Brand's Star Phacelia (Phacelia stellaris)	CNDDB(2), CNPS	CRPR 1B.1, S1	Coastal dunes, Coastal scrub from 5-1310ft. Blooms Mar-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 68 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Fragrant Pitcher Sage (Lepechinia fragrans)	CNPS	CRPR 4.2, S3	Chaparral from 65-4300ft. Blooms Mar-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 187 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
White-veined Monardella (Monardella hypoleuca ssp. hypoleuca)	CNDDB(2), CNPS	CRPR 1B.3, S3	Chaparral, Cismontane woodland from 165-5005ft. Blooms (Apr)May-Aug(Sep-Dec).	Yes	None	None	None	—
Davidson's Bushmallow (Malacothamnus davidsonii)	CNPS	CRPR 1B.2, S2	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland from 605-3740ft. Blooms Jun-Jan.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 500 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Salt Spring Checkerbloom (Sidalcea neomexicana)	CNDDB(3), CNPS	CRPR 2B.2, S2	Chaparral, Coastal scrub, Lower montane coniferous forest, Mojavean desert scrub, Playas (Alkaline, Mesic) from 50-5020ft. Blooms Mar-Jun.	Yes	None	None	None	—
Lewis' Evening-primrose (Camissoniopsis lewisii)	CNPS	CRPR 3, S4	Cismontane woodland, Coastal bluff scrub, Coastal dunes, Coastal scrub, Valley and foothill grassland (Clay (sometimes), Sandy (sometimes)) from 0-985ft. Blooms Mar-May(Jun).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 212 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
San Fernando Valley Spineflower (Chorizanthe parryi var. fernandina)	CNDDB(4), CNPS	CRPR 1B.1, CE, S1	Coastal scrub (sandy), Valley and foothill grassland from 490-4005ft. Blooms Apr-Jul.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 64 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
California Spineflower (Mucronea californica)	CNPS	CRPR 4.2, S3	Chaparral, Cismontane woodland, Coastal dunes, Coastal scrub, Valley and foothill grassland (Sandy) from 0-4595ft. Blooms Mar-Jul(Aug).	Yes	None	None	None	—
Slender-horned Spineflower (Dodecahema leptoceras)	CNDDB(2), CNPS	CRPR 1B.1, FE, CE, S1	Chaparral, Cismontane woodland, Coastal scrub (alluvial fans) (Sandy) from 655-2495ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 81 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Spreading Navarretia (Navarretia fossalis)	CNDDB(1), CNPS	CRPR 1B.1, FT, S2	Chenopod scrub, Marshes and swamps (shallow freshwater), Playas, Vernal pools from 100-2150ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 87 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Prostrate Vernal Pool Navarretia (Navarretia prostrata)	CNDDB(4), CNPS	CRPR 1B.2, S2	Coastal scrub, Meadows and seeps, Valley and foothill grassland (alkaline), Vernal pools (Mesic) from 10-3970ft. Blooms Apr-Jul.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 79 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Mesa Horkelia (Horkelia cuneata var. puberula)	CNDDB(7), CNPS	CRPR 1B.1, S1	Chaparral (maritime), Cismontane woodland, Coastal scrub (Gravelly (sometimes), Sandy (sometimes)) from 230-2660ft. Blooms Feb-Jul(Sep).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 155 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Salt Marsh Bird's-beak (Chloropyron maritimum ssp. maritimum)	CNDDB(2), CNPS	CRPR 1B.2, FE, CE, S1	Coastal dunes, Marshes and swamps (coastal salt) from 0-100ft. Blooms May-Oct(Nov).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 27 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Sanford's Arrowhead (Sagittaria sanfordii)	CNDDB(1), CNPS	CRPR 1B.2, S3	Marshes and swamps (shallow freshwater) from 0-2135ft. Blooms May-Oct(Nov).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 72 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Slender Mariposa-lily (Calochortus clavatus var. gracilis)	CNDDB(3), CNPS	CRPR 1B.2, S2S3	Chaparral, Coastal scrub, Valley and foothill grassland from 1050-3280ft. Blooms Mar-Jun(Nov).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 114 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Vernal Barley (Hordeum intercedens)	CNPS	CRPR 3.2, S3S4	Coastal dunes, Coastal scrub, Valley and foothill grassland (depressions, saline flats), Vernal pools from 15-3280ft. Blooms Mar-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 434 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
California Orcutt Grass (Orcuttia californica)	CNDDB(1), CNPS	CRPR 1B.1, FE, CE, S1	Vernal pools from 50-2165ft. Blooms Apr-Aug.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 153 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Sonoran Maiden Fern (Pelazoneuron puberulum var. sonorense)	CNDDB(1), CNPS	CRPR 2B.2, S2	Meadows and seeps (seeps, streams) from 165-2000ft. Blooms Jan-Sep.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 44 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Invertebrates

The section of the report summarizes the potential for occurrence on the Project Site of 20 special status invertebrate taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

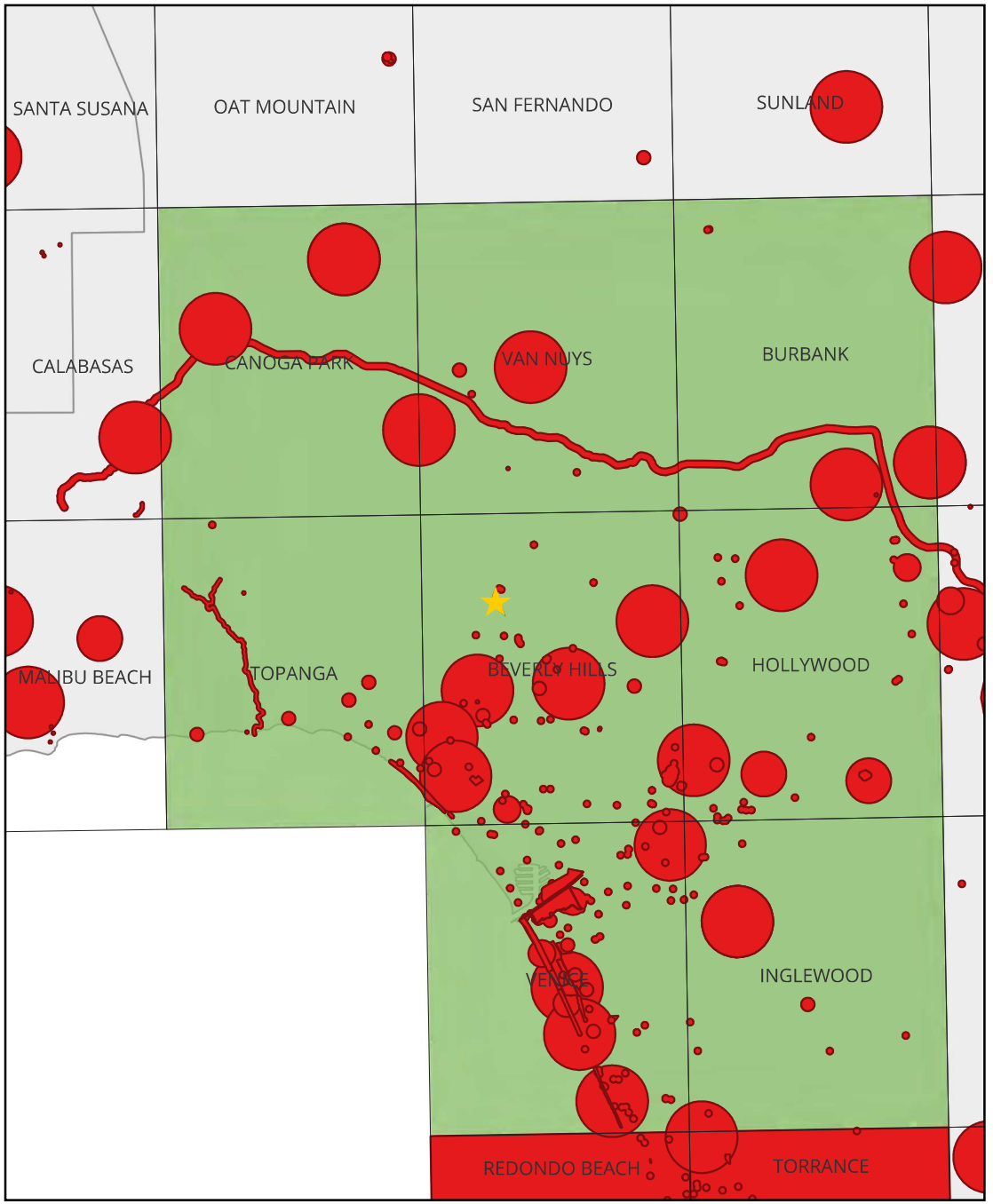
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Riverside Fairy Shrimp (Streptocephalus woottoni)	CNDDB(3)	FE, S2	ENDEMIC TO WESTERN RIVERSIDE, ORANGE, AND SAN DIEGO COUNTIES IN AREAS OF TECTONIC SWALES/EARTH SLUMP BASINS IN GRASSLAND AND COASTAL SAGE SCRUB. INHABIT SEASONALLY ASTATIC POOLS FILLED BY WINTER/SPRING RAINS. HATCH IN WARM WATER LATER IN THE SEASON.	No	N/A	None	None	Range assessment based on 24 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Pacific Hairy-necked Tiger Beetle (Cicindela hirticollis gravida)	CNDDB(3)	S2	INHABITS AREAS ADJACENT TO NON-BRACKISH WATER ALONG THE COAST OF CALIFORNIA FROM SAN FRANCISCO BAY TO NORTHERN MEXICO. CLEAN, DRY, LIGHT-COLORED SAND IN THE UPPER ZONE. SUBTERRANEAN LARVAE PREFER MOIST SAND NOT AFFECTED BY WAVE ACTION.	Yes	None	None	None	—
Globose Dune Beetle (Coelus globosus)	CNDDB(4)	S1S2	INHABITANT OF COASTAL SAND DUNE HABITAT; ERRATICALLY DISTRIBUTED FROM TEN MILE CREEK IN MENDOCINO COUNTY SOUTH TO ENSENADA, MEXICO. INHABITS FOREDUNES AND SAND HUMMOCKS; IT BURROWS BENEATH THE SAND SURFACE AND IS MOST COMMON BENEATH DUNE VEGETATION.	No	N/A	None	None	Range assessment based on 300 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Lange's el Segundo Dune Weevil (Onychobaris langei)	CNDDB(1)	S1	KNOWN FROM EL SEGUNDO DUNES.	Yes	None	None	None	—
Dorothy's el Segundo Dune Weevil (Trigonoscuta dorothea dorothea)	CNDDB(2)	S1	COASTAL SAND DUNES IN LOS ANGELES COUNTY.	No	N/A	None	None	No spatial GBIF records. Range based on CNDDB. Only occurrences near Ballona and Bolsa Chica.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
El Segundo Flower-loving Fly (Rhaphiomidas terminatus terminatus)	CNDDB(1)	S1	PRESUMED EXTINCT BUT RECENTLY DISCOVERED ON MALAGA DUNES, LOS ANGELES COUNTY. PERCHED DUNES.	No	N/A	None	None	No spatial GBIF records. Range based on CNDDB. Previously thought extinct and recently rediscovered in coastal dunes.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Belkin's Dune Tabanid Fly (Brennania belkini)	CNDDB(5)	S1S2	SAND OBLIGATE SPECIES KNOWN FROM COASTAL DUNES NEAR PLAYA DEL REY AND EL SEGUNDO SOUTH TO ENSENADA, MEXICO. ONE OF FEW TABANIDS NOT REQUIRING A BLOOD MEAL FOR SECCESSFUL EGG PRODUCTION; ADULTS TAKEN ON FLOWERS. LARVAE COLLECTED 50 CM BENEATH SURFACE OF SANDY SOIL; PRESUMABLY BURROWING PREDATORS WITH UNDETERMINED HOSTS, LIKELY BEETLE LARVAE. ADULT FLIGHT GENERALLY MAY - JULY.	No	N/A	None	None	Range assessment based on 11 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
American Bumble Bee (Bombus pensylvanicus)	CNDDB(103)	S2	LONG-TONGUED; FORAGES ON A WIDE VARIETY OF FLOWERS INCLUDING VETCHES (VICIA), CLOVERS (TRIFOLIUM), THISTLES (CIRSIUM), SUNFLOWERS (HELIANTHUS), ETC. NESTS ABOVE GROUND UNDER LONG GRASS OR UNDERGROUND. QUEENS OVERWINTER IN ROTTEN WOOD OR UNDERGROUND.	Yes	Low	Low	None	—
Crotch's Bumble Bee (Bombus crotchii)	CNDDB(17)	CCE, S2	COASTAL CALIFORNIA EAST TO THE SIERRA-CASCADE CREST AND SOUTH INTO MEXICO. FOOD PLANT GENERA INCLUDE ANTIRRHINUM, PHACELIA, CLARKIA, DENDROMECON, ESCHSCHOLZIA, AND ERIOGONUM.	Yes	Low	Low	None	—
Henne's Eucosman Moth (Pelochrista hennei)	CNDDB(1)	S1	COASTAL SAND DUNES WITH HOST PHACELIA RAMOSISSIMA. ORIGINALLY BELIEVED TO BE ENDEMIC TO THE EL SEGUNDO SAND DUNES OF LOS ANGELES COUNTY WHERE THE TYPE SPECIMEN WAS COLLECTED. ALSO COLLECTED FROM COASTAL SAN LUIS OBISPO COUNTY. LARVAL FOODPLANT IS PHACELIA RAMOSISSIMA VAR AUSTROLITORALIS; LARVAE CAN BE FOUND ON WOODY STEMS AND UPPER ROOT PARTS.	No	N/A	None	None	Range assessment based on 10 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Busk's Gall Moth (Eugnosta busckana)	CNDDB(4)	S2S3	COASTAL SOUTHERN CALIFORNIA. TINY MICRO-MOTH (1 CM) WITH LARVA FORMING GALLS ON HOST PLANT ENCELIA CALIFORNICA (CALIFORNIA BRITTLEBUSH). ADULT FLIGHT PERIOD IS DURING WINTER, GENERALLY FROM NOVEMBER TO FEBRUARY, AND HAVE BEEN REPORTED AT UV LIGHTS AND PORCH LIGHTS.	Yes	Low	Low	None	—
Wandering Skipper (Panoquina errans)	CNDDB(1)	S2	SOUTHERN CALIFORNIA COASTAL SALT MARSHES. REQUIRES MOIST SALTGRASS FOR LARVAL DEVELOPMENT.	Yes	None	None	None	—
El Segundo Blue (Euphilotes allyni)	CNDDB(2)	FE, S1	RESTRICTED TO REMNANT COASTAL DUNE HABITAT IN SOUTHERN CALIFORNIA. HOST PLANT IS ERIOGONUM PARVIFOLIUM; LARVAE FEED ONLY ON THE FLOWERS AND SEEDS; USED BY ADULTS AS MAJOR NECTAR SOURCE.	No	N/A	None	None	No spatial GBIF records. Range based on CNDDB occurrences. Only occurs near El Segundo.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Palos Verdes Blue (Glaucopsyche lygdamus palosverdesensis)	CNDDB(1)	FE, S1	RESTRICTED TO THE COOL, FOG-SHROUDED, SEAWARD SIDE OF PALOS VERDES HILLS, LOS ANGELES COUNTY. HOST PLANT IS ASTRAGALUS TRICHOPODUS VAR. LONCHUS (LOCOWEED).	No	N/A	None	None	Range assessment based on 48 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Western Monarch (Danaus plexippus pop. 1)	CNDDB(15), IPaC	FPT, S2	WINTER ROOST SITES EXTEND ALONG THE COAST FROM NORTHERN MENDOCINO TO BAJA CALIFORNIA, MEXICO. ROOSTS LOCATED IN WIND-PROTECTED TREE GROVES (EUCALYPTUS, MONTEREY PINE, CYPRESS), WITH NECTAR AND WATER SOURCES NEARBY.	No	N/A	None	None	Range based on coastal zone limits.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Santa Monica Shieldback Katydid (Aglaothorax longipennis)	CNDDB(1)	S1S2	OCCUR NOCTURNALLY IN CHAPARRAL AND CANYON STREAM BOTTOM VEGETATION, IN THE SANTA MONICA MTNS OF SOUTHERN CALIFORNIA. INHABIT INTRODUCED ICEPLANT AND NATIVE CHAPARRAL PLANTS.	Yes	Low	Low	None	—
Gertsch's Socalchemmis Spider (Socalchemmis gertschi)	CNDDB(2)	S1	KNOWN FROM ONLY 2 LOCALITIES IN LOS ANGELES COUNTY: BRENTWOOD (TYPE LOCALITY) AND TOPANGA CANYON.	Yes	Low	Low	None	—
Western Ridged Mussel (Gonidea angulata)	CNDDB(2)	S2	PRIMARILY CREEKS AND RIVERS AND LESS OFTEN LAKES. ORIGINALLY IN MOST OF STATE, NOW EXTIRPATED FROM CENTRAL AND SOUTHERN CALIFORNIA.	No	N/A	None	None	Originally found in most of state. Now extirpated from central and southern California.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
San Gabriel Chestnut (Glyptostoma gabrielense)	CNDDB(1)	S3	TERRESTRIAL.	No	N/A	None	None	Range assessment based on 285 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Mimic Tryonia (Tryonia imitator)	CNDDB(1)	S2	INHABITS COASTAL LAGOONS, ESTUARIES AND SALT MARSHES, FROM SONOMA COUNTY SOUTH TO SAN DIEGO COUNTY. FOUND ONLY IN PERMANENTLY SUBMERGED AREAS IN A VARIETY OF SEDIMENT TYPES; ABLE TO WITHSTAND A WIDE RANGE OF SALINITIES.	No	N/A	None	None	Range assessment based on 46 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Fish

The section of the report summarizes the potential for occurrence on the Project Site of 2 special status fish taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

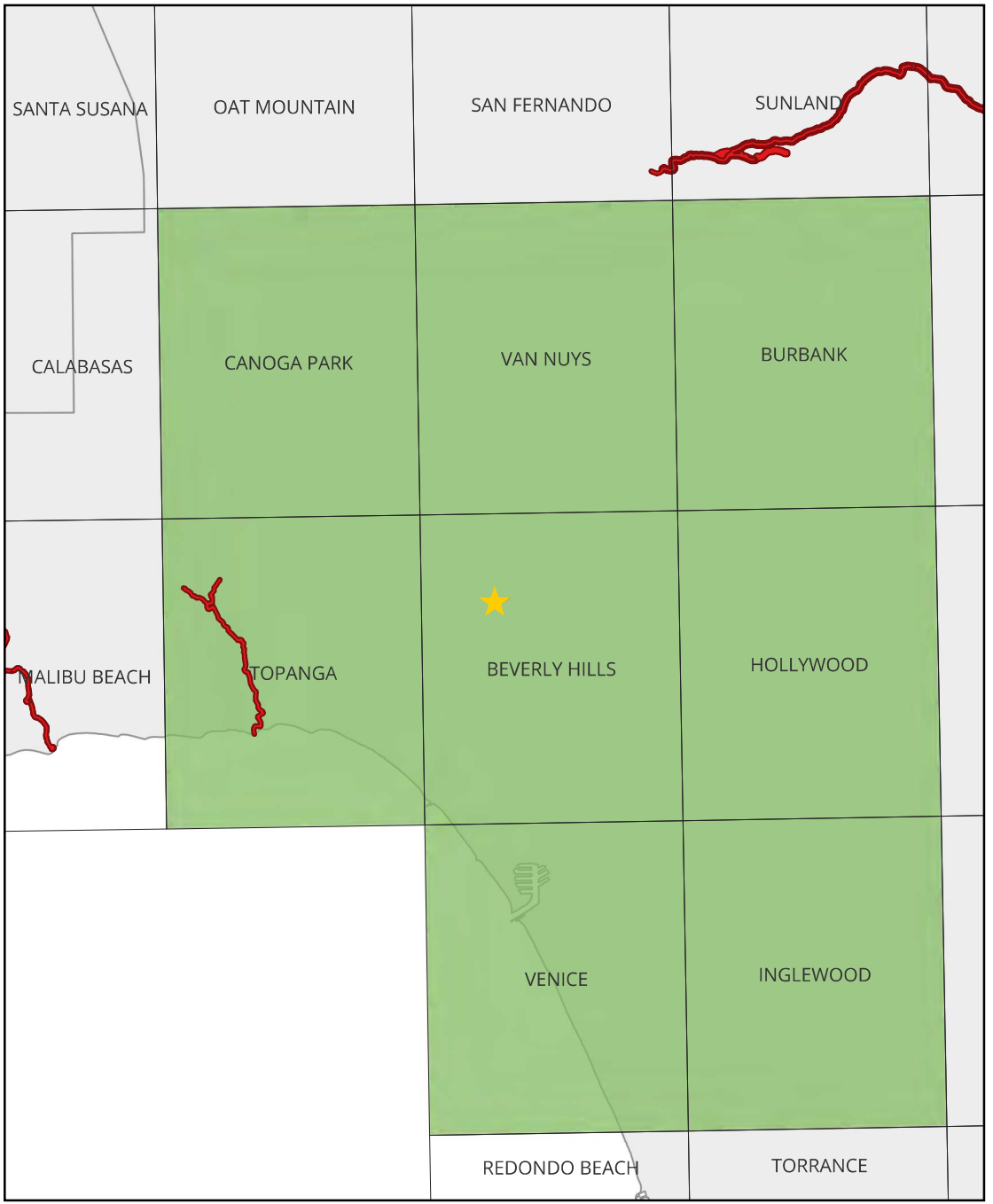
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Steelhead - Southern California Distinct Population Segment (Oncorhynchus mykiss pop. 10)	CNDDB(1), CH	FE, CCE, S1	FEDERAL LISTING REFERS TO POPULATIONS FROM SANTA MARIA RIVER SOUTH TO SOUTHERN EXTENT OF RANGE (SAN MATEO CREEK IN SAN DIEGO COUNTY). SOUTHERN STEELHEAD LIKELY HAVE GREATER PHYSIOLOGICAL TOLERANCES TO WARMER WATER AND MORE VARIABLE CONDITIONS.	No	N/A	None	None	Range assessment based on 405 GBIF records. Designated critical habitat (NMFS) is located 7.3 miles to the southwest. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Tidewater Goby (Eucyclogobius newberryi)	CH	FE, SSC, S3	BRACKISH WATER HABITATS ALONG THE CALIFORNIA COAST FROM AGUA HEDIONDA LAGOON, SAN DIEGO COUNTY TO THE MOUTH OF THE SMITH RIVER. FOUND IN SHALLOW LAGOONS AND LOWER STREAM REACHES, THEY NEED FAIRLY STILL BUT NOT STAGNANT WATER AND HIGH OXYGEN LEVELS.	No	N/A	None	None	Range assessment based on 770 GBIF records. Designated critical habitat (USFWS) is located 7.3 miles to the southwest. Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Amphibians

The section of the report summarizes the potential for occurrence on the Project Site of 2 special status amphibian taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

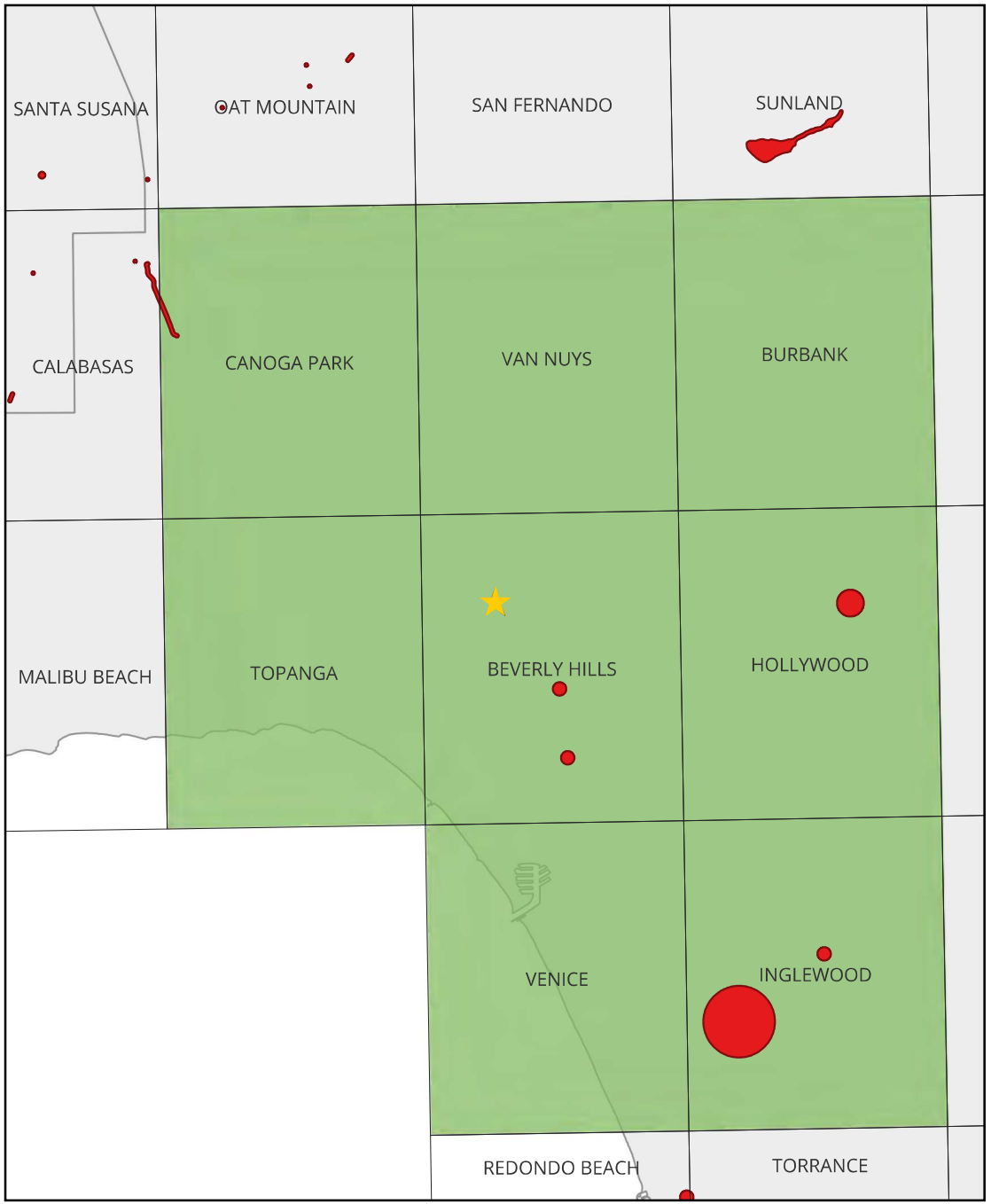
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Arroyo Toad (Anaxyrus californicus)	CNDDB(1)	FE, SSC, S2	SEMI-ARID REGIONS NEAR WASHES OR INTERMITTENT STREAMS, INCLUDING VALLEY-FOOTHILL AND DESERT RIPARIAN, DESERT WASH, ETC. RIVERS WITH SANDY BANKS, WILLOWS, COTTONWOODS, AND SYCAMORES; LOOSE, GRAVELLY AREAS OF STREAMS IN DRIER PARTS OF RANGE.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Western Spadefoot (Spea hammondii)	CNDDB(5), IPaC	FPT, SSC, S3S4	OCCURS PRIMARILY IN GRASSLAND HABITATS, BUT CAN BE FOUND IN VALLEY-FOOTHILL HARDWOOD WOODLANDS. VERNAL POOLS ARE ESSENTIAL FOR BREEDING AND EGG-LAYING.	Yes	None	None	None	Low quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. CWHR predictive mapping shows potential low value habitat between residence and street above. There are no potential or known breeding areas near the Biological Study Area.

Reptiles

The section of the report summarizes the potential for occurrence on the Project Site of 9 special status reptile taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

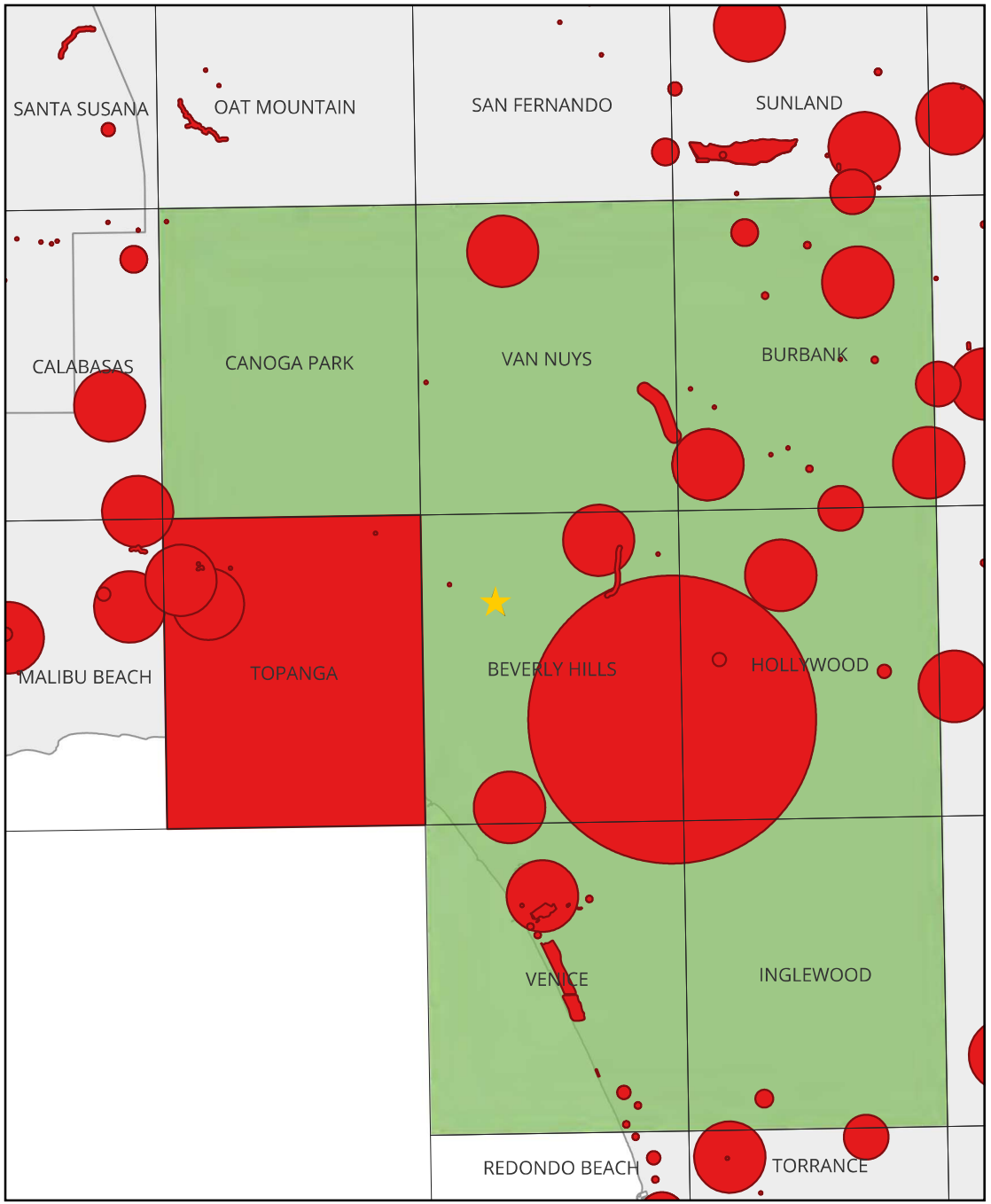
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Green Sea Turtle (Chelonia mydas)	CH	FT, S1	MARINE. COMPLETELY HERBIVOROUS; NEEDS ADQUATE SUPPLY OF SEAGRASSES AND ALGAE.	No	N/A	None	None	Range based on Pacific Ocean.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Southwestern Pond Turtle (Actinemys pallida)	CNDDB(4), IPaC	FPT, SSC, SNR	No CNDDB habitat description available	Yes	None	None	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Nearby water resources are required and are not present.
San Diegan Legless Lizard (Anniella stebbinsi)	CNDDB(36)	SSC, S3	GENERALLY SOUTH OF THE TRANSVERSE RANGE, EXTENDING TO NORTHWESTERN BAJA CALIFORNIA. OCCURS IN SANDY OR LOOSE LOAMY SOILS UNDER SPARSE VEGETATION. DISJUNCT POPULATIONS IN THE TEHACHAPI AND PIUTE MOUNTAINS IN KERN COUNTY. VARIETY OF HABITATS; GENERALLY IN MOIST, LOOSE SOIL. THEY PREFER SOILS WITH A HIGH MOISTURE CONTENT.	Yes	Medium	Moderate	None	Medium quality CWHR predicted habitat is mapped on the Project Site.
Blainville's Horned Lizard (Phrynosoma blainvillii)	CNDDB(7)	SSC, S4	FREQUENTS A WIDE VARIETY OF HABITATS, MOST COMMON IN LOWLANDS ALONG SANDY WASHES WITH SCATTERED LOW BUSHES. OPEN AREAS FOR SUNNING, BUSHES FOR COVER, PATCHES OF LOOSE SOIL FOR BURIAL, AND ABUNDANT SUPPLY OF ANTS AND OTHER INSECTS.	Yes	None	None	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Found in open habitats with native ants, neither of which are present.
San Diegan Tiger Whiptail (Aspidoscelis tigris stejnegeri)	CNDDB(2)	SSC, S3	FOUND IN DESERTS AND SEMI-ARID AREAS WITH SPARSE VEGETATION AND OPEN AREAS. ALSO FOUND IN WOODLAND AND RIPARIAN AREAS. GROUND MAY BE FIRM SOIL, SANDY, OR ROCKY.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
California Glossy Snake (Arizona elegans occidentalis)	CNDDB(1)	SSC, S2	PATCHILY DISTRIBUTED FROM THE EASTERN PORTION OF SAN FRANCISCO BAY, SOUTHERN SAN JOAQUIN VALLEY, AND THE COAST, TRANSVERSE, AND PENINSULAR RANGES, SOUTH TO BAJA CALIFORNIA. GENERALIST REPORTED FROM A RANGE OF SCRUB AND GRASSLAND HABITATS, OFTEN WITH LOOSE OR SANDY SOILS.	No	N/A	None	None	Subspecies range based on 175 GBIF records.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
San Bernardino Ring-necked Snake (Diadophis punctatus modestus)	CNDDB(1)	S2?	MOST COMMON IN OPEN, RELATIVELY ROCKY AREAS. OFTEN IN SOMEWHAT MOIST MICROHABITATS NEAR INTERMITTENT STREAMS. AVOIDS MOVING THROUGH OPEN OR BARREN AREAS BY RESTRICTING MOVEMENTS TO AREAS OF SURFACE LITTER OR HERBACEOUS VEG.	Yes	Medium	Moderate	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
South Coast Gartersnake (Thamnophis sirtalis pop. 1)	CNDDB(5)	SSC, S1S2	SOUTHERN CALIFORNIA COASTAL PLAIN FROM VENTURA COUNTY TO SAN DIEGO COUNTY, AND FROM SEA LEVEL TO ABOUT 850 M. MARSH AND UPLAND HABITATS NEAR PERMANENT WATER WITH GOOD STRIPS OF RIPARIAN VEGETATION.	Yes	None	None	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Nearby water resources are required and are not present.
Two-striped Gartersnake (Thamnophis hammondii)	CNDDB(2)	SSC, S3S4	COASTAL CALIFORNIA FROM VICINITY OF SALINAS TO NORTHWEST BAJA CALIFORNIA. FROM SEA TO ABOUT 7,000 FT ELEVATION. HIGHLY AQUATIC, FOUND IN OR NEAR PERMANENT FRESH WATER. OFTEN ALONG STREAMS WITH ROCKY BEDS AND RIPARIAN GROWTH.	Yes	None	None	None	Low quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Nearby water resources are required and are not present.

Birds

The section of the report summarizes the potential for occurrence on the Project Site of 32 special status bird taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

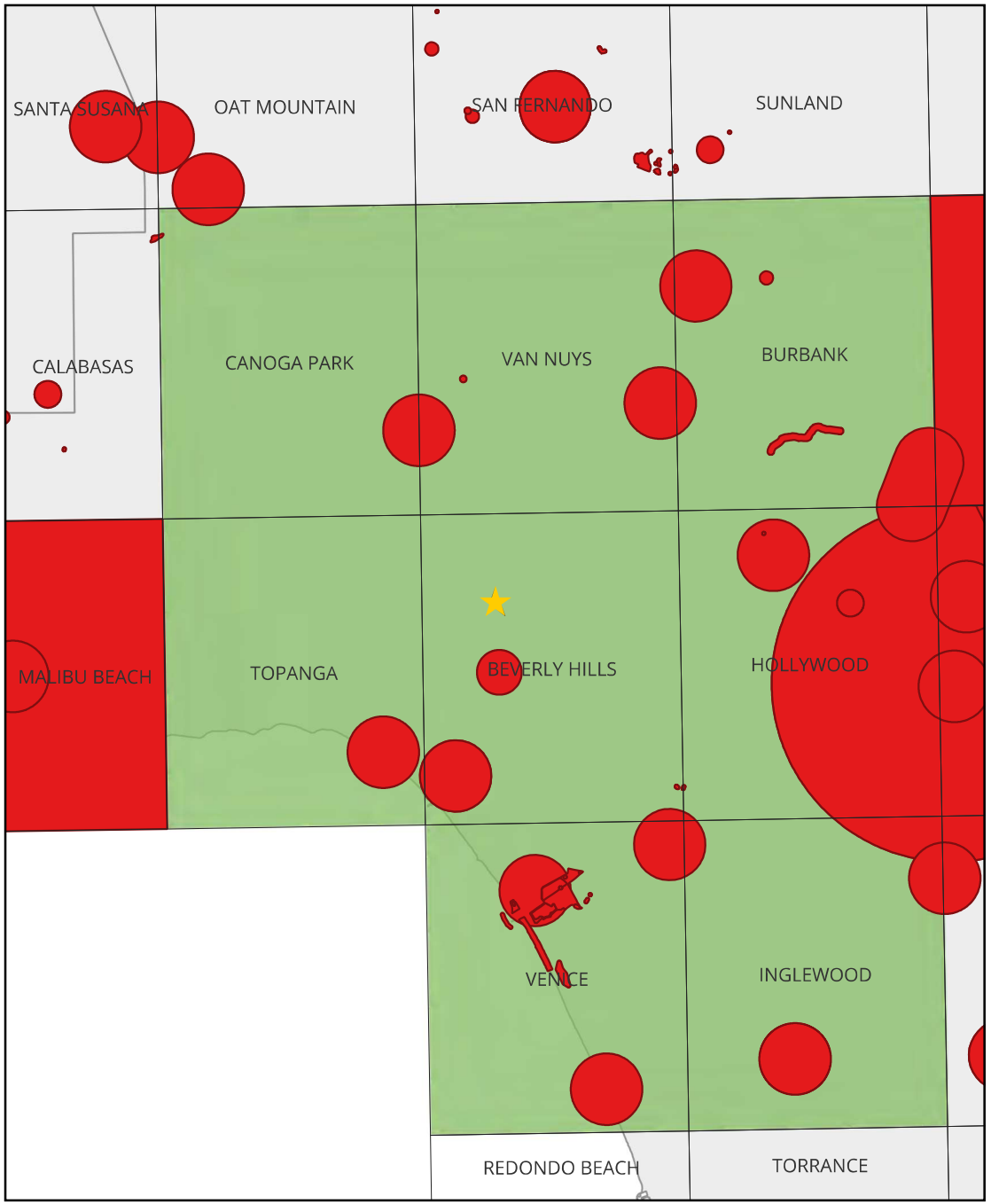
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Western Grebe (Aechmophorus occidentalis)	IPaC	BCC	No CNDDB habitat description available	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
Clark's Grebe (Aechmophorus clarkii)	IPaC	BCC	No CNDDB habitat description available	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
California Brown Pelican (Pelecanus occidentalis californicus)	CNDDB(1)	FD, CD, S3	COLONIAL NESTER ON COASTAL ISLANDS JUST OUTSIDE THE SURF LINE. NESTS ON COASTAL ISLANDS OF SMALL TO MODERATE SIZE WHICH AFFORD IMMUNITY FROM ATTACK BY GROUND-DWELLING PREDATORS. ROOSTS COMMUNALLY.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Northern Harrier (Circus hudsonius)	IPaC	SSC, S3, BCC	COASTAL SALT AND FRESHWATER MARSH. NEST AND FORAGE IN GRASSLANDS, FROM SALT GRASS IN DESERT SINK TO MOUNTAIN CIENAGAS. NESTS ON GROUND IN SHRUBBY VEGETATION, USUALLY AT MARSH EDGE; NEST BUILT OF A LARGE MOUND OF STICKS IN WET AREAS.	Yes	None	None	None	Medium quality CWHR predicted habitat is mapped on the Project Site. Prefers open habitats such as grasslands and marshes.
Swainson's Hawk (Buteo swainsoni)	CNDDB(4)	CT, S4	BREEDS IN GRASSLANDS WITH SCATTERED TREES, JUNIPER-SAGE FLATS, RIPARIAN AREAS, SAVANNAHS, AND AGRICULTURAL OR RANCH LANDS WITH GROVES OR LINES OF TREES. REQUIRES ADJACENT SUITABLE FORAGING AREAS SUCH AS GRASSLANDS, OR ALFALFA OR GRAIN FIELDS SUPPORTING RODENT POPULATIONS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Golden Eagle (Aquila chrysaetos)	IPaC	FP; WL, S3, BCC	ROLLING FOOTHILLS, MOUNTAIN AREAS, SAGE-JUNIPER FLATS, AND DESERT. CLIFF-WALLED CANYONS PROVIDE NESTING HABITAT IN MOST PARTS OF RANGE; ALSO, LARGE TREES IN OPEN AREAS.	Yes	None	None	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Requires large tracts of undeveloped habitat away from anthropogenic disturbance.
American Peregrine Falcon (Falco peregrinus anatum)	CNDDB(2)	FD, CD, S3S4	NEAR WETLANDS, LAKES, RIVERS, OR OTHER WATER; ON CLIFFS, BANKS, DUNES, MOUNDS; ALSO, HUMAN-MADE STRUCTURES. NEST CONSISTS OF A SCRAPE OR A DEPRESSION OR LEDGE IN AN OPEN SITE.	Yes	High	High	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment. No suitable nesting habitat on or near the Project Site.This taxon is most widespread in the winter when it occurs in a wide range of habitats, including dense urban areas, where it feeds mostly on medium-sized birds. If Peregrine Falcon occurs on the Project Site at all, it is likely an uncommon occurrence and would most likely be observed as a flyover while hunting.
Yellow Rail (Coturnicops noveboracensis)	CNDDB(2)	SSC, S2	SUMMER RESIDENT IN EASTERN SIERRA NEVADA IN MONO COUNTY. FRESHWATER MARSHLANDS.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
California Black Rail (Laterallus jamaicensis coturniculus)	CNDDB(1)	CT, FP, S2	INHABITS FRESHWATER MARSHES, WET MEADOWS AND SHALLOW MARGINS OF SALTWATER MARSHES BORDERING LARGER BAYS. NEEDS WATER DEPTHS OF ABOUT 1 INCH THAT DO NOT FLUCTUATE DURING THE YEAR AND DENSE VEGETATION FOR NESTING HABITAT.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Snowy Plover (Charadrius nivosus nivosus)	CNDDB(2), CH, IPaC	FT, SSC, S3	SANDY BEACHES, SALT POND LEVEES AND SHORES OF LARGE ALKALI LAKES. NEEDS SANDY, GRAVELLY OR FRIABLE SOILS FOR NESTING.	Yes	None	None	None	Designated critical habitat (USFWS) is located 7.5 miles to the south. No CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
California Gull (Larus californicus)	IPaC	WL, S4, BCC	LITTORAL WATERS, SANDY BEACHES, WATERS AND SHORELINES OF BAYS, TIDAL MUD-FLATS, MARSHES, LAKES, ETC. COLONIAL NESTER ON ISLETS IN LARGE INTERIOR LAKES, EITHER FRESH OR STRONGLY ALKALINE.	Yes	None	None	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Found along and near waterbodies.
Western Gull (Larus occidentalis)	IPaC	BCC	No CNDDB habitat description available	Yes	None	None	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Found along and near waterbodies.
California Least Tern (Sternula antillarum browni)	CNDDB(3), IPaC	FE, CE, FP, S2	NESTS ALONG THE COAST FROM SAN FRANCISCO BAY SOUTH TO NORTHERN BAJA CALIFORNIA. COLONIAL BREEDER ON BARE OR SPARSELY VEGETATED, FLAT SUBSTRATES: SAND BEACHES, ALKALI FLATS, LAND FILLS, OR PAVED AREAS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Western Screech-Owl (Megascops kennicottii)	IPaC	BCC	No CNDDB habitat description available	Yes	High	High	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
Burrowing Owl (Athene cunicularia)	CNDDB(2)	CCE, SSC, S2	OPEN, DRY ANNUAL OR PERENNIAL GRASSLANDS, DESERTS, AND SCRUBLANDS CHARACTERIZED BY LOW-GROWING VEGETATION. SUBTERRANEAN NESTER, DEPENDENT UPON BURROWING MAMMALS, MOST NOTABLY, THE CALIFORNIA GROUND SQUIRREL.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Allen's Hummingbird (Selasphorus sasin)	IPaC	BCC	No CNDDB habitat description available	Yes	High	Present	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment. This taxon has adapted to and benefits from nectar-rich landscaped environments, increasing its range and numbers in recent years.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Nuttall's Woodpecker (Dryobates nuttallii)	IPaC	BCC	No CNDDB habitat description available	Yes	High	High	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Present in nearly all wooded areas of Los Angeles.
Olive-sided Flycatcher (Contopus cooperi)	IPaC	SSC, S3, BCC	NESTING HABITATS ARE MIXED CONIFER, MONTANE HARDWOOD-CONIFER, DOUGLAS-FIR, REDWOOD, RED FIR AND LODGEPOLE PINE. MOST NUMEROUS IN MONTANE CONIFER FORESTS WHERE TALL TREES OVERLOOK CANYONS, MEADOWS, LAKES OR OTHER OPEN TERRAIN.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon. While the Project Site is not in the breeding or wintering range of Olive-sided Flycatcher, this species occurs locally (if fleetingly) during migration.
Southwestern Willow Flycatcher (Empidonax traillii extimus)	CNDDB(1)	FE, CE, S3	RIPARIAN WOODLANDS IN SOUTHERN CALIFORNIA.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Bank Swallow (Riparia riparia)	CNDDB(1)	CT, S3	COLONIAL NESTER; NESTS PRIMARILY IN RIPARIAN AND OTHER LOWLAND HABITATS WEST OF THE DESERT. REQUIRES VERTICAL BANKS/CLIFFS WITH FINE-TEXTURED/SANDY SOILS NEAR STREAMS, RIVERS, LAKES, OCEAN TO DIG NESTING HOLE.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Oak Titmouse (Baeolophus inornatus)	IPaC	BCC	No CNDDB habitat description available	Yes	High	High	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
Coastal California Gnatcatcher (Polioptila californica californica)	CNDDB(8), IPaC	FT, SSC, S2	OBLIGATE, PERMANENT RESIDENT OF COASTAL SAGE SCRUB BELOW 2500 FT IN SOUTHERN CALIFORNIA. LOW, COASTAL SAGE SCRUB IN ARID WASHES, ON MESAS AND SLOPES. NOT ALL AREAS CLASSIFIED AS COASTAL SAGE SCRUB ARE OCCUPIED.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Wrentit (Chamaea fasciata)	IPaC	BCC	No CNDDB habitat description available	Yes	High	Present	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
California Thrasher (Toxostoma redivivum)	IPaC	BCC	No CNDDB habitat description available	Yes	High	High	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
Least Bell's Vireo (Vireo bellii pusillus)	CNDDB(9)	FE, CE, S3	SUMMER RESIDENT OF SOUTHERN CALIFORNIA IN LOW RIPARIAN IN VICINITY OF WATER OR IN DRY RIVER BOTTOMS; BELOW 2000 FT. NESTS PLACED ALONG MARGINS OF BUSHES OR ON TWIGS PROJECTING INTO PATHWAYS, USUALLY WILLOW, BACCHARIS, MESQUITE.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Saltmarsh Common Yellowthroat (Geothlypis trichas sinuosa)	IPaC	SSC, S3, BCC	RESIDENT OF THE SAN FRANCISCO BAY REGION, IN FRESH AND SALT WATER MARSHES. REQUIRES THICK, CONTINUOUS COVER DOWN TO WATER SURFACE FOR FORAGING; TALL GRASSES, TULE PATCHES, WILLOWS FOR NESTING.	No	N/A	None	None	Endemic to Bay Area. Some individuals rarely migrate south in winter to San Diego. Only found in coastal marshes.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Southern California Rufous-crowned Sparrow (Aimophila ruficeps canescens)	CNDDB(1)	WL, S4	RESIDENT IN SOUTHERN CALIFORNIA COASTAL SAGE SCRUB AND SPARSE MIXED CHAPARRAL. FREQUENTS RELATIVELY STEEP, OFTEN ROCKY HILLSIDES WITH GRASS AND FORB PATCHES.	Yes	None	None	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Prefers grasslands and scrublands.
Belding's Savannah Sparrow (Passerculus sandwichensis beldingi)	CNDDB(2), IPaC	CE, S3, BCC	INHABITS COASTAL SALT MARSHES, FROM SANTA BARBARA SOUTH THROUGH SAN DIEGO COUNTY. NESTS IN SALICORNIA ON AND ABOUT MARGINS OF TIDAL FLATS.	No	N/A	None	None	Subspecies range based on Coastal Zone limits as taxon only occurs in coastal marshes.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Channel Island Song Sparrow (Melospiza melodia graminea)	IPaC	SSC, S1, BCC	CURRENTLY KNOWN FROM SAN MIGUEL AND SANTA ROSA ISLANDS; BELIEVED EXTIRPATED FROM SANTA BARBARA AND SAN CLEMENTE ISLANDS. NEED MODERATELY DENSE SCRUBBY VEGETATION FOR NESTING, A WATER SOURCE, AND EXPOSED GROUND FOR FORAGING. DENSE SHRUBS AND THICKETS OF GIANT COREOPSIS (C. GIGANTEA) AND/OR DENSE GRASSLANDS WITH SCATTERED SHRUBS. NESTS OFTEN LOCATED ON LEEWARD SIDE OF SHRUBS AVOIDING PREVAILING WINDS.	No	N/A	None	None	Only found on San Miguel, Santa Rosa, and Anacapa Islands.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Tricolored Blackbird (Agelaius tricolor)	CNDDB(2)	CT, SSC, S2	HIGHLY COLONIAL SPECIES, MOST NUMEROUS IN CENTRAL VALLEY AND VICINITY. LARGELY ENDEMIC TO CALIFORNIA. REQUIRES OPEN WATER, PROTECTED NESTING SUBSTRATE, AND FORAGING AREA WITH INSECT PREY WITHIN A FEW KM OF THE COLONY.	Yes	None	None	None	Low quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Uses wetlands and adjacent open habitats in the summer. Found along wetlands and in agricultural areas in the winter.
Bullock's Oriole (Icterus bullockii)	IPaC	BCC	No CNDDB habitat description available	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon. While the Project Site is not in the breeding or wintering range of Bullock's Oriole, this species occurs locally (if fleetingly) during migration.
Lawrence's Goldfinch (Spinus lawrencei)	IPaC	S4, BCC	NESTS IN OPEN OAK OR OTHER ARID WOODLAND AND CHAPARRAL, NEAR WATER. NEARBY HERBACEOUS HABITATS USED FOR FEEDING. CLOSELY ASSOCIATED WITH OAKS.	Yes	Medium	Moderate	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment. Lawrence's Goldfinch populations move frequently following preferred food sources, especially fiddleneck. No breeding habitat is present on the Project Site. Only likely to occur sporadically during seasonal movements.

Mammals

The section of the report summarizes the potential for occurrence on the Project Site of 12 special status mammal taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

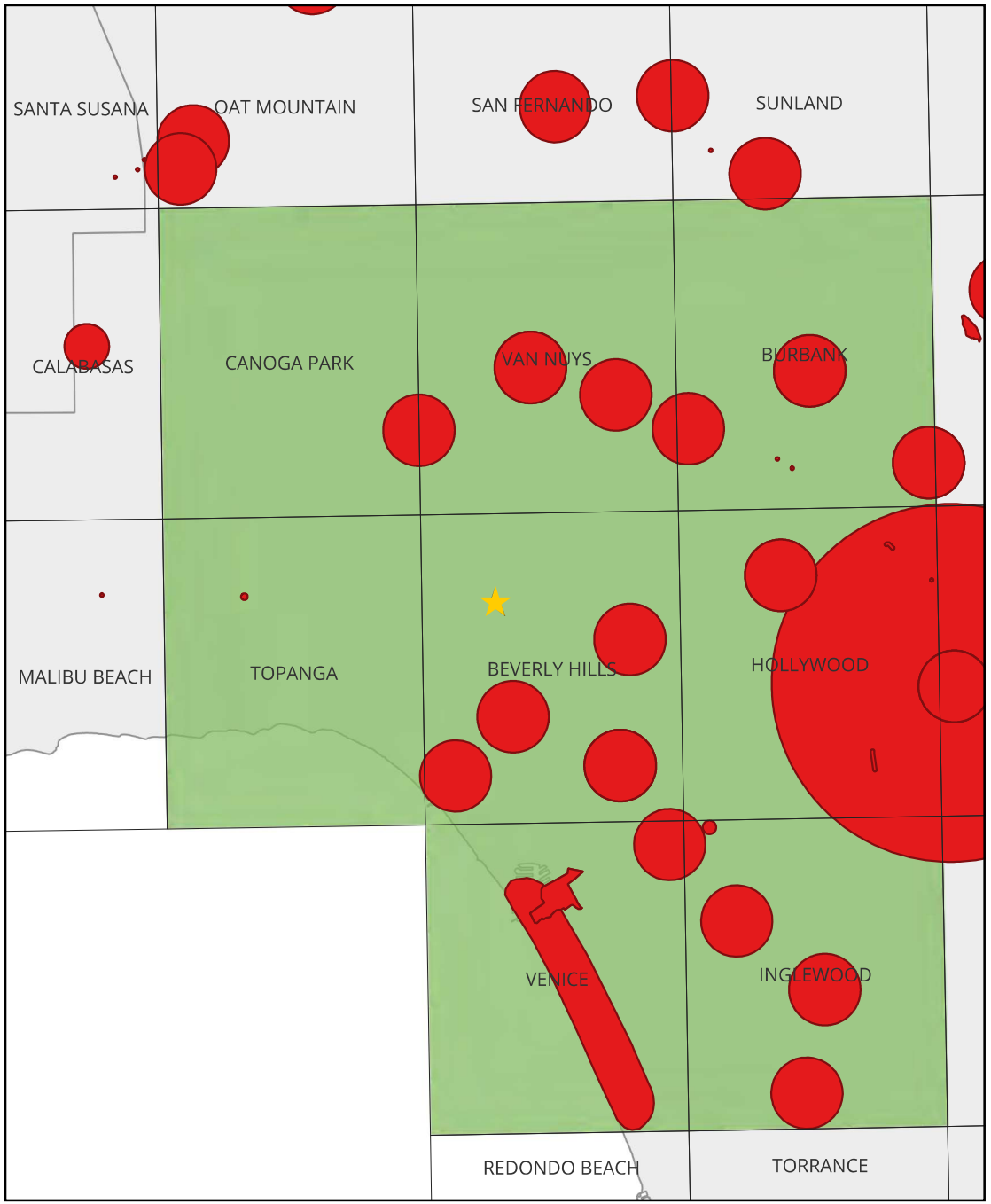
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.

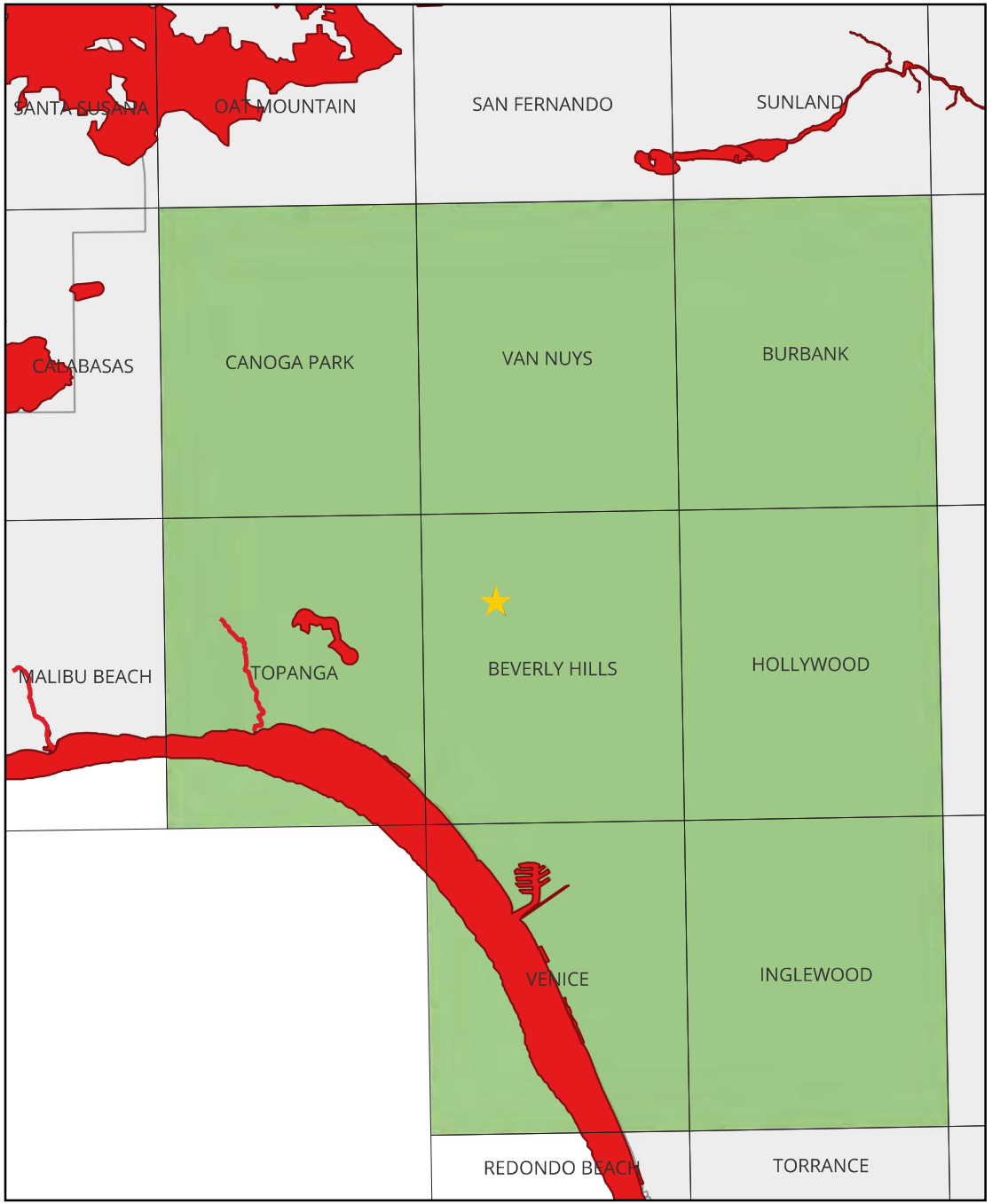


Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Salt Marsh Ornate Shrew (Sorex ornatus salicornicus)	CNDDB(1)	SSC, S1	COASTAL MARSHES IN LOS ANGELES, ORANGE AND VENTURA COUNTIES. REQUIRES DENSE VEGETATION AND WOODY DEBRIS FOR COVER.	No	N/A	None	None	Subspecies range based on 42 GBIF records.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Western Yellow Bat (Lasiurus xanthinus)	CNDDB(1)	SSC, S3	FOUND IN VALLEY FOOTHILL RIPARIAN, DESERT RIPARIAN, DESERT WASH, AND PALM OASIS HABITATS. ROOSTS IN TREES, PARTICULARLY PALMS. FORAGES OVER WATER AND AMONG TREES.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Pallid Bat (Antrozous pallidus)	CNDDB(4)	SSC, S3	DESERTS, GRASSLANDS, SHRUBLANDS, WOODLANDS AND FORESTS. MOST COMMON IN OPEN, DRY HABITATS WITH ROCKY AREAS FOR ROOSTING. ROOSTS MUST PROTECT BATS FROM HIGH TEMPERATURES. VERY SENSITIVE TO DISTURBANCE OF ROOSTING SITES.	Yes	Medium	Moderate	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment. No potential roosting habitat was identified during the survey. If present, only likely to use the Project Site for foraging overflights.
California Bonneted Bat (Eumops perotis californicus)	CNDDB(8)	SSC, S3S4	MANY OPEN, SEMI-ARID TO ARID HABITATS, INCLUDING CONIFER AND DECIDUOUS WOODLANDS, COASTAL SCRUB, GRASSLANDS, CHAPARRAL, ETC. ROOSTS IN CREVICES IN CLIFF FACES, HIGH BUILDINGS, TREES AND TUNNELS.	Yes	Low	Low	None	Low quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
Pocketed Free-tailed Bat (Nyctinomops femorosaccus)	CNDDB(1)	SSC, S3	VARIETY OF ARID AREAS IN SOUTHERN CALIFORNIA; PINE-JUNIPER WOODLANDS, DESERT SCRUB, PALM OASIS, DESERT WASH, DESERT RIPARIAN, ETC. ROCKY AREAS WITH HIGH CLIFFS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Big Free-tailed Bat (Nyctinomops macrotis)	CNDDB(2)	SSC, S3	LOW-LYING ARID AREAS IN SOUTHERN CALIFORNIA. NEED HIGH CLIFFS OR ROCKY OUTCROPS FOR ROOSTING SITES. FEEDS PRINCIPALLY ON LARGE MOTHS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Los Angeles Pocket Mouse (Perognathus longimembris brevinasus)	CNDDB(1)	SSC, S1S2	LOWER ELEVATION GRASSLANDS AND COASTAL SAGE COMMUNITIES IN AND AROUND THE LOS ANGELES BASIN. OPEN GROUND WITH FINE, SANDY SOILS. MAY NOT DIG EXTENSIVE BURROWS, HIDING UNDER WEEDS AND DEAD LEAVES INSTEAD.	No	N/A	None	None	Subspecies range based on 311 GBIF records.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Pacific Pocket Mouse (Perognathus longimembris pacificus)	CNDDB(1)	FE, SSC, S2	INHABITS THE NARROW COASTAL PLAINS FROM THE MEXICAN BORDER NORTH TO EL SEGUNDO, LOS ANGELES COUNTY. SEEMS TO PREFER SOILS OF FINE ALLUVIAL SANDS NEAR THE OCEAN, BUT MUCH REMAINS TO BE LEARNED.	No	N/A	None	None	Subspecies range based on 360 GBIF records.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Southern Grasshopper Mouse (Onychomys torridus ramona)	CNDDB(1)	SSC, S3	DESERT AREAS, ESPECIALLY SCRUB HABITATS WITH FRIABLE SOILS FOR DIGGING. PREFERS LOW TO MODERATE SHRUB COVER. FEEDS ALMOST EXCLUSIVELY ON ARTHROPODS, ESPECIALLY SCORPIONS AND ORTHOPTERAN INSECTS.	No	N/A	None	None	Subspecies range based on 92 GBIF records.Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
San Diego Desert Woodrat (Neotoma lepida intermedia)	CNDDB(2)	SSC, S3S4	COASTAL SCRUB OF SOUTHERN CALIFORNIA FROM SAN DIEGO COUNTY TO SAN LUIS OBISPO COUNTY. MODERATE TO DENSE CANOPIES PREFERRED. THEY ARE PARTICULARLY ABUNDANT IN ROCK OUTCROPS, ROCKY CLIFFS, AND SLOPES.	No	N/A	None	None	Subspecies range based on 262 GBIF records.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Stephens' California Vole (Microtus californicus stephensi)	CNDDB(3)	SSC, S2	TIDAL MARSHES IN LOS ANGELES, ORANGE AND SOUTHERN VENTURA COUNTIES.	Yes	None	None	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. CWHR predicted habitat is for taxon as a whole, not subspecies which is only found in coastal marshes.
American Badger (Taxidea taxus)	CNDDB(1)	SSC, S3	MOST ABUNDANT IN DRIER OPEN STAGES OF MOST SHRUB, FOREST, AND HERBACEOUS HABITATS, WITH FRIABLE SOILS. NEEDS SUFFICIENT FOOD, FRIABLE SOILS AND OPEN, UNCULTIVATED GROUND. PREYS ON BURROWING RODENTS. DIGS BURROWS.	Yes	None	None	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Requires large areas of undisturbed natural habitat. Also, does not occur near the area.

Critical Habitat

This page visually depicts the presence or absence of US Fish and Wildlife Service or National Marine Fisheries Service proposed or designated critical habitat in the Regional Study Area. If critical habitat is present in the Regional Study Area that taxon is included in the preceding pages and marked as having critical habitat. Critical habitat is also discussed in the main text of the report.



Appendix E. Photo Log

Inserted after this cover page is a database-generated photo log.

Photo Log

1400 Vista Moraga

This database-generated report presents a visual depiction of site conditions during the survey conducted on March 17, 2025 by England|Ecology. The data presented here were collected in the field using the QField app on an iPhone 15 Pro. After fieldwork was completed, data were synced to QGIS desktop. The map below presents an overview of the photo locations in this report, with each photo shown on the ensuing pages. This report was generated using QGIS 3.40.

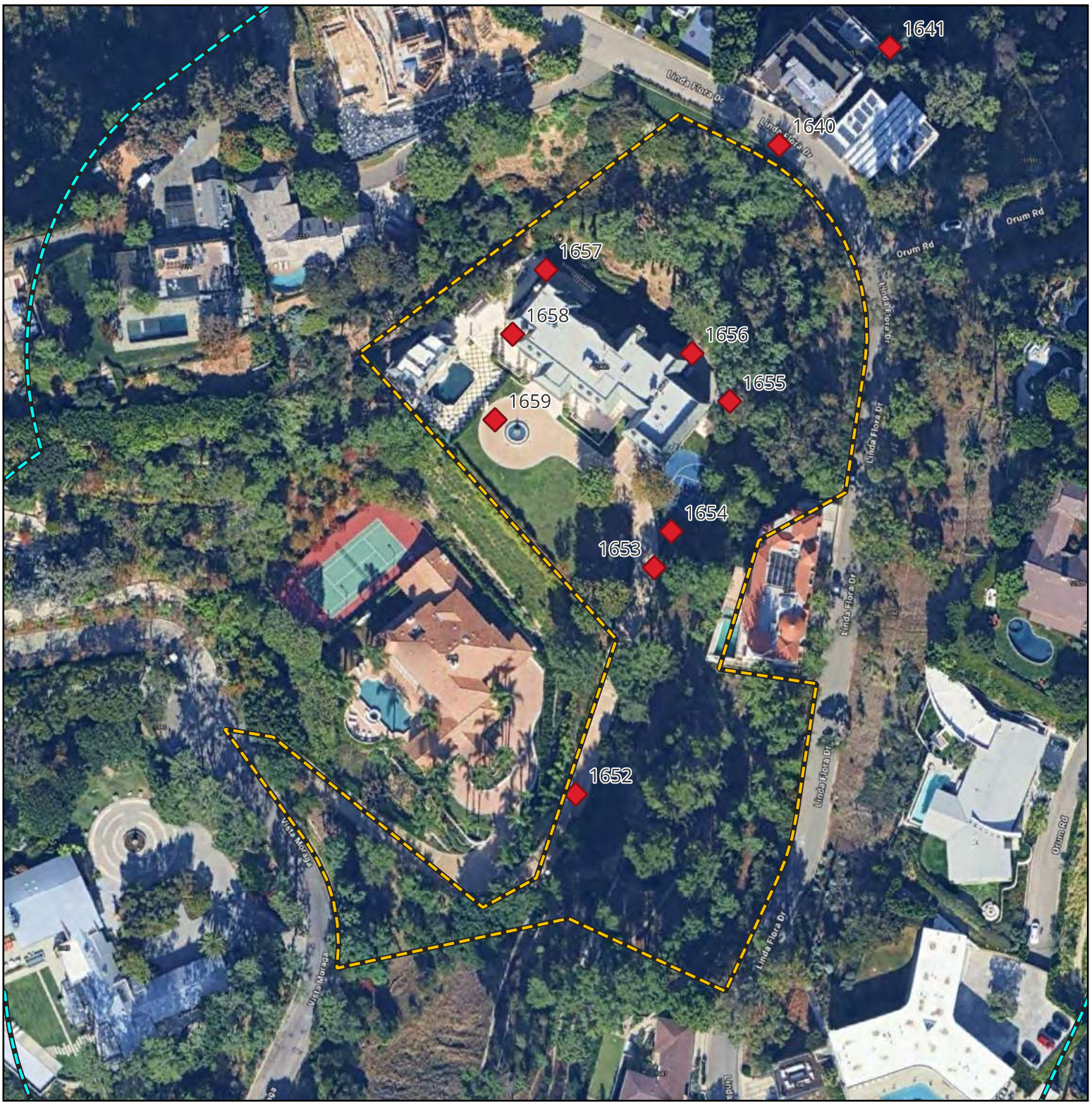


Photo Point 1642

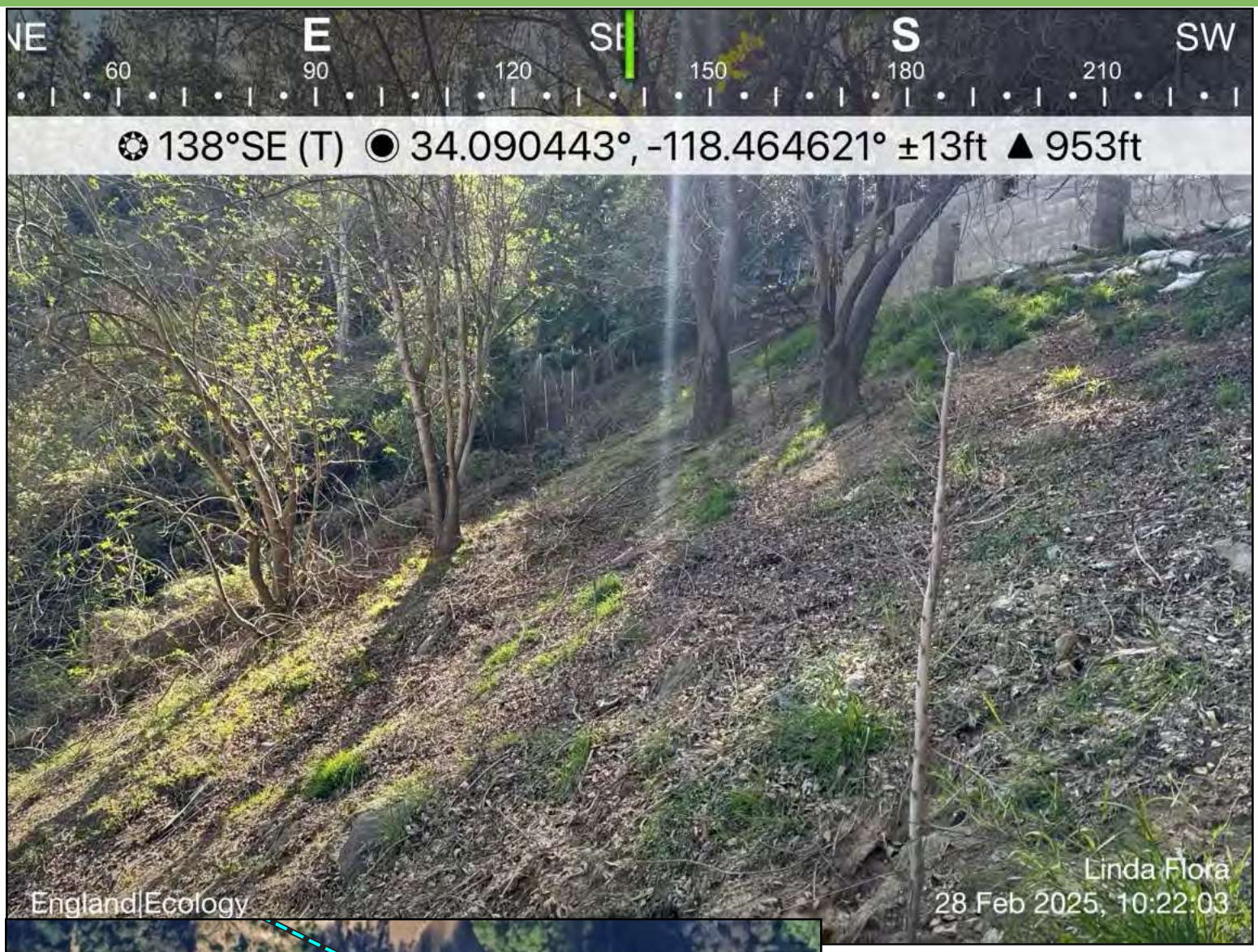


Photo Direction
Southeast

Photo Description
View uphill toward residence from lower end of slope.

Photo Point 1643

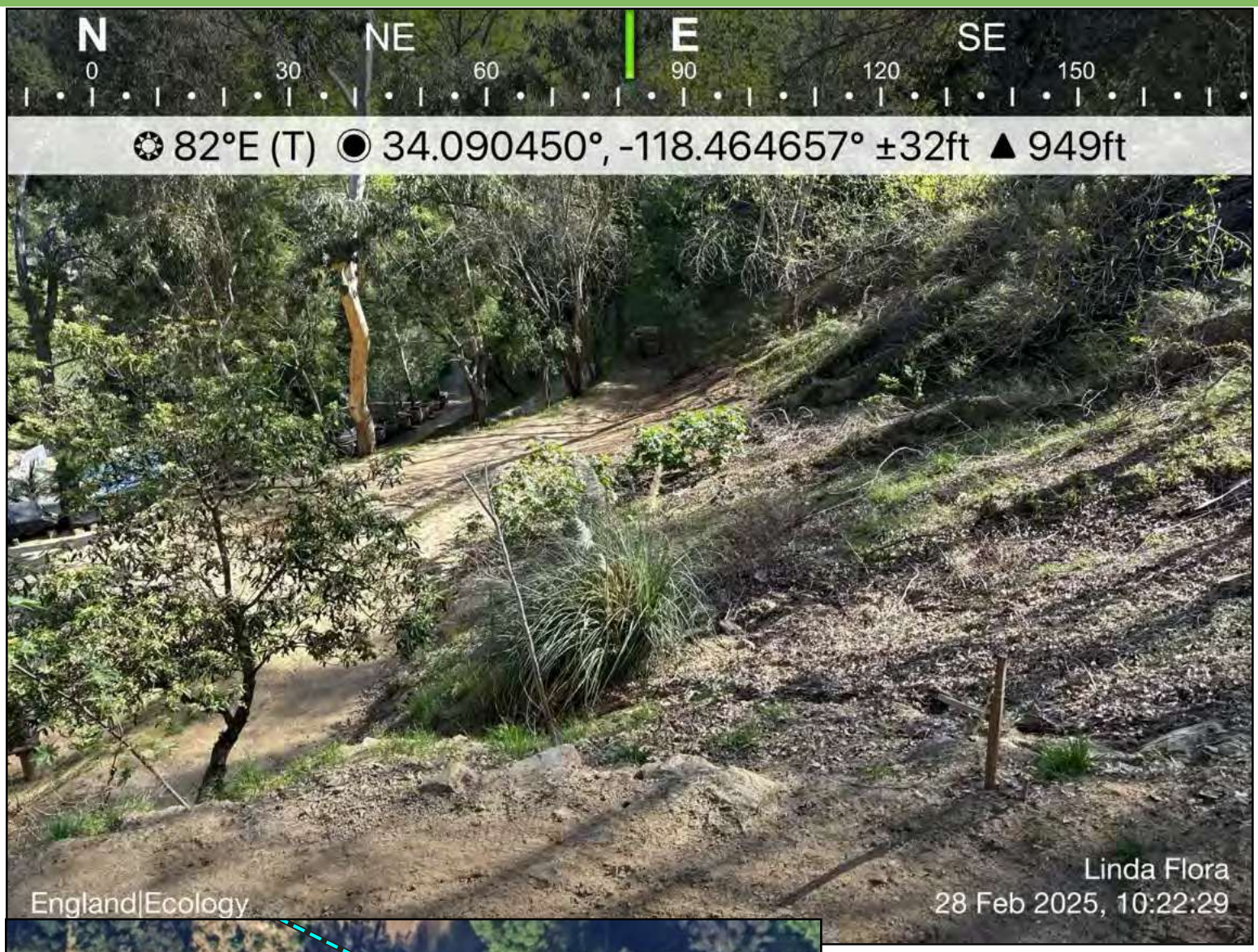


Photo Direction
East

Photo Description
View across the backyard.

Photo Point 1644

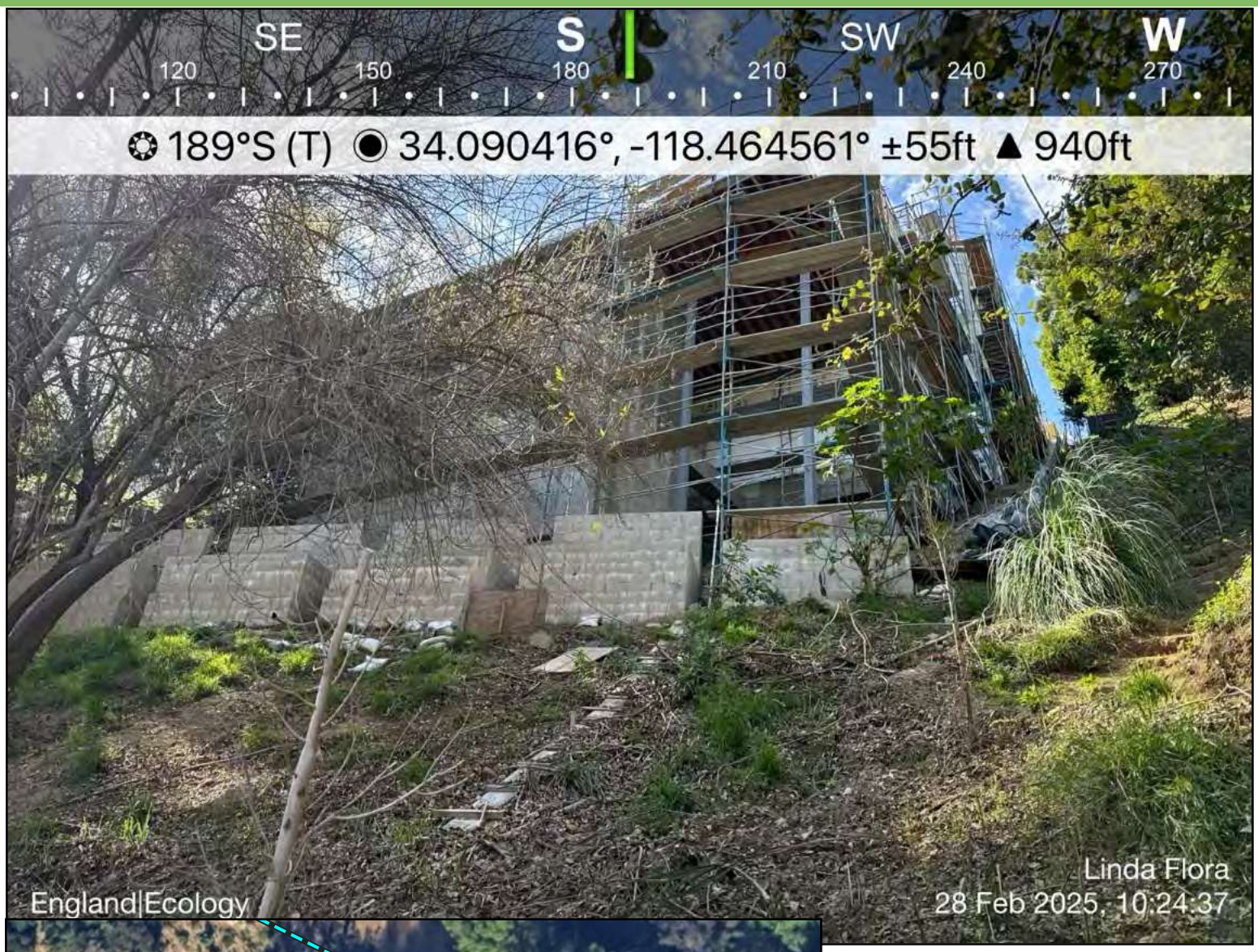


Photo Direction
South

Photo Description
View upslope toward residence.

Photo Point 1652

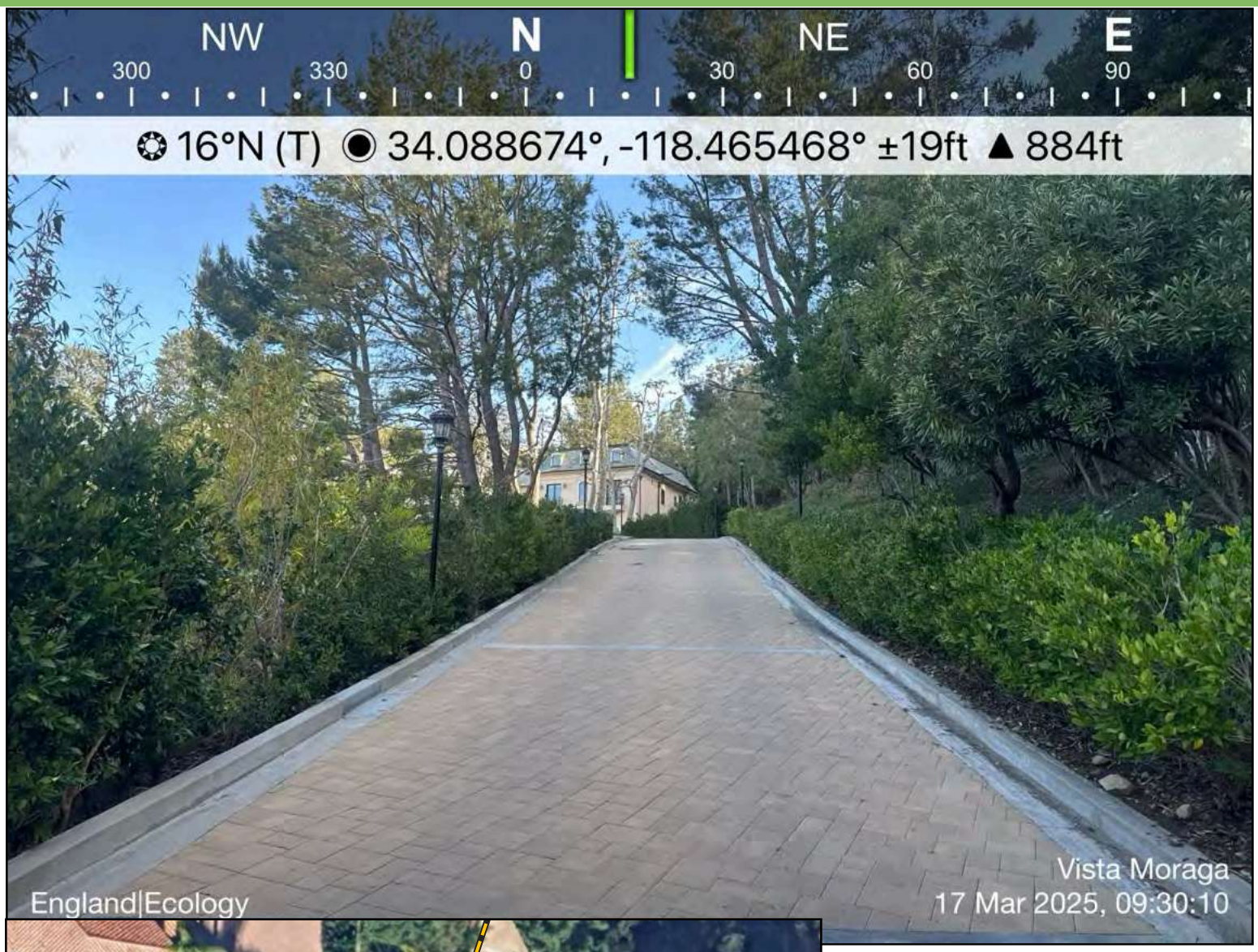
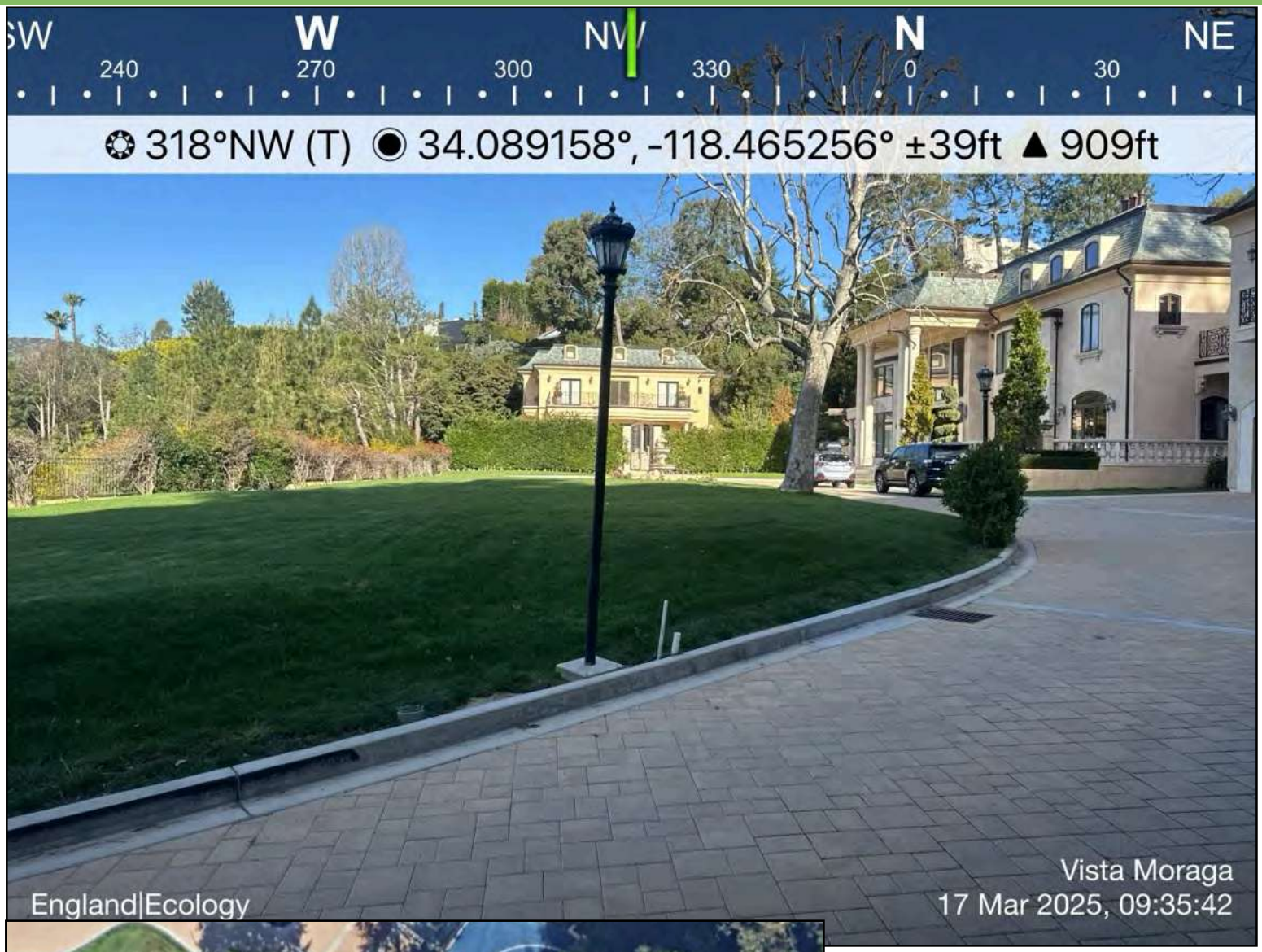


Photo Direction
North

Photo Description
View up driveway toward residence from front gate.

Photo Point 1653



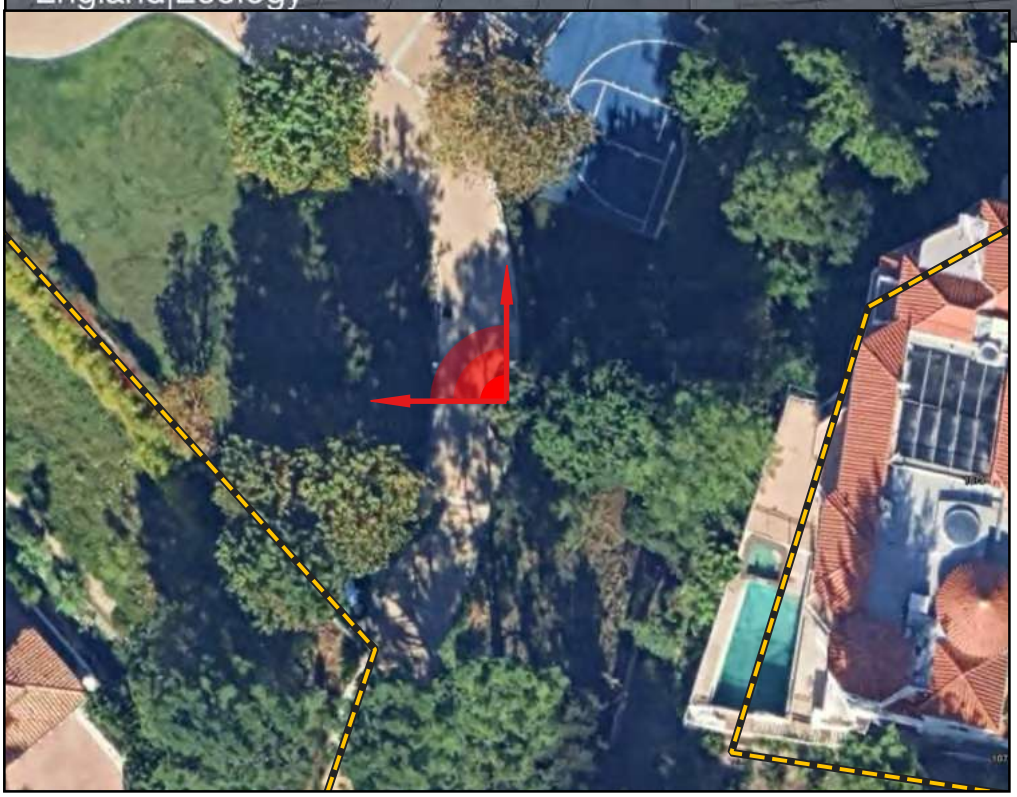
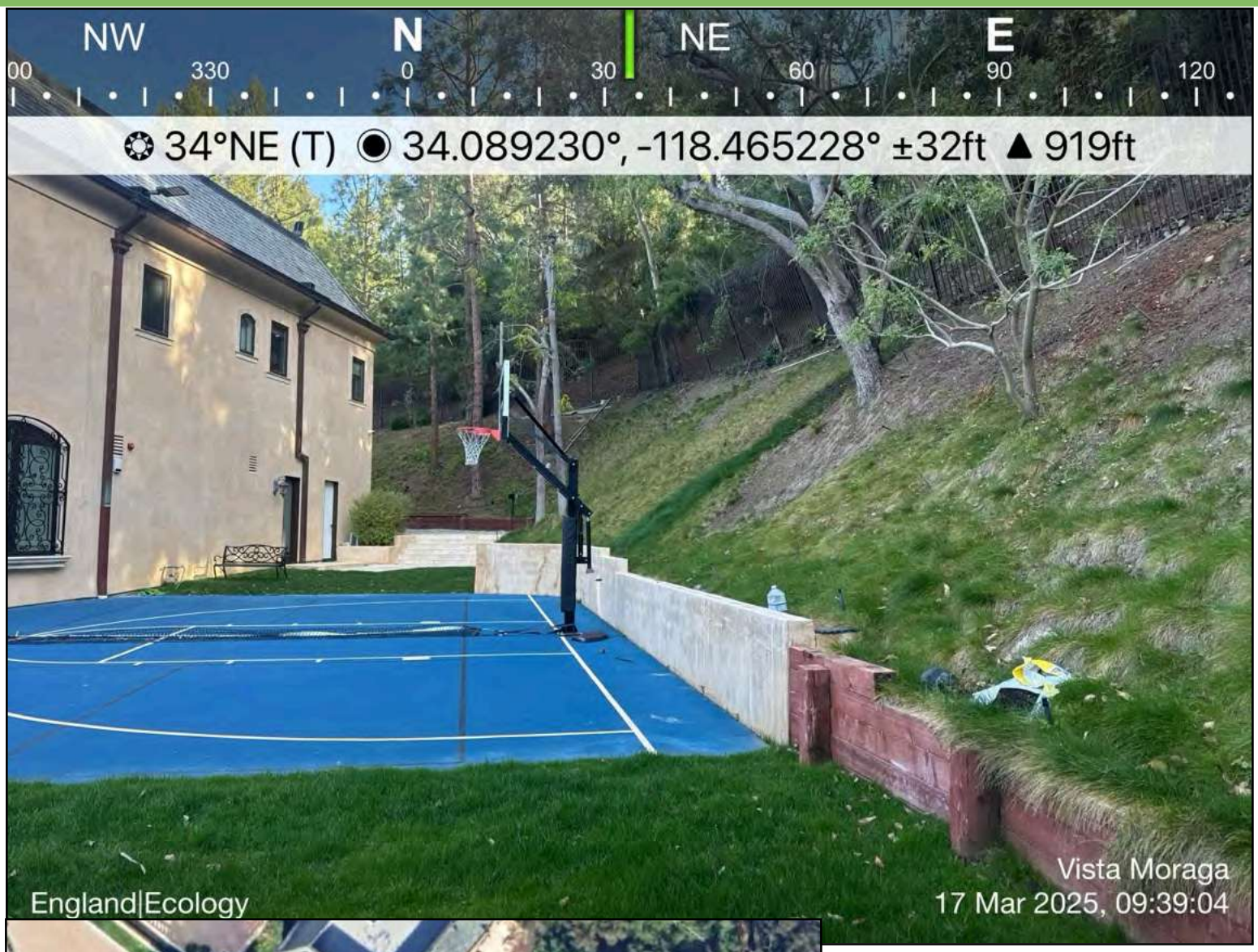


Photo Direction
Northwest

Photo Description
View of front yard.

Photo Point 1654



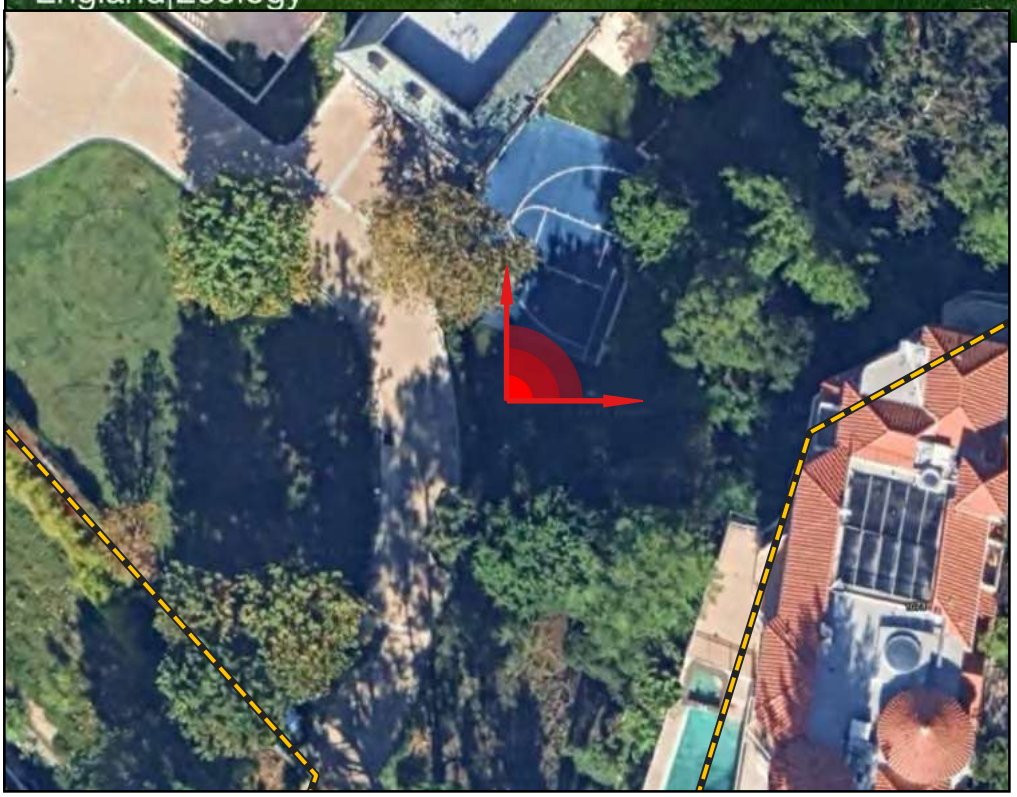
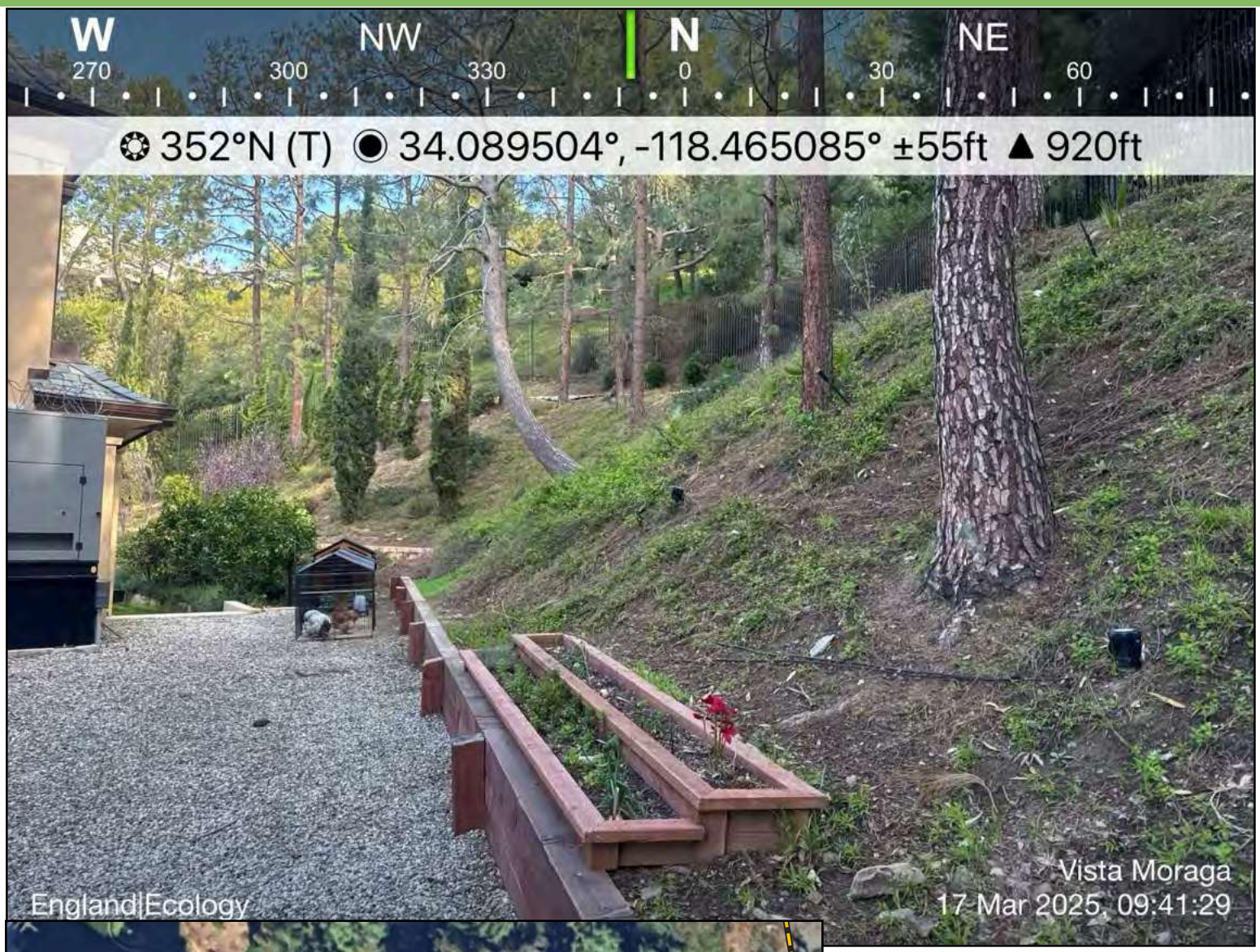


Photo Direction
Northeast

Photo Description
View of side yard.

Photo Point 1655



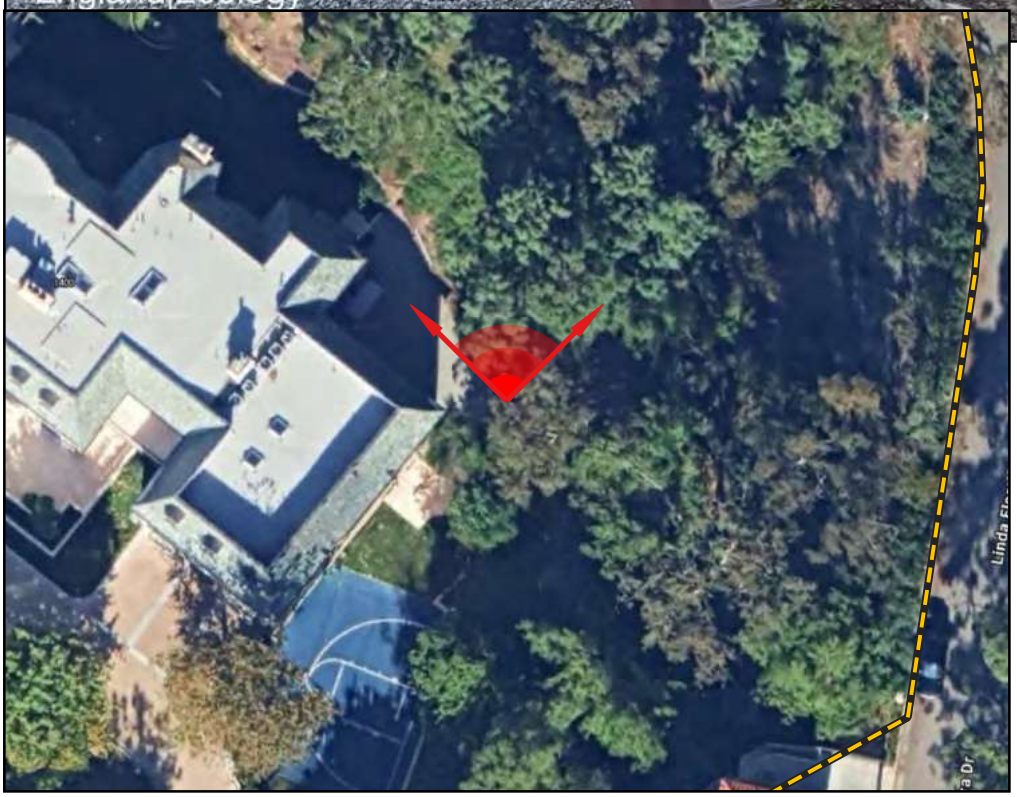
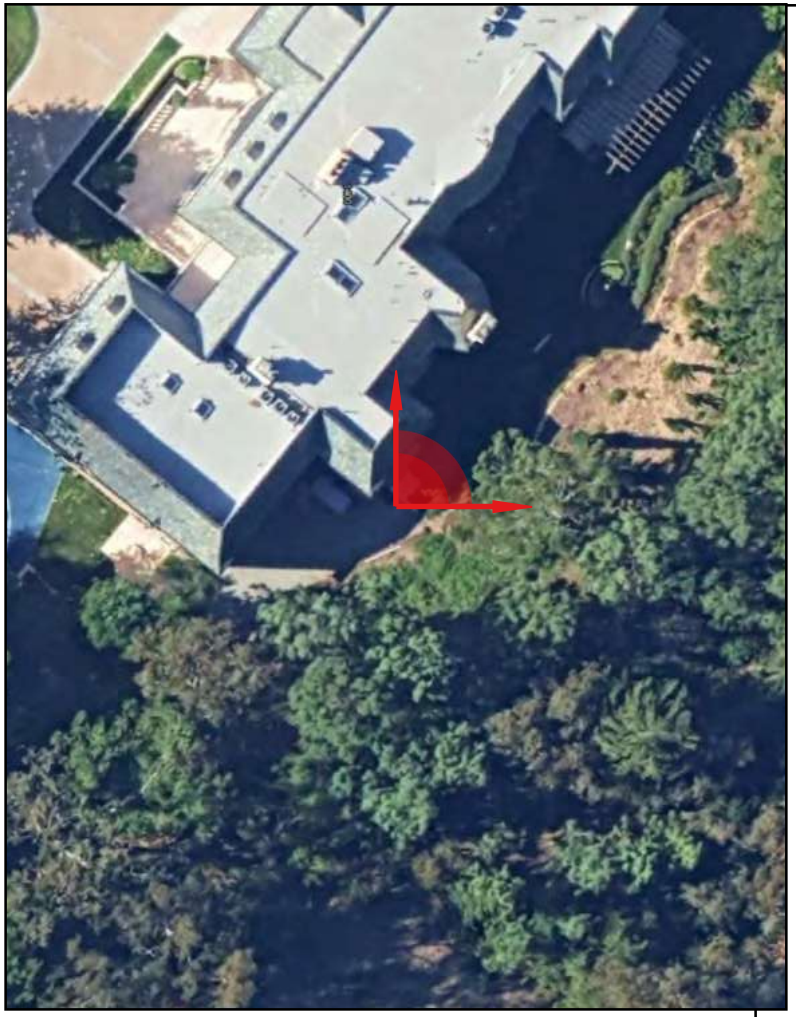


Photo Direction
North

Photo Description
Back yard.



Appendix F. Reference Materials

The following materials were provided to England|Ecology by the Applicant in order to assist with the completion of this report and are provided after this cover page:

- Site Plan
- Arborist Report

Tree Survey

For the compliance of the City of Los Angeles Planning

1400 N. Vista Moraga
Los Angeles, 90049

Prepared For: Niko Natsis
Tel: (310) 903-9022
Email: Nikonatsis@gmail.com

Prepared By: Michael Crane
Arbor Care, Inc.
1660 E. Mountain St.
Pasadena, CA 91104
Tel: (626) 737-4007
Email: info@arborcareinc.net

October 2023

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SURVEY METHODS

All trees with trunks measuring four inches in diameter or larger have been identified by botanical and common names. Trunk diameters, which are measured at four feet above grade are listed, and those with an "M" next to the measurement indicates that the tree has multiple trunks originating from one root crown. If the tree is a multi-trunk, then the three largest trunk diameters are listed. Tree numbers correspond to the tree identification and location plotted on the topographic survey map. Tree numbers with an "os" next to them indicate that the trunk is located off-site, but the branches extend over or very close to the property line. Trees marked on the topographic survey map with an "X" indicate that a tree does not exist in the location of the tree icon.

The condition of each tree is given based on existing conditions using a scale of Excellent to Dead.

Excellent – A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structural and form typical of the species.
Good – Tree with slight decline in vigor, small amount of twig dieback, or minor structural defects that can be corrected.
Fair – Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
Poor – Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
Nearly Dead – Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormic shoots (secondary shoots that arise along the trunk and branches); extensive structural defects that cannot be abated.
Dead – Tree is completely non-viable

A determination was made on the protected status of each tree. The elements used to determine if a tree is protected are its species, trunk diameter and location on the property; and as defined in Ordinance #186873 of the City of Los Angeles Municipal Code. The property is not located in a Specific Plan area.

Protected Tree Definitions

City of Los Angeles Protected Trees and Shrubs

Ordinance #186873 - Protected Tree or Shrub- Any of the following Southern California indigenous tree species, which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree; or any of the following Southern California indigenous shrub species, which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub:

Protected Trees:

(a) Oak tree including Valley Oak (Quercus lobata) and California Live Oak (Quercus agrifolia), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak (Quercus dumosa).

(b) Southern California Black Walnut (Juglans californica var. californica)

(c) Western Sycamore (Platanus racemosa)

(d) California Bay (Umbellularia californica)

Protected Shrubs:

(a) Mexican Elderberry (Sambucus Mexicana

(b) Toyon (Heteromeles arbutifolia)

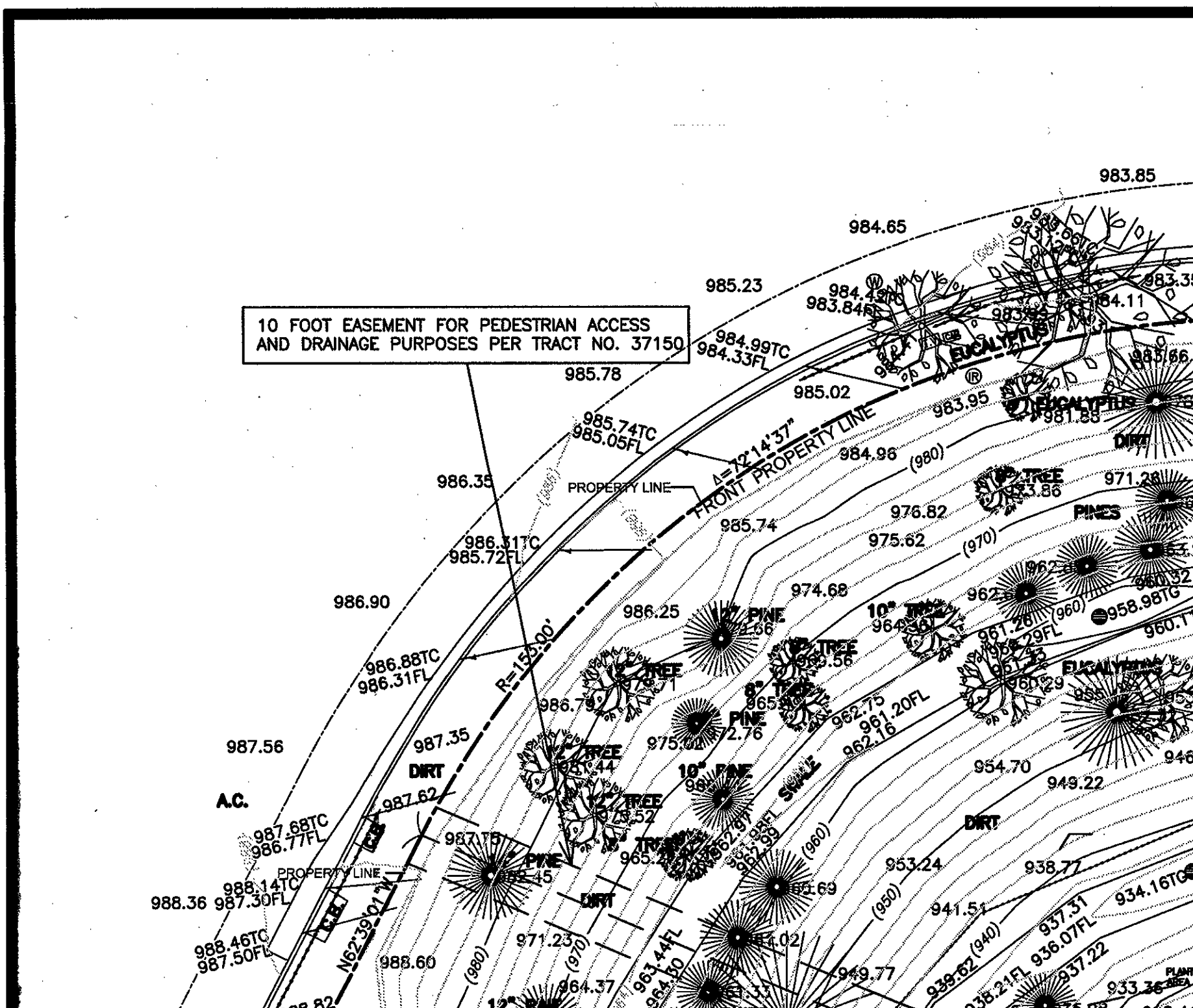
This definition shall not include any tree grown or held for sale by a licensed nursery, or trees planted or grown as a part of a tree planting program.

Tree Survey for 6937 W. Woodrow Wilson Drive, Los Angeles, 90077

Tree Key	Botanical Name	Common Name	Trunk Diameter	Condition	Tree Status
1	Jacaranda mimosifolia	Jacaranda	12"	Good	Non-Protected
2	Pinus halepensis	Aleppo Pine	14”	Good	Non-Protected
3	Pinus canariensis	Canary Island Pine	20"	Good	Non-Protected
4	Pinus halepensis	Aleppo Pine	18"	Good	Non-Protected
5	Pinus halepensis	Aleppo Pine	6"	Good	Non-Protected
6	Pinus canariensis	Canary Island Pine	12"	Good	Non-Protected
7	Pinus canariensis	Canary Island Pine	16"	Good	Non-Protected
8	Pinus canariensis	Canary Island Pine	12"	Good	Non-Protected
9	Pinus canariensis	Canary Island Pine	10"	Good	Non-Protected
10	Pinus canariensis	Canary Island Pine	10"	Good	Non-Protected
11	Pinus canariensis	Canary Island Pine	10"	Good	Non-Protected
12	Pinus canariensis	Canary Island Pine	12"	Good	Non-Protected
13	Schinus molle	Pepper Tree	16"	Good	Non-Protected
14	Pinus halepensis	Aleppo Pine	14"	Good	Non-Protected
15	Pinus canariensis	Canary Island Pine	12"	Good	Non-Protected
16	Pinus halepensis	Aleppo Pine	8"	Good	Non-Protected
17	Pinus canariensis	Canary Island Pine	10"	Good	Non-Protected
18	Pinus canariensis	Canary Island Pine	8"	Good	Non-Protected
19	Pinus canariensis	Canary Island Pine	12"	Good	Non-Protected
20	Pinus canariensis	Canary Island Pine	10"	Good	Non-Protected

Tree Survey for 6937 W. Woodrow Wilson Drive, Los Angeles, 90077 continued

Tree Key	Botanical Name	Common Name	Trunk Diameter or Height	Condition	Protected Tree
21	Pinus halepensis	Aleppo Pine	12"	Good	Non-Protected
22	Pinus halepensis	Aleppo Pine	18"	Good	Non-Protected
23	Pinus halepensis	Aleppo Pine	20"	Good	Non-Protected
24	Pinus halepensis	Aleppo Pine	18"	Good	Non-Protected
25	Pinus halepensis	Aleppo Pine	14"	Good	Non-Protected
26	Pinus halepensis	Aleppo Pine	M2: 14", 14”	Good	Non-Protected
27	Eucalyptus globulus	Blue Gum	24"	Good	Non-Protected
28	Pinus canariensis	Canary Island Pine	8"	Good	Non-Protected
29	Pinus canariensis	Canary Island Pine	8"	Good	Non-Protected
30	Pinus canariensis	Canary Island Pine	5"	Good	Non-Protected
31	Malosma laurina	Laurel Sumac	M8: 4", 4” 2”	Good	Non-Protected
32	Malosma laurina	Laurel Sumac	M4: 6”, 6”, 2”	Good	Non-Protected
33	Pinus halepensis	Aleppo Pine	8"	Good	Non-Protected
34	Malosma laurina	Laurel Sumac	M10: 3”, 3”, 3"	Good	Non-Protected
35	Malosma laurina	Laurel Sumac	M6: 4”, 4”, 4”	Good	Non-Protected
36	Malosma laurina	Laurel Sumac	M5: 5”, 4’, 4”	Good	Non-Protected
37	Malosma laurina	Laurel Sumac	M6: 4”, 4”, 3”	Good	Non-Protected
38	Malosma laurina	Laurel Sumac	M3: 6”, 2”, 2”	Good	Non-Protected


10 FOOT EASEMENT FOR PEDESTRIAN ACCESS
AND DRAINAGE PURPOSES PER TRACT NO. 37150
FRONT PROPERTY LINE
PROPERTY LINE
Δ=72°14'37"
R=153.00'
N62°39'01"W
A.C.
DIRT
EUCALYPTUS
PINES
SWALE
983.85
984.65
985.23
985.78
985.02
983.95
984.96
985.74
986.35
986.90
987.56
987.35
988.36
988.60
986.25
974.68
976.82
975.62
954.70
949.22
953.24
938.77
941.51
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985.74TC
985.05FL
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984.33FL
983.84FL
(980)
(970)
(960)
(950)
(940)

ISA QUALIFICATIONS

International Society of Arboriculture™
Tree Risk Assessment Qualification

Michael J Crane

Having successfully completed the requirements established by the Certification Board of the International Society of Arboriculture,™ the above named is hereby recognized as holding the ISA Tree Risk Assessment Qualification.

Chair, Certification Board
International Society of Arboriculture

Jim Skiera, Executive Director
International Society of Arboriculture

December 31, 2015
Expiration Date

The American Society of Consulting Arborists

in recognition of fulfillment of the requirements for Registered Consulting Arborist status

confers upon

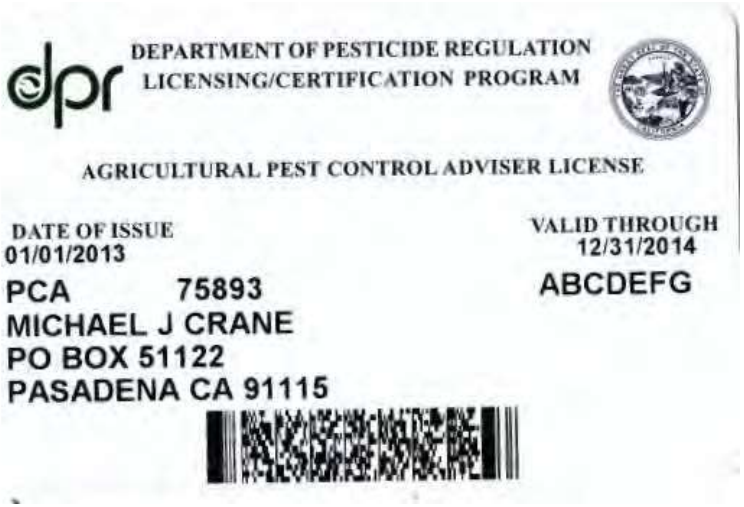
Michael Crane, RCA #440

Registered Membership
January 18, 2006

President

ASCA AMERICAN SOCIETY of CONSULTING ARBORISTS

Executive Director



dpr DEPARTMENT OF PESTICIDE REGULATION
LICENSING/CERTIFICATION PROGRAM

AGRICULTURAL PEST CONTROL ADVISER LICENSE

DATE OF ISSUE
01/01/2013

VALID THROUGH
12/31/2014

PCA 75893
MICHAEL J CRANE
PO BOX 51122
PASADENA CA 91115

ABCDEFG

International Society of Arboriculture
Board-Certified Master Arborist

Michael J. Crane

Having successfully completed the requirements set by the Arborist Certification Board of the International Society of Arboriculture, the above named is hereby recognized as an ISA Board-Certified Master Arborist

ISA

Jim Skiera, Executive Director
International Society of Arboriculture

WE-6643B	Nov 9, 2008	Dec 31, 2012
Certification Number	Certified Since	Expiration Date

CERTIFICATION OF PERFORMANCE

I, Michael Crane, certify that:

- I have personally inspected the tree(s) and the property referred to in this report and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party not upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the American Society of Consulting Arborists and the International Society of Arboriculture. I have been involved in the field of Horticulture in a full-time capacity for a period of more than 15 years.

Signed: _____

Registered Consulting Arborist #440; American Society of Consulting Arborist
Board Certified Master Arborist #WE 6643B; International Society of Arboriculture
Licensed California Agricultural Pest Control Adviser #AA08269

Date: October 18, 2023

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englandecology
(213) 304-1826
Mt. Washington, Los Angeles, CA

Biological Resources Report

City of Los Angeles, Los Angeles County, California

Subject Property:

APN: 4368003021
1400 Vista Moraga
Los Angeles, California 90049

Prepared for:

Tony Natsis
Los Angeles, CA 90049

Prepared by:

Marcus C. England
England | Ecology
mcengland.com

April 15, 2025

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Executive Summary

This report discusses the potential direct, indirect, and cumulative effects on biological resources due to proposed construction on a parcel approximately 3.3 acres in extent located at 1400 Vista Moraga in the community of Bel Air in the City of Los Angeles, Los Angeles County, California.

Based on the results of a field survey on March 17, 2025 and a desktop review that included in excess of 473 vegetation community, plant, and wildlife records, this report concludes the following:

- **Water Resources:** No natural water resources are present on or adjacent to the Project Site.
- **Vegetation Communities and Habitats:** The Project Site features existing development and landscaping and contains no natural communities.
- **Flora:** The Project Site does not support special status flora.
- **Fauna:** The Project Site is known to or has potential to support wildlife species with minor special status.

The proposed Project is a parcel split with no ground-disturbing activities proposed. As such, the Project would have no adverse effects on biological resources and no measures to avoid significant adverse effects are proposed. If development were proposed on the newly-created parcel, the Applicant will ensure the following measures are implemented:

- **Water Resources:** Run-off effects on water quality will be minimized to the extent feasible via compliance with the City-mandated Low Impact Development (LID) ordinance, which became effective in May 2012. LID comprises a set of site design approaches and best management practices that are designed to address runoff and pollution at the source. The LID requires the submittal of a Stormwater Mitigation Plan.
- **Invasive Species:** the landscape architect and contractor will avoid the use of invasive plants listed on the California Invasive Plant Council's Cal-IPC Inventory of invasive plants[1].
- **Nesting Birds:** To comply with the Migratory Bird Treaty Act, a pre-construction survey for nesting birds by a qualified biologist will take place within 300 feet of all project work areas within one week of the commencement of project infrastructure construction if work occurs during the nesting bird season, which is generally accepted as February 1 to August 31. To avoid potential take under the Migratory Bird Treaty Act, construction activities should not take place in the vicinity of any active bird nests. The recommended construction buffer zone around active bird nests varies by species and would need to be determined on an individual basis based on the opinion of the surveying biologist as agreed upon by the California Department of Fish and Wildlife.
- **Bats:** If any potentially-suitable roost trees are to be removed as a result of the Project, these should be inspected prior to removal by a qualified biologist to ensure no roosts are present. If roosts are present, impacts to the roost should be avoided pending coordination with the appropriate agencies on how to proceed. The value of the Project Site as aerial foraging habitat would not be adversely affected by the proposed Project.

[1] https://www.cal-ipc.org/plants/inventory/

Project Overview

This report discusses the potential direct, indirect, and cumulative effects on biological resources due to proposed construction on a parcel approximately 3.3 acres in extent located at 1400 Vista Moraga in the community of Bel Air in the City of Los Angeles, Los Angeles County, California (hereafter, "Project"). This report has been organized in a manner to be consistent with Los Angeles City Planning's *Biological Resources Report Template* (CP-4073) and *Biological Reporting Standards* (CP-4074), both dated January 11, 2023.

Project Information

This biological resources report is being prepared at the request of the Applicant, who states that this report format was requested by Los Angeles City Planning. **Table 1** (right) summarizes key Project information as required by CP-4073.

Project Name	1400 Vista Moraga
APN(s)	4368003021
Address(es)	1400 Vista Moraga, Los Angeles, California 90049
Applicant	Tony Natsis
Zoning	RE40-1-H-HCR (Residential)

Table 1. Project Summary

Project Location

The Project is proposed on approximately 3.3 acres of land located at 1400 Vista Moraga in the community of Bel Air in the City of Los Angeles, Los Angeles County, California. It is not located within an existing approved Specific Plan Area. On the Public Land Survey System, the Project Site is located within the San Vicente Y Santa Monica Land Grant of the US Geological Survey's 7.5-minute *Beverly Hills* quadrangle.

The Project's location is shown to the right in **Figure 1.** A Site Map is provided as **Exhibit 1** on the next page. The Project's location relative to Specific Plan Areas, the Public Land Survey System, and US Geological Survey 7.5-Minute Quads is shown on the following page in **Figures 2, 3,** and **4.**

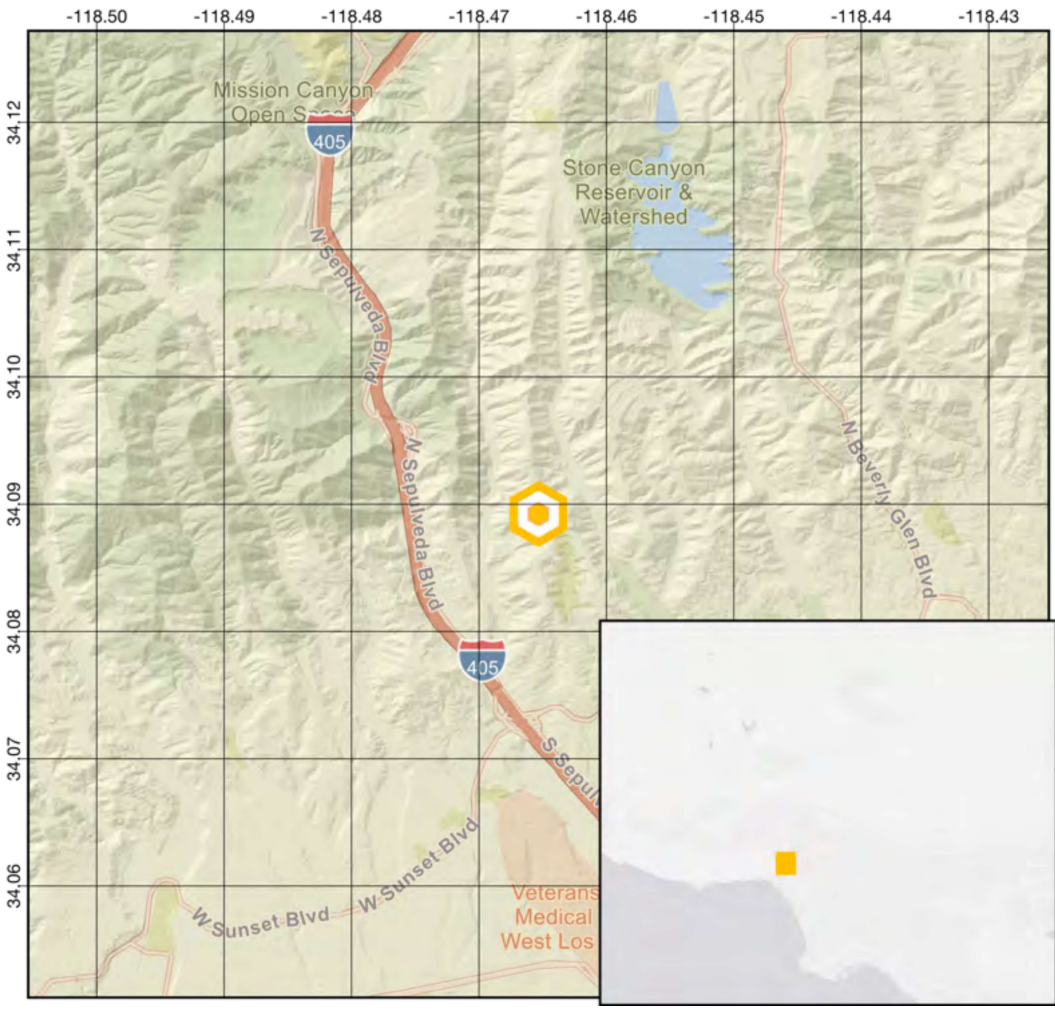
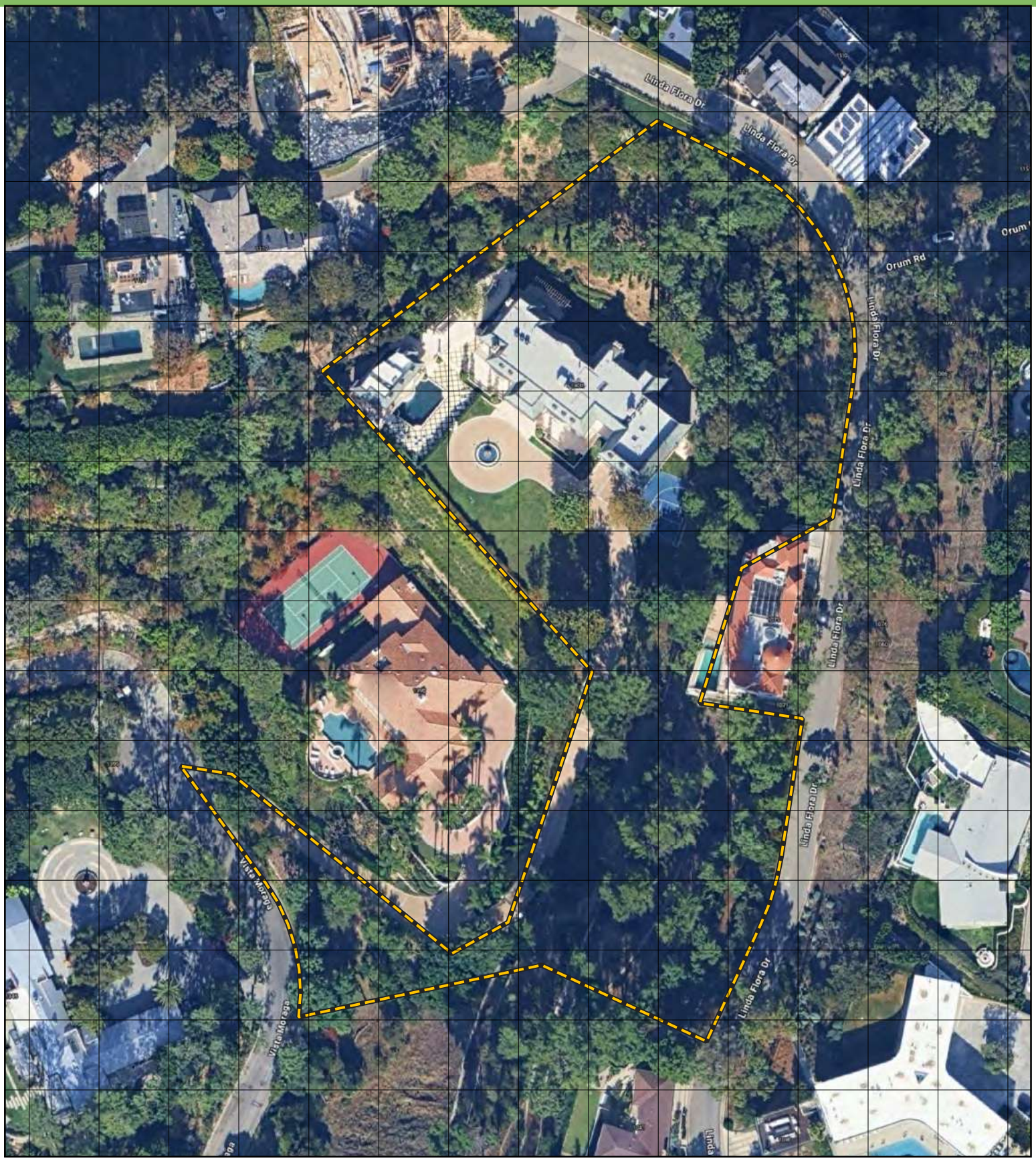


Figure 1. Project Location Map

Exhibit 1. Site Map

1400 Vista Moraga



Project Site Boundary

Reference Grid Overlay: 50 feet. Coordinate System: EPSG 3310.
Base Map: Google. Map Scale: 1:1104

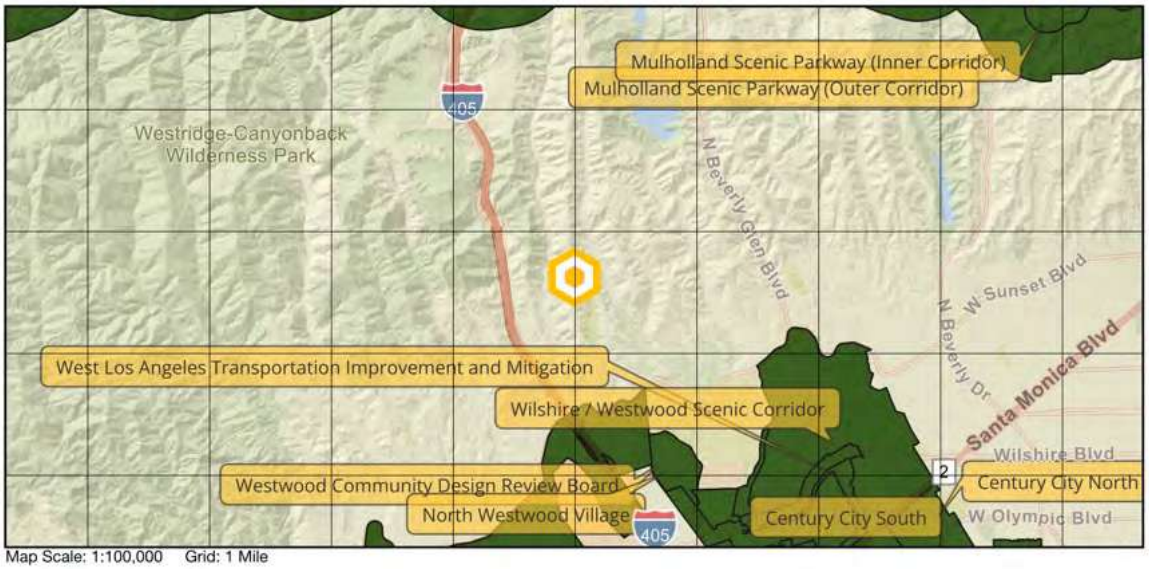


Figure 2. Project Location Relative to Specific Plan Areas

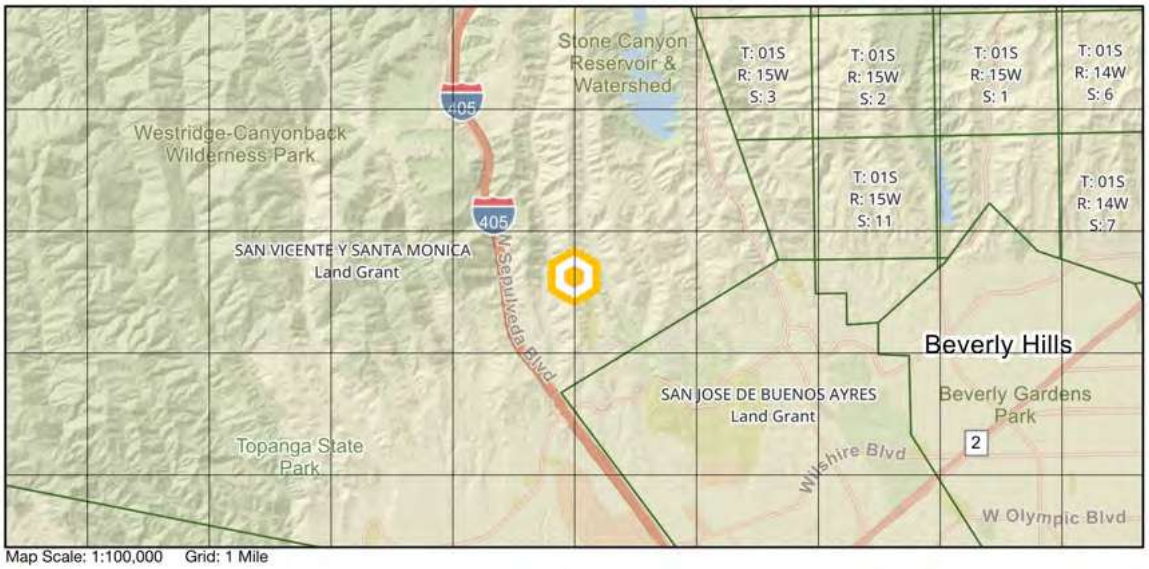


Figure 3. Project Location Relative to the Public Land Survey System

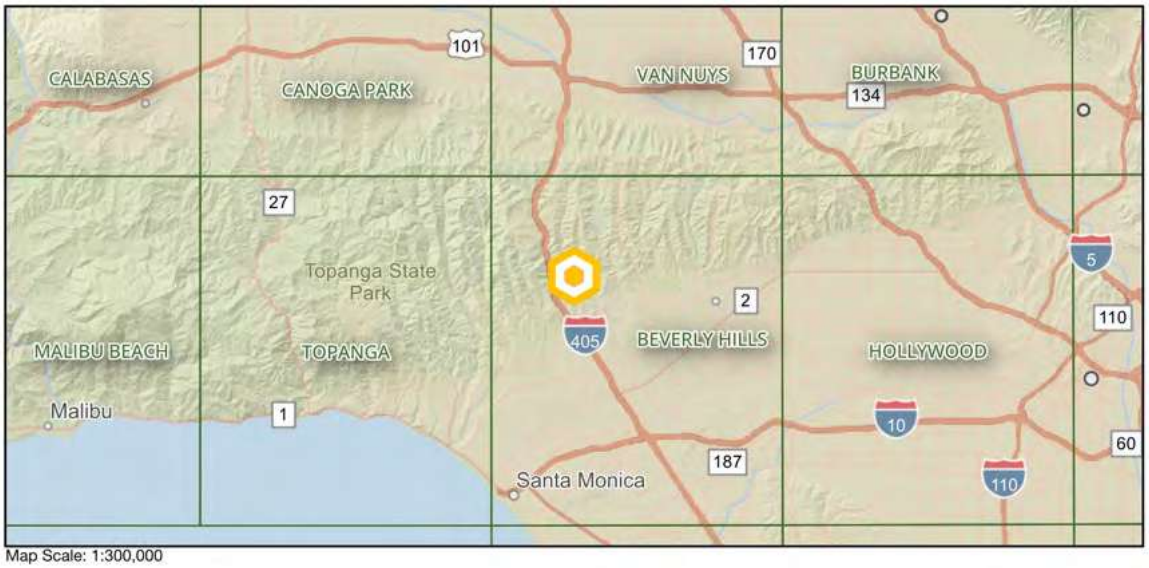


Figure 4. Project Location Relative to US Geological Survey 7.5-Minute Quads

Protected Areas

The nearest open space in the California Protected Areas Database (CPAD) is Getty View Park & Trailhead managed by the Mountains Recreation and Conservation Authority. It is located approximately 0.24 miles to the west. The nearest easement in the California Conservation Easement Database is located approximately 1.62 miles to the north. Protected areas in the CPAD are shown below in **Figure 5.**

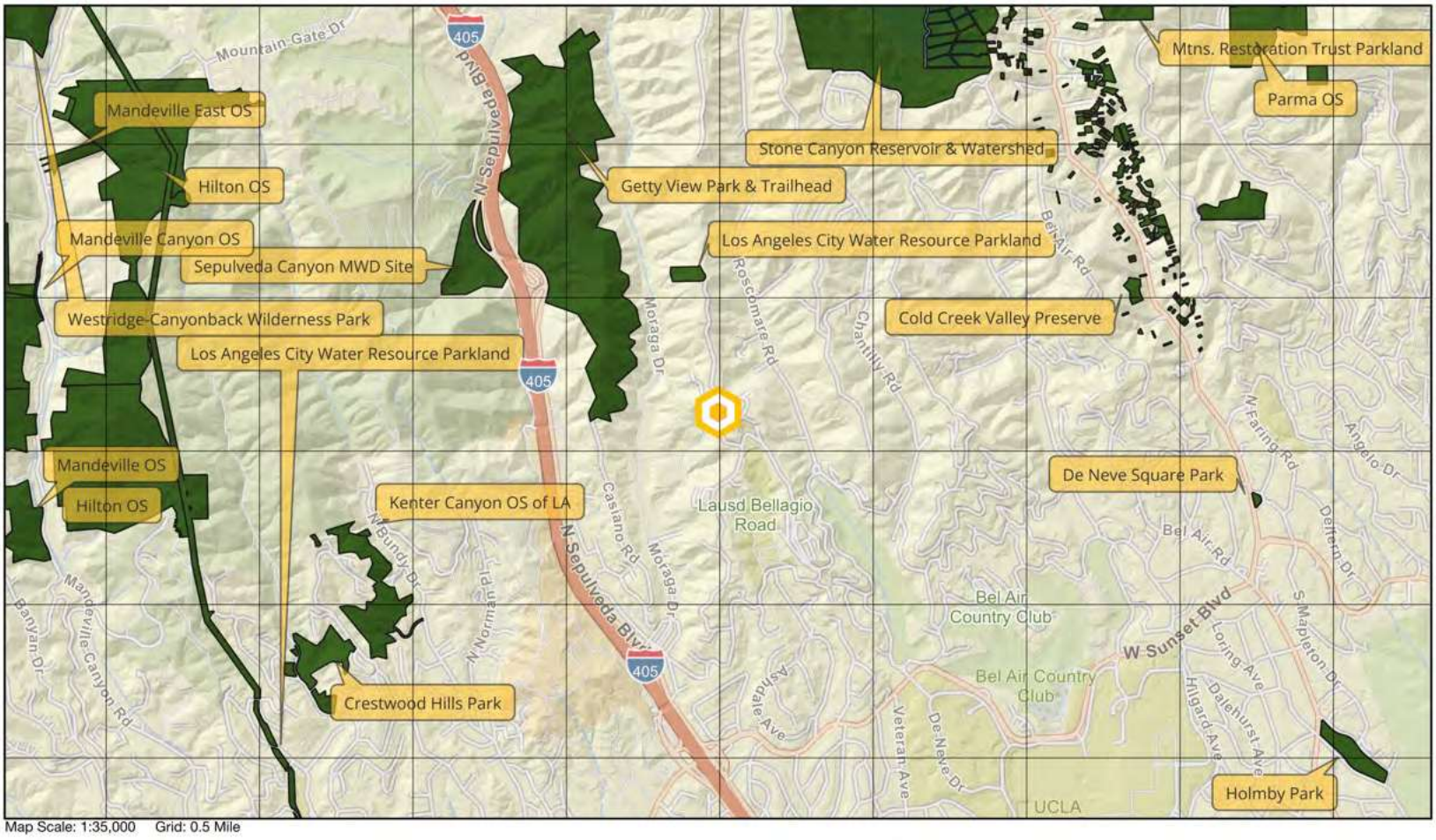


Figure 5. Protected Areas in the California Protected Areas Database

Existing Physical/Natural Site Features

The Project Site is on a west-facing slope with elevations ranging from approximately 825 to 990 feet above mean sea level, with an elevation of approximately 915 feet above mean sea level at the center of the Project Site. Two soil types are present on the Project Site. The first is Urban land-Xerorthents, landscaped complex, 0 to 5 percent slopes[2]. The parent material of this soil type is human-transported material consisting mostly of colluvium and/or residuum weathered from sedimentary rock. The typical soil profile is loam to a depth of 52 inches. The second soil type is Topanga-Mipolomol-Sapwi association, 30 to 75 percent slopes. The parent material of this soil type is colluvium and/or residuum weathered from sandstone, shale, and slate. The typical soil profile is gravelly loam or gravelly clay loam to a depth of 18 inches. Photographs depicting the Project Site are provided in the **Photo Log** attached to this report as **Appendix E.** Soils on the Project Site and surrounding area are shown in **Figure 6.** There are no unique physical or natural site features that have unusual or exceptional biological value such as cliff faces, rock outcrops, bluffs, or stream banks. The Biological Study Area's terrain features are shown in **Exhibit 2.**

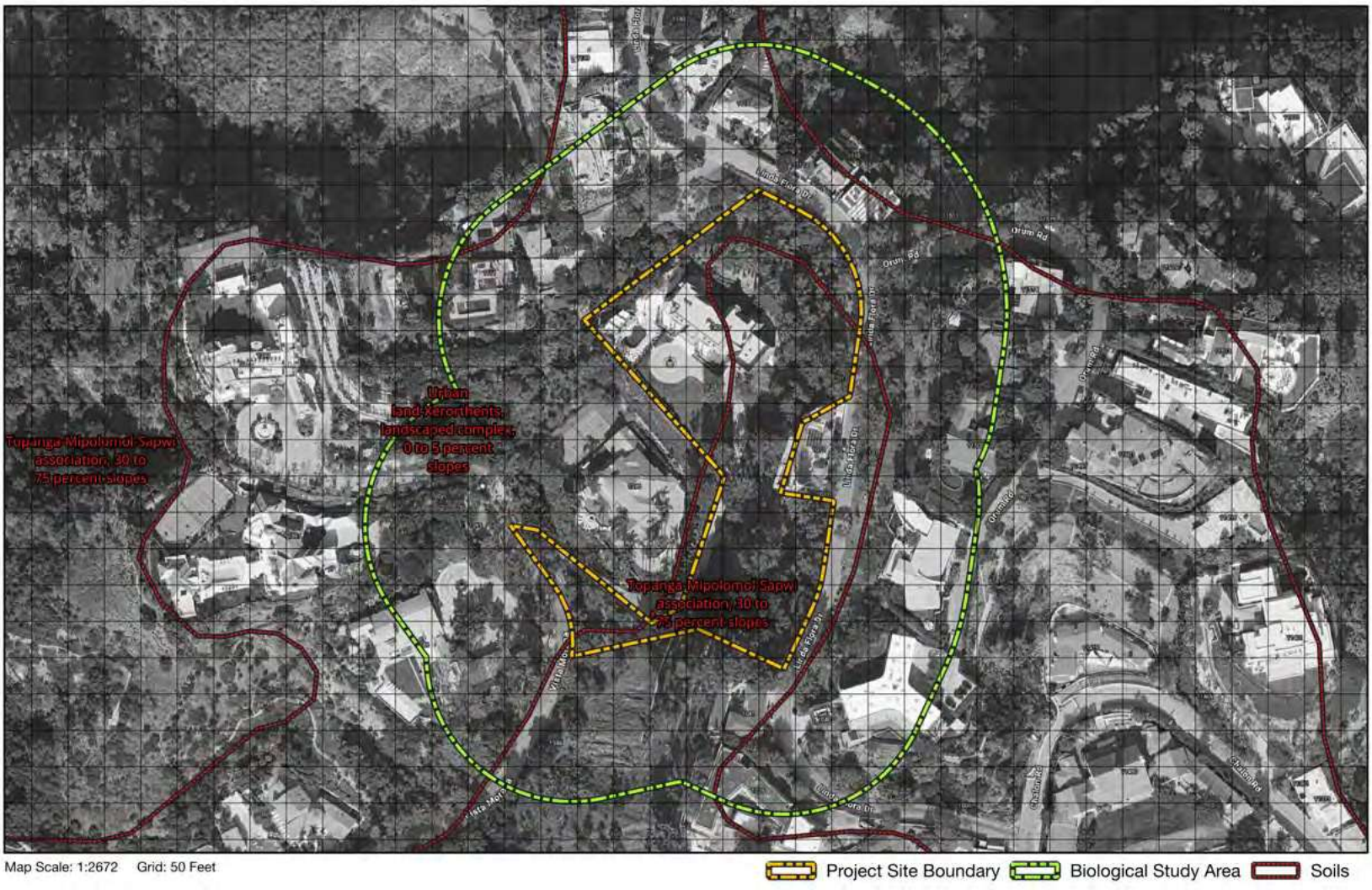
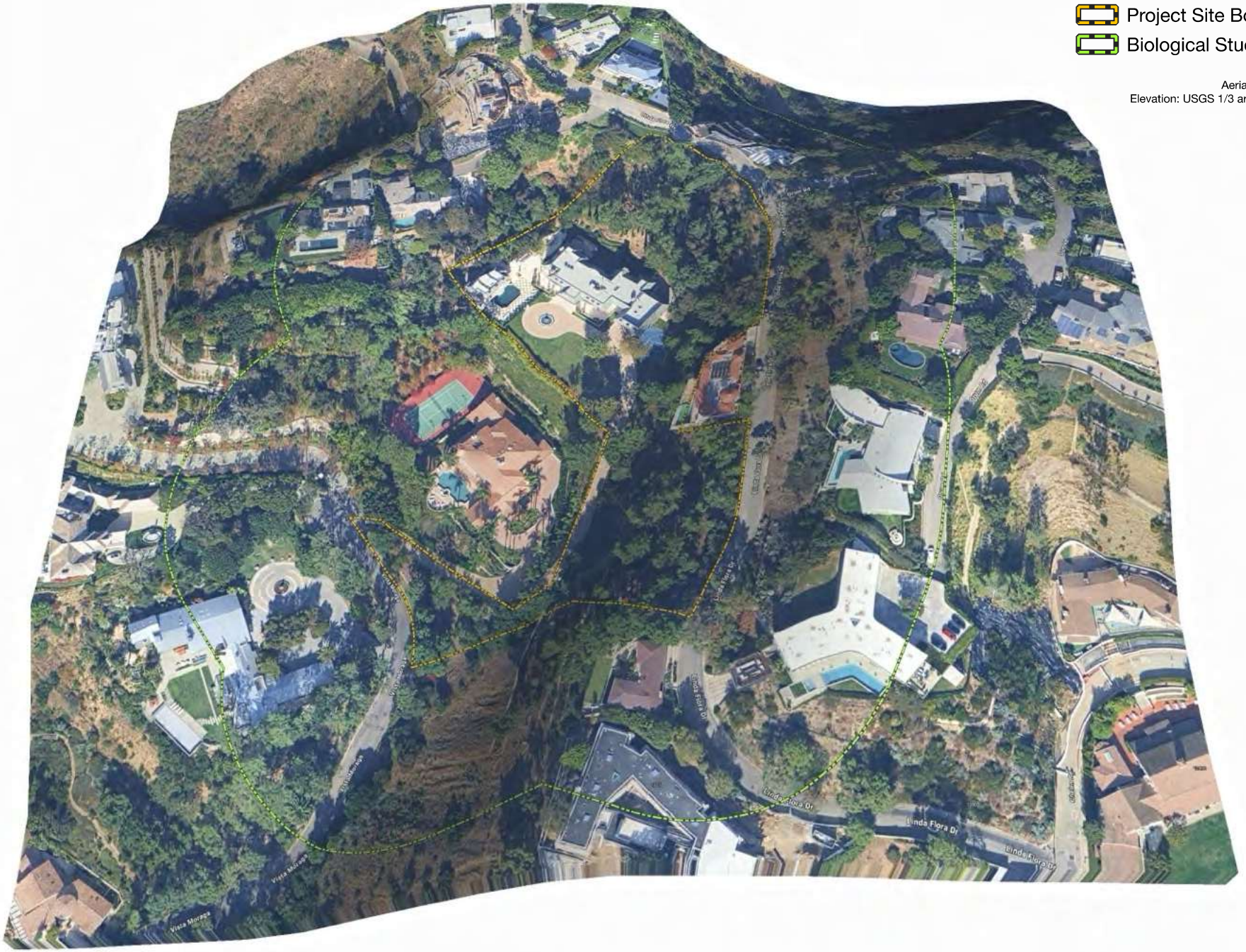


Figure 6. Soils on the Project Site

[2] https://websoilsurvey.sc.egov.usda.gov/app/

Exhibit 2. Terrain Map

1400 Vista Moraga



Site History

The City's CP-4073 reporting standards require a discussion of the Project Site's history, which is not information that is readily available, but can be assembled generally from historic aerial photos, such as those available on the UC Santa Barbara FrameFinder site[3] and Google Earth[4]. The images on the FrameFinder site are not georectified (making it difficult to place a Project Site boundary on them), but are useful for providing a general overview of land use history in the area. To that end, England|Ecology reviewed aerial photos from a series of years, three of which are provided below.

1994

This image from Google shows that the existing residence was present by 1994. Residences to the west of the Project Site appear to be under construction. The image referred to herein is provided as **Figure 7.**

Figure 7. Historic Aerial from 1994. Source: Google Earth.

1979

This image from FrameFinder shows that no residence was on the Project Site in that year. Development was present to the east, and it appears that the Project Site was largely cleared of shrubby vegetation. The image referred to herein is provided as **Figure 8.**

Figure 8. Historic Aerial from 1979. Source: FrameFinder

[3] https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

[4] https://www.google.com/intl/en_us/earth/

1938

This image from FrameFinder shows no development was present on the Project Site and a large area around it. Vegetation appears to be mostly chaparral. The image referred to herein is provided as **Figure 9.**

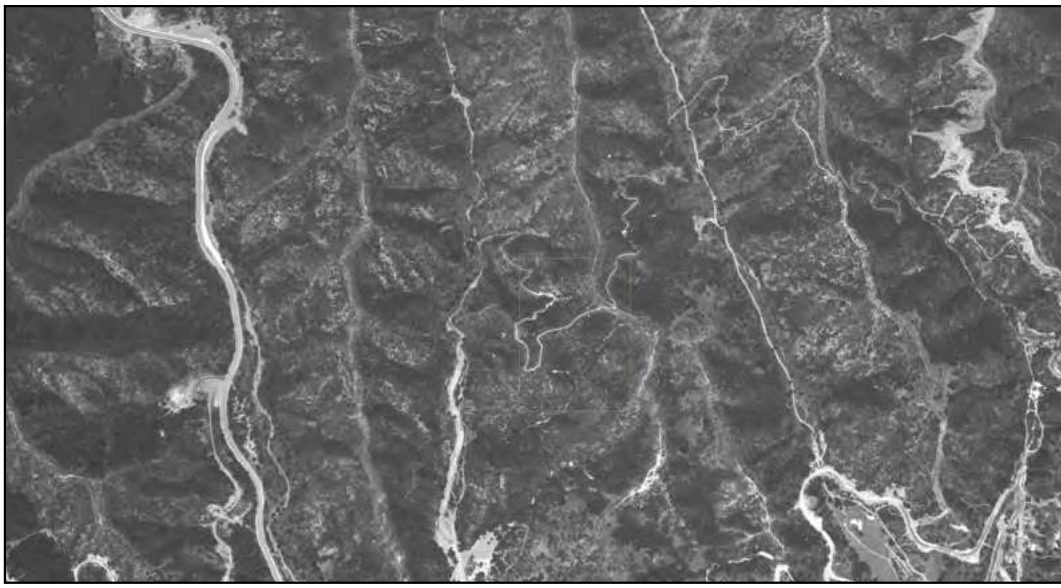


Figure 9. Historic Aerial from 1938. Source: FrameFinder

Fire History

Fire perimeters relative to the Project Site are shown below in **Figure 10.** Based on these data[5] the Project Site last burned in the 1961 Bel Air Fire.

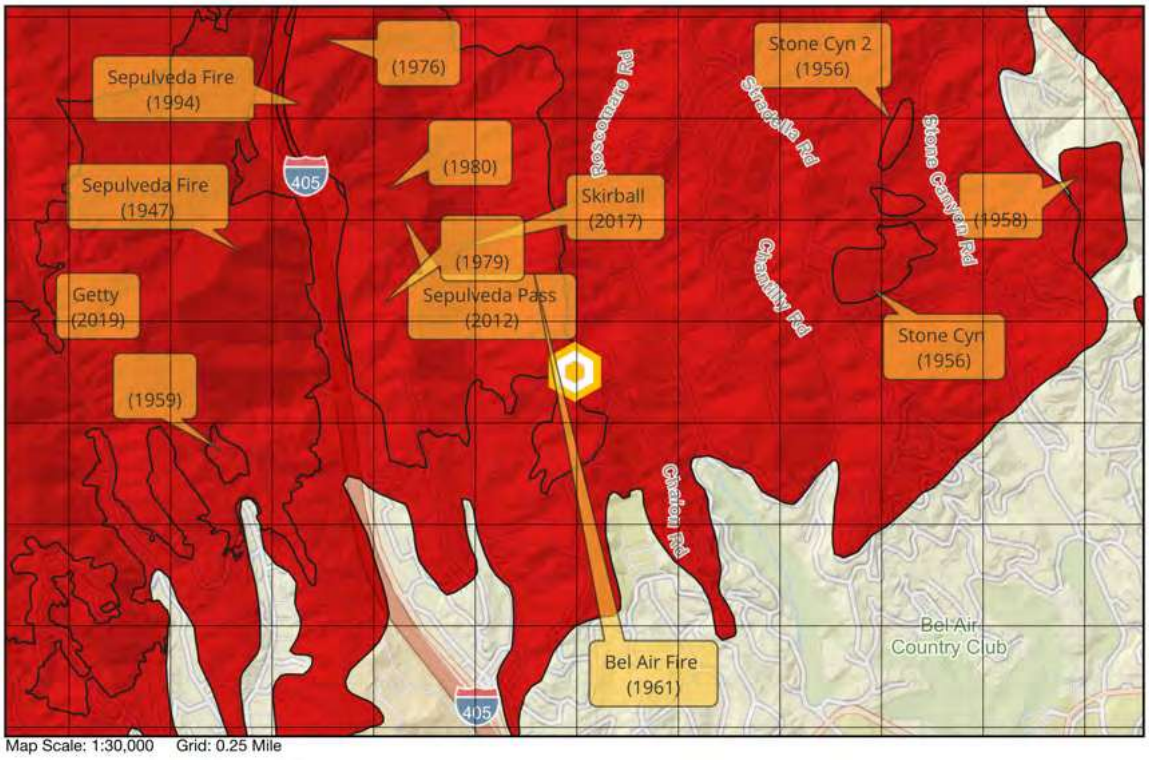


Figure 10. Fire Perimeters Relative to the Project Site

[5] https://www.fire.ca.gov/what-we-do/fire-resource-assessment-program

Proposed Development

This report has been prepared at the request of the Applicant for a proposed parcel split. No ground-disturbing activities are proposed at this time. The plan provided to England|Ecology during the preparation of this report is provided in **Appendix F.** The City has requested that in addition to the proposed parcel split, this report analyze the potential effects of maximal development (which is not currently proposed) within the newly-created parcel. Where applicable, effects analysis considers a development area of 5,366.16 square feet and allowable fencing of 6 feet in the side and rear yards, and 3.5 feet in the front yard.

Characteristics of the Surrounding Area

The City's CP-4073 reporting standards require a discussion of landscape characteristics within 500 feet of the Project Site, the limits for which are shown below in **Figure 11.** A discussion of landscape aspects is provided thereafter.

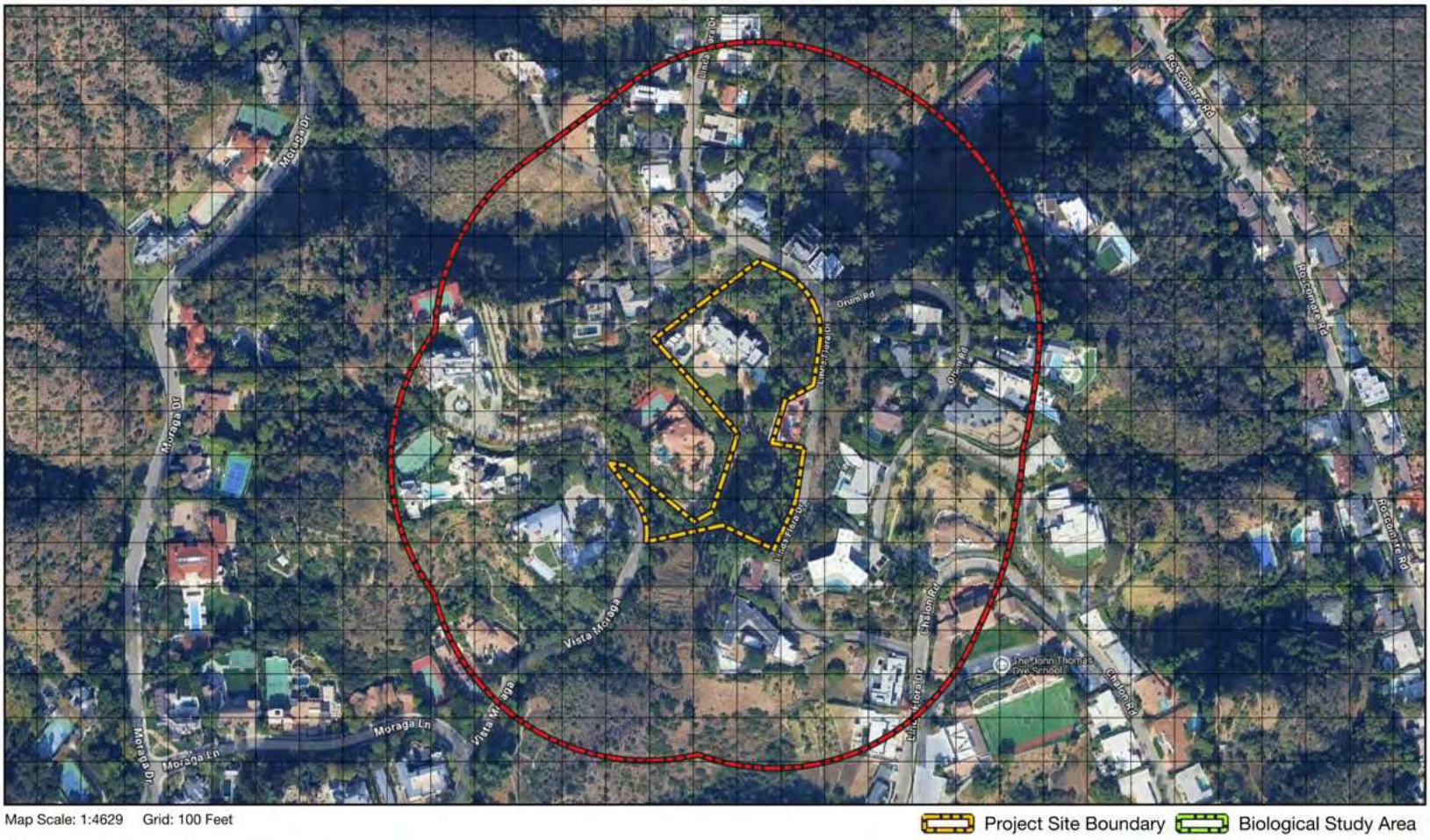


Figure 11. Aerial View of Surrounding Area

- **Impermeable Surfaces:** Impermeable Surfaces are parts of the built environment, including paved roads, sidewalks, walkways, and buildings. Based on field observations and current aerial photography, impermeable surfaces such roads, residences, and other structures occupy approximately 25% of the 500-foot radius, scattered throughout as various winding roads and houses.
- **Natural Vegetation:** Based on field observations and current aerial photography, natural vegetation communities are located at the southern and northern limits of the 500-foot radius.
- **Landscape Vegetation:** Based on field observations and current aerial photography, landscape vegetation such as maintained trees, shrubs, and forbs are the primary vegetation within the 500-foot radius.
- **Terrain:** Terrain within 500 feet is largely hilly. Aspect is variable.

- **Water Features:** There are no known water features within 500 feet of the Project Site.
- **General Anthropogenic Disturbance:** Based on field observations and current aerial photography, the area within 500 feet of the Project Site is residential in nature without any high traffic roads. As such, anthropogenic disturbance factors such as vehicle traffic, light, and noise are likely to be relatively low.
- **California Protected Areas Database:** There are no parks or other protected areas shown in the California Protected Areas Database within 500 feet of the Project Site.
- **California Conservation Easement Database:** There are no easements shown in the California Conservation Easement Database within 500 feet of the Project Site.

Applicable Regulations and Permits

The following summarizes regulations and other resource protection mechanisms that are known to be or potentially are applicable to biological resources on the Project Site. Key species status terms and their abbreviations, used later in this report, are in bold text.

Federal

Federal Endangered Species Act

The Federal Endangered Species Act (FESA) is the federal government's tool to protect rare and declining plant and wildlife species. It is implemented jointly by the US Fish and Wildlife Service (USFWS, terrestrial species) and the National Marine Fisheries Service. FESA protects species using the following status designations:

- An **endangered (FE)** species is a species of invertebrate, plant, or wildlife formally listed under FESA as facing extinction throughout all or a significant portion of its geographic range.
- A **threatened (FT)** species is a species of invertebrate, plant, or wildlife formally listed under FESA as likely to become endangered within the foreseeable future throughout all or a significant portion of its range.

A **proposed threatened (FPT)** or **proposed endangered (FPE)** species is one officially proposed for addition to the federal threatened or endangered species lists. A **candidate (FC)** species is one under review for listing, often due to the submittal of a petition by an outside entity.

"Take" of a federally endangered or threatened species or its habitat is prohibited by federal law without a special permit. The term "take", under FESA, means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in such conduct. "Harm" is defined to encompass "an act which actually kills or injures wildlife. Such an act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering" (50 CFR 17.3).

FESA also requires the USFWS to consider whether there are areas of habitat essential to conservation for each listed species. **Critical habitat (CH)** designations protect these areas, including habitat that is currently unoccupied but may be essential to the recovery of a species. An area is designated as critical habitat after the USFWS publishes a proposed Federal regulation in the Federal Register and then receives and considers public comments on the proposal. The final boundaries of critical habitat are officially designated when published in the Federal Register.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act of 1918 (MBTA) is a federal law governing the taking, killing, possession, transportation, and importation of various birds, their eggs, parts, and nests. The take of any number of a bird species listed as protected on any one of four treaty lists is governed by the MBTA's regulation of taking migratory birds for educational, scientific, and recreational purposes and requiring harvest to be limited to levels that prevent over utilization. The MBTA also prohibits taking, possession, import, export, transport, selling, purchase, barter, or offering for sale, purchase or barter, certain bird species, their eggs, parts, and nests, except as authorized under a valid permit (50 CFR 21.11).

Bald and Golden Eagle Protection Act

The **Bald and Golden Eagle Protection Act (BGEPA)** (16 U.S.C. 668-668c), enacted in 1940, and amended several times since then, prohibits anyone, without a permit issued by the Secretary of the Interior, from "taking" eagles, including their parts, nests, or eggs. The Act provides criminal penalties for persons who "take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle ... [or any golden eagle], alive or dead, or any part, nest, or egg thereof." The Act defines "take" as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb." For purposes of the guidelines, "disturb" means: "to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, 1) injury to an eagle, 2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or 3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior." In addition to immediate impacts, this definition also covers impacts that result from human-induced alterations initiated around a previously used nest site during a time when eagles are not present, if, upon the eagle's return, such alterations agitate or bother an eagle to a degree that interferes with or interrupts normal breeding, feeding, or sheltering habits, and causes injury, death or nest abandonment.

Birds of Conservation Concern

The **Birds of Conservation Concern (BCC)** list "identifies the migratory and non-migratory bird species (beyond those already designated as federally threatened or endangered) that represent [the USFWS's] highest conservation priorities. The list is based on an assessment of several factors, including population abundance and trends, threats on breeding and nonbreeding grounds and size of breeding and nonbreeding ranges. Bird species considered for the BCC include: nongame birds gamebirds without hunting seasons subsistence-hunted nongame birds in Alaska ESA candidate, proposed, and recently delisted species.[6]"

State of California

California Endangered Species Act

The California Endangered Species Act (CESA) is the State of California's tool to protect rare and declining plant and wildlife species. Plant and animal species may be designated threatened or endangered under CESA after a formal listing process by the California Fish and Game Commission. Implementation of CESA is by the California Department of Fish and Wildlife (CDFW). CESA protects species using the following status designations:

- An **endangered (CE)** species is a species of plant or wildlife whose prospects of survival and reproduction are in immediate jeopardy.
- A **threatened (CT)** species is a species of plant or wildlife present in such small numbers throughout its range that it is considered likely to become an endangered species in the near future in the absence of special protection or management.

A **candidate (CC)** species is one formally under review for listing. Candidates species are protected from take by CESA during the review process.

[6] https://fws.gov/media/birds-conservation-concern-2021pdf

Fully Protected Animals

CDFW describes the **Fully Protected (FP)** animals list as "the State's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, amphibians, reptiles, birds and mammals. Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research, relocation of the bird species for the protection of livestock, or if they are a covered species whose conservation and management is provided for in a Natural Community Conservation Plan.[7]"

Species of Special Concern

Species of special concern (SSC) is an informal designation used by the CDFW for some declining wildlife species that are not officially listed as endangered, threatened, or rare. This designation does not provide legal protection, but signifies that these species are recognized as vulnerable by CDFW.

California Rare Plant Ranks

While not a government agency, the California Native Plant Society (CNPS) is a statewide resource conservation organization that has developed an inventory of California's special-status plant species that is highly regarded by the agencies and biologists. This inventory is a summary of information on the distribution, rarity, and endangerment of California's vascular plants. Rare or potentially rare plant species are ranked using the following system **(CRPR)**:

- **1A:** Plants Presumed Extirpated in California and Either Rare or Extinct Elsewhere.
- **1B:** Plants Rare, Threatened, or Endangered in California and Elsewhere
- **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

After each rarity ranking, there is also a threat ranking:

- **0.1:** Seriously threatened in California (over 80% of 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)

[7] https://wildlife.ca.gov/Conservation/Fully-Protected

California Fish and Game Code Sections 3503, 3503.5, 3513

These California Fish and Game Code sections protect all birds, birds of prey, and all nongame birds, as well as their eggs and nests, for species that are not already listed as fully protected and that occur naturally within the state. Sections 3503 and 3503.5 of the CFGC stipulate the following regarding eggs and nests: Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by California Fish and Game Code or any regulation made pursuant thereto; and Section 3503.5 states that is it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by CFGC or any regulation adopted pursuant thereto. Section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

California Environmental Quality Act

Appendix G of the CEQA Guidelines is used by public agencies to determine whether a project may have a significant impact on biological resources. Under Appendix G (Section IV), a project may have a significant impact on biological resources if it would:

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

In addition, Section 15065(a) of the CEQA Guidelines establishes that a significant impact may occur if "[t]he project has the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, [or] reduce the number or restrict the range of an endangered, rare or threatened species."

City of Los Angeles

City of Los Angeles Protected Tree and Shrub Relocation and Replacement Ordinance

The Protected Tree and Shrub Relocation and Replacement Ordinance took effect in February 2021. As defined in Section 46.01 of the Los Angeles Municipal Code, “protected tree or shrub" means any of the following Southern California indigenous tree species, which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree, or any of the following Southern California indigenous shrub species, which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub:

- Protected Trees:
    - Oak tree including Valley Oak (*Quercus lobata*) and California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak (*Quercus berberidifolia*).
    - Southern California Black Walnut (*Juglans californica*).
    - Western Sycamore (*Platanus racemosa*).
    - California Bay (*Umbellularia californica*).
- Protected Shrubs:
    - Mexican Elderberry (*Sambucus mexicana*).
    - Toyon (*Heteromeles arbutifolia*).

Sections 46.02 to 46.06 of the Los Angeles Municipal Code describe mitigation measures for tree impacts and penalties for violating the ordinance.

Methods

This report is informed by data from an expansive desktop review and a field survey, the methods for which are described below. From this section forward, the more biologically accurate terms *taxon* and *taxa* are used in place of the term *species* used in most regulations because of the fluid nature of modern taxonomy, with special status assignments often being made for subspecies and populations instead of entire species. The term *species* is only used where applicable to the discussion.

Definitions

Resource Status Designations Considered

A variety of agencies and respected non-profit organizations assess the conservation status of plant and wildlife taxa and habitats, however, not all are applicable to this report. The following special status designations were considered when determining special status taxa and habitats to be discussed:

- **Federal Status:** Taxa listed as **Endangered (FE)** or **Threatened (FT)**, as well as taxa **Proposed as Endangered (FPE)**, **Proposed as Threatened (FPT)**, **Proposed for Delisting (FPD)**, and **Candidates (FC)** for listing under the Federal Endangered Species Act. Bald and Golden Eagles protected by the **Bald and Golden Eagle Protection Act (BGEPA)** and **USFWS-listed Birds of Conservation Concern** are also included.
- **California Status:** Taxa listed as **Endangered (CE)** or **Threatened (CT)**, as well as taxa that are **Candidates for Endangered (CCE)** status, **Threatened (CCT)** status, or **Delisting (CCD)** under the California Endangered Species Act. Also considered are taxa listed as **Fully Protected (FP)** and **Species of Special Concern (SSC).**
- **CNPS Status:** California Rare Plant Ranks (CRPR) 1, 2, and 3.
- **NatureServe Element Ranks:** NatureServe element state ranks were only considered for taxa when other criteria did not apply. Taxa were included with ranks of **S1 (Critically Imperiled)**, **S2 (Imperiled)**, and **S3 (Vulnerable).**
- **Vegetation Communities:** All vegetation communities mapped by the CNDDB.
- **Protected Trees and Shrubs:** trees and shrubs protected by the City of Los Angeles Protected Tree and Shrub Relocation and Replacement Ordinance are discussed in the analysis of flora.

Study Areas

The following are the study areas referenced in the Biological Site Conditions Assessment:

- **Project Site:** The Project Site includes the 3.29 acres of land being considered for entitlements and directly surveyed for this report.
- **Biological Study Area:** The Biological Study Area includes the Project Site and a 200 foot buffer. For this Project, the Biological Study Area measures 16.18 acres in extent. Known or potentially-occurring biological resources were examined closely within the Biological Study Area, but may not have been directly surveyed because of access restrictions.

- **Regional Study Area:** The Regional Study Area is the area for which taxa and habitat records were pulled from most biological resource databases. It includes the 7.5-minute US Geological Survey quadrangle the Project Site is located in and all surrounding quadrangles: *Beverly Hills, Burbank, Canoga Park, Hollywood, Inglewood, Topanga, Van Nuys*, and *Venice*. The Regional Study Area is depicted in the **Desktop Review Report** provided as **Appendix D.**

Desktop Review

Databases

England|Ecology conducted a review of literature and data sources to characterize biological conditions and to compile records of special status biological resources that could potentially occur on the Project Site. The resources used for this analysis are described below.

- **Soils:** Soils on and in the vicinity of the Project Site were assessed using the Web Soil Survey tools provided by the US Department of Agriculture[8].
- **Water:** Potential water resources were examined using the US Geological Survey's National Hydrography Dataset[9] and the USFWS National Wetlands Inventory[10].
- **Vegetation Communities:** potentially-occurring sensitive vegetation community records were pulled from the California Natural Diversity Database (CNDDB)[11] for the Regional Study Area.
- **Flora and Fauna:** potentially-occurring special status plant and wildlife records were pulled from the following data sources:
    - Designated and proposed critical habitat layers from the US Fish & Wildlife Service[12]. Taxa were included if critical habitat was proposed or designated within the Regional Study Area.
    - CNDDB records from within the Regional Study Area.
    - The California Native Plant Society (CNPS) Rare Plant Inventory[13] records from within the Regional Study Area.
    - The USFWS-managed Information for Planning and Consultation (IPaC) database[14] for records returned when uploading the boundary of the Project Site.

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[8] https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm

[9] https://www.usgs.gov/national-hydrography/national-hydrography-dataset

[10] https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper

[11] California Natural Diversity Database (CNDDB). March 12, 2025. State and Federally Listed Endangered, Threatened, and Rare Plants of California. California Department of Fish and Wildlife. Sacramento, CA.

12 https://ecos.fws.gov/ecp/report/critical-habitat

[13] https://rareplants.cnps.org

[14] https://ipac.ecosphere.fws.gov/

In addition, records were searched locally within eBird[15] and iNaturalist[16].

Site-Specific Reports

During the preparation of this report, England|Ecology was provided with the following report pertaining to biological resources on the Project Site, the data from which was incorporated into this report where applicable:

- **Arborist Report:** an arborist report was completed for this Project by Arbor Care, Inc. in October 2023[17]. Hereafter, this report will be referred to as the "Arborist Report".

This report is provided in **Appendix F.**

Field Survey

England|Ecology principal biologist Marcus C. England conducted a general biological survey on the Project Site of sufficient detail to document the presence/absence and condition of water resources, vegetation communities and habitats, and flora and fauna observed. This provided a baseline for understanding the potential for occurrence of special status biological resources.

The Project Site was easily covered on foot walking transects of convenience to examine biological resources. Where necessary, observations were made with Leica Noctivid 8x42 binoculars and documented with a Nikon D500 camera paired with a Sigma 150-600mm lens. All other observations were documented using various applications and functions on an iPhone 15 Pro, including the Solocator[18] app for photographic documentation of site conditions and the QField[19] app for collecting spatial (e.g., photo and resource locations) and non-spatial (e.g., floral and faunal lists) tabular data. After the survey was completed, data in QField was synchronized to a geospatial database using QGIS[20] 3.40.

Table 2. Survey Dates, Times, and Weather Conditions

Monday, March 17, 2025 0915-1015h (1 hours) Marcus C. England	56°F 13°C	60°F 16°C

Occurrence Potential

England|Ecology assessed the potential for occurrence of special status plant and wildlife taxa and habitats based on data provided by the desktop review and observations made during the field survey. For taxa for which field observations could not definitively determine occurrence, the following information was considered:

[15] https://ebird.org

[16] https://inaturalist.org

[17] Arbor Care, Inc. 2023. Tree Survey. 1400 N. Vista Moraga, Los Angeles, 90049. 9 pages.

[18] https://solocator.com/

[19] https://qfield.org/

[20] https://www.qgis.org/en/site/

- **Range:** The Regional Study Area—from which records were gathered—is a large area capturing many taxa that would not be expected to occur in the Biological Study Area. In general, range determinations were made as follows:
    - **Flora:** The range of the taxon is based on an export of point records of that taxon from Calflora[21] with each record provided a buffer of 10km. If the Biological Study Area was within that mapped range, it could be considered outside of range if the elevations in the Biological Study Area were more than ten percent outside of the known elevation range of the taxon. If alternative sources are used they are included in the notes.
    - **Fauna:** The range of the taxon was determined differently based on the taxonomic group:
        - **Invertebrates and Fish:** An export of records of that taxon from the Global Biodiversity Information Facility[22] with each record provided a buffer of 10km. If alternative sources are used they are included in the notes.
        - **Amphibians, Reptiles, Birds, and Mammals:** California Wildlife Habitat Relationships[23] range data from the California Department of Fish and Wildlife. If alternative sources are used they are included in the notes.
- **Habitat:** If the Biological Study Area was determined to be outside of the taxon's range, habitat was not assessed and is labeled "N/A". If the Biological Study Area was determined to be within the taxon's range, the quality of the habitats in the Biological Study Area to support any portion of that taxon's life cycle was assessed and labeled as "Low", "Medium", or "High". The rationale for that determination is provided in the Notes of the desktop review report.

These occurrence potential assignments are defined below:

- **Present:** Taxa or habitat/vegetation community is known to occur on the Project Site based on recent surveys, CNDDB (within 10 years), or other records.
- **High:** Taxa with known recent recorded occurrences/populations near the Project Site and highly suitable habitat occurs within the Project Site. Highly suitable habitat includes all necessary elements to support the taxon (e.g., elevation, hydrology, soils, cover, habitat type, food resources).
- **Moderate:** Taxa with known recent recorded occurrences/populations near the Project Site; however, habitat within the Project Site has been moderately disturbed, fragmented, or is small in extent. Moderately suitable habitat includes several elements to support the taxon (e.g., elevation, hydrology, soils, cover, habitat type, food resources). Furthermore, moderately suitable habitat may also be located at the edge of the taxon's range, or there are no reported occurrences nearby.

[21] https://www.calflora.org/

[22] https://gbif.org

[23] https://wildlife.ca.gov/Data/CWHR

- **Low:** Taxa with few known recent recorded occurrences/populations near the Project Site and habitat within the Project Site is highly disturbed or extremely limited. A low potential is assigned to annual or perennial plant taxa that may have been detectable during a focused survey in the appropriate blooming period but was not found; however, small populations or scattered individuals are still considered to have a low potential to occur. Additionally, taxa for which poor-quality habitat may support the taxon within the Project Site, but the reported extant range is far outside the Project Site and/or any species observations would anticipate being migratory (i.e., not likely to reproduce within the Project Site).

- **None:** Taxa or habitat/vegetation community are not expected to be present because focused surveys were conducted and the taxon or habitat/vegetation community was not detected, or the taxon was found in the desktop review, but suitable habitat (soil, vegetation, elevational range) was not found on the Project Site, or the Project Site is not within the known geographic range of the species.

The potential for bird species were further distinguished into those that may: 1) nest within or near the Project Site; 2) forage within or near the Project Site; and/or 3) occur on or near the Project Site only as transients during migratory flights or other dispersal events.

Geospatial & Tabular Data Storage

All GIS-based resource analysis was conducted in QGIS 3.40, with either local data copies stored in a GeoPackage database or using a web service provided by the organization housing the data. Data specific to the Project Site is stored in a statewide GeoPackage database file.

Taxonomy & Nomenclature

It is important within a given report to use a consistent taxonomy for clarity in communication, especially as the various sources used in the research for a report may not use the same taxonomy and nomenclature. The taxonomic database underpinning England|Ecology's work is updated monthly from NatureServe[24]. NatureServe's taxonomy includes an Element Code for each taxon. These same Element Codes are used by a variety of agencies and organizations, including the California Department of Fish and Wildlife in the CNDDB and the California Native Plant Society in their Rare Plant Inventory. The Element Code provides a basis for linking records from disparate data sources. In all cases in this report, the taxonomic order and nomenclature are NatureServe's[25], with the exception of the special status flora discussion which is linked to a monthly export of the Rare Plant Inventory. As such, while this report largely capitalizes common names consistent with the NatureServe taxonomy, tabular data exported for special status floral analysis does *not* use this convention, as it is not used by the California Native Plant Society.

[24] https://www.natureserve.org/classifying-biodiversity

[25] The author does not always agree with NatureServe's taxonomy (such as where it varies from that of the American Ornithological Society), but it provides a consistent basis for discussion across taxonomic groups.

Biological Site Conditions Assessment

This biological site conditions assessment describes the Project Site's biological resources based on the desktop review and field survey. The format of this section of the report is consistent with Los Angeles City Planning's *Biological Resources Report Template* (CP-4073) and *Biological Reporting Standards* (CP-4074), both dated January 11, 2023.

Water Resources

The following section discusses observed or potential water resources on and in the vicinity of the Project Site. A formal jurisdictional delineation was not conducted as part of data gathering for this report.

Literature Review

As described in the Methods section above, during the preparation of this report England|Ecology reviewed data from the National Hydrography Dataset and the National Wetlands Inventory. This review found the following:

- **National Hydrography Dataset:** The National Hydrography Dataset shows no flowlines within 500 feet, no area features within 500 feet, no water bodies within 500 feet, and no point features within 500 feet.
- **National Wetlands Inventory:** The National Wetlands Inventory shows no features within 500 feet.

These data are discussed in the Data Analysis section below and shown on **Figure 12.**

Field Methodology

A discussion of methods, including the date, time, and weather parameters is provided in the Methods section of this report and summarized in **Table 2.** Specific to water resources, while a formal jurisdictional delineation was not conducted, the entirety of the Project Site was searched for natural water resources. This included searching for ponded water, depressions that could hold ponded water, flowing water, stream channels or other indicators of ephemeral flowing water, and riparian plant species.

Data Analysis

Resource Presence/Absence

Per the National Hydrography Dataset, the Project Site is located within the Ballona Creek HU-12 drainage which is a subcomponent of the Ballona Creek HU-10 drainage. No hydrological features are mapped on the Project Site by the National Hydrography Dataset or the National Wetlands Inventory. No natural water features or indicators of the presence of ephemeral water features were observed on the Project Site during England|Ecology's survey.

Potential Project Effects

This effects discussion is organized to comply with the written requirements in CP-4073, which provides direction on how Planning wants potential Project effects discussed, including Avoidance and Minimization Measures, Direct Effects, Indirect Effects, and Cumulative Effects. CP-4074 does not include guidance for effects discussions except for Mountain Lion. For each type of effect the guidance from CP-4073 is *quoted in italics*.

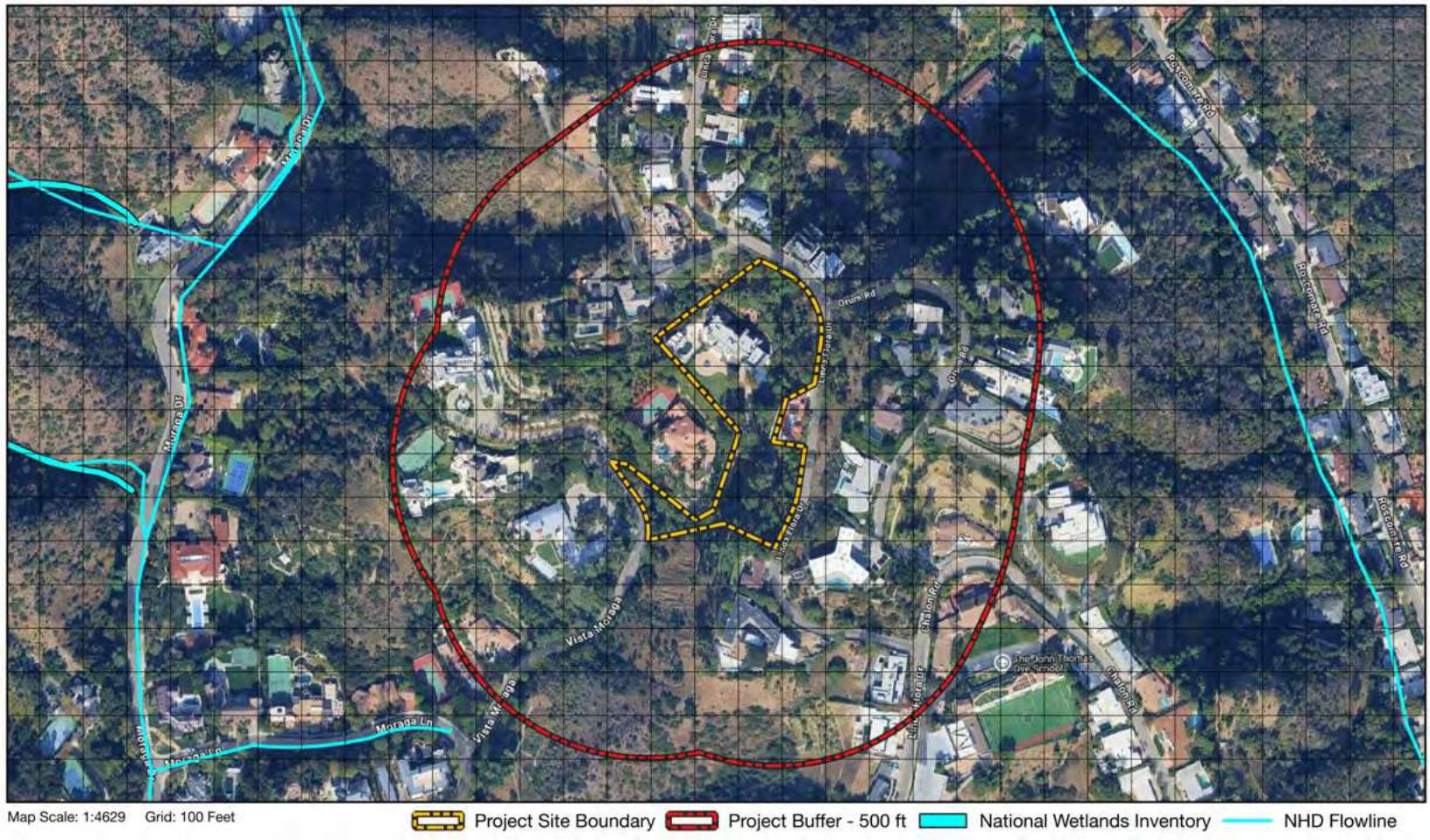


Figure 12. National Hydrography Dataset and National Wetlands Inventory Data

Avoidance and Minimization Measures

CP-4073 requires discussion of *how the project has been designed to avoid and minimize impacts to surface water resources, such as siting the building footprint more than 100 feet away from the water body*. As no water bodies are present on or adjacent to the Project Site, no such considerations would be required of any Project. The proposed Project, however, is a parcel split which would have no ground-disturbing effects. If development were proposed on the newly-created parcel, no avoidance and minimization measures for water resources would be required.

Direct Effects

CP-4073 states that direct effects *may occur if the project has surface water resources or other riparian habitat occurring in areas that will be disturbed either by development or used as construction staging areas*, further requiring to *provide acreage of water resources that will be impacted by the project*. As no natural water resources are present on or adjacent to the Project Site, no direct effects on water resources or other riparian habitat would occur as a result of any Project. The proposed Project, however, is a parcel split which would have no ground-disturbing effects and no direct effects on

water resources. If development were proposed on the newly-created parcel there would be no direct effects on water resources.

Indirect Effects

CP-4073 advises that indirect effects are those effects *that may occur from adding or modifying human infrastructure that leads to hydrologic interruptions.* The proposed Project is a parcel split which would have no ground-disturbing effects. As such, the proposed Project would not have adverse indirect effects on water resources. If development were proposed on the newly-created parcel, such development would occur on an undeveloped site within an otherwise developed area. Construction would result in new impermeable surfaces that would alter the site's existing hydrological regime and adversely affect water quality. A **Water Resources** measure pertains to these indirect effects and is described below.

Cumulative Effects

For cumulative effects, CP-4073 states that effects *may occur from cumulative losses of surface water resources and/or riparian habitat,* requiring that this report *describe recent projects within a 500-foot radius and whether their impacts together with the project may create significant cumulative losses of surface water resources or other riparian habitat.* As previously described in the required **Site History** and **Characteristics of the Surrounding Area** sections of this report, the Project Site is located within an area of existing and long-standing residential development. Significant cumulative impacts on water resources within this area occurred over several decades from the 1930s to the 1990s. Today, most Projects occurring within this area are small Projects that do not significantly change the extent and character of existing conditions relative to water resources. As such, the proposed Project would not be expected to contribute to any modern day significant cumulative losses of surface water resources or other riparian habitat.

Measures to Avoid Significant Adverse Effects

As the Project being analyzed herein is a proposed parcel split with no ground-disturbing activities, no measures are proposed to avoid significant adverse effects on water resources.

In order to avoid significant adverse effects on water resources the Applicant will ensure the following measure is implemented if development occurs on the newly-created parcel:

- **Water Resources:** Run-off effects on water quality will be minimized to the extent feasible via compliance with the City-mandated Low Impact Development (LID) ordinance, which became effective in May 2012. LID comprises a set of site design approaches and best management practices that are designed to address runoff and pollution at the source. The LID requires the submittal of a Stormwater Mitigation Plan.

General Conclusions

The proposed Project will not have significant direct, indirect, or cumulative effects on water resources as no natural water features are present on the Project Site and no ground-disturbing activities are proposed. If development occurs on the newly-created parcel, potential adverse indirect effects on water resources will be avoided through implementation of a Water Resources measure describing compliance with the City-mandated Low Impact Development ordinance.

Vegetation Communities & Habitats

The following section discusses vegetation communities and habitats in the Biological Study Area, including known resources and the potential for occurrence of special status resources.

Literature Review

A review of the CNDDB determined a total of seven sensitive vegetation communities are mapped within the Regional Study Area. These are discussed in the Data Analysis section below and in the Desktop Review Report provided as **Appendix D.**

Field Methodology

A discussion of methods, including the date, time, and weather parameters is provided in the Methods section of this report and summarized in **Table 2.** Mapped vegetation had the potential to fall into two categories:

- **Natural Alliance:** native or non-native natural vegetation communities that are recognized by the Manual of California Vegetation[26], a classification system recognized by most agencies. Areas with heavy anthropogenic influence, such as seasonal ground disturbance from fuel modification, are tagged as "Disturbed". Most alliances provide some level of habitat for wildlife, though it can be minimal when disturbed or dominated by invasive plant species.

- **Land Cover:** areas of hardscape, water features, and landscaping that do not fall into the alliance classification scheme. This may include tree-dominated landscapes that do have an associated alliance (such as oak and *Eucalyptus* woodlands) but are not in a natural state, such as those found in heavily residential areas.

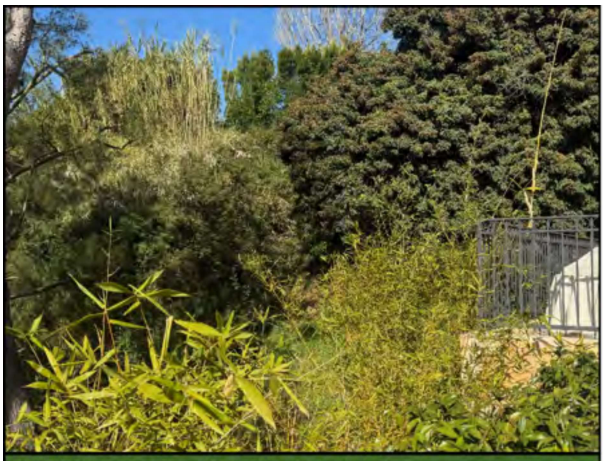
Data Analysis

Resource Presence/Absence

General Resource Analysis

England|Ecology mapped vegetation communities and land cover types on the Project Site and the 200-foot Biological Study Area based upon recent aerial photography and field observations. This resulted in the classification/mapping of six land cover types in the Biological Study Area. These are discussed below and shown on **Exhibit 3.** Summary boxes for each vegetation description are color-matched to their polygons in **Exhibit 3** for ease of reference. No natural alliances were present in the Biological Study Area.

[26] https://vegetation.cnps.org/



CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 9.17 acres (56.6%)
Project Site Extent: 2.29 acres (69.57%)

Landscape - Tree & Shrub

Non-Alliance Land Cover

Project-Specific Discussion: The "tree & shrub" landscape type is a mix of taller vegetation dominated by non-native trees and typically set in a managed landscape environment. In some cases, native trees are included in this land cover type when part of landscaping and not a functional natural community. Habitat value of this land cover type varies significantly, however, urban environments with significant tall tree cover often harbor a large number of wildlife. This is particularly true of birds.

CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 1.54 acres (9.53%)
Project Site Extent: 0.25 acres (7.44%)

Landscape - Forb

Non-Alliance Land Cover

Project-Specific Discussion: The "forb" landscape type includes all managed but typically artificially-planted areas of vegetation that are shorter than shrubs. This land cover type includes lawns. These areas have some value for wildlife, as landscape flowers provide food for hummingbirds and butterflies, and lawns can provide foraging areas for some birds and small mammals. Their overall habitat value, however, is significantly lower than any natural habitat they may have replaced. This land cover type is also typically dominated by non-native and often invasive plant species.

CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 4.88 acres (30.12%)
Project Site Extent: 0.73 acres (22.3%)

Disturbed - Impermeable Surface

Non-Alliance Land Cover

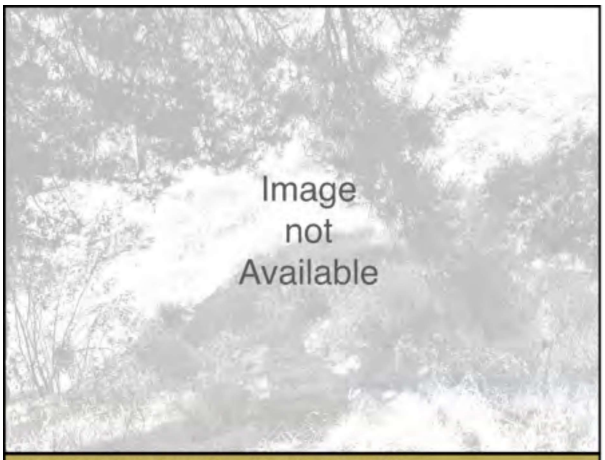
Project-Specific Discussion: Impermeable Surfaces are parts of the built environment, including paved roads, sidewalks, walkways, and buildings. In general, areas mapped as this land cover type have little value for wildlife and are not considered habitat.

CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 0.16 acres (0.99%)
Project Site Extent: 0.02 acres (0.69%)

Artificial Water Feature

Non-Alliance Land Cover

Project-Specific Discussion: Artificial water features are man-made, typically small bodies of water. The majority of these are swimming pools, which generally have no practical wildlife value. In some cases, small ponds and large fountains may be mapped as this land cover type. These often do have wildlife value, particularly given Southern California's arid environment.

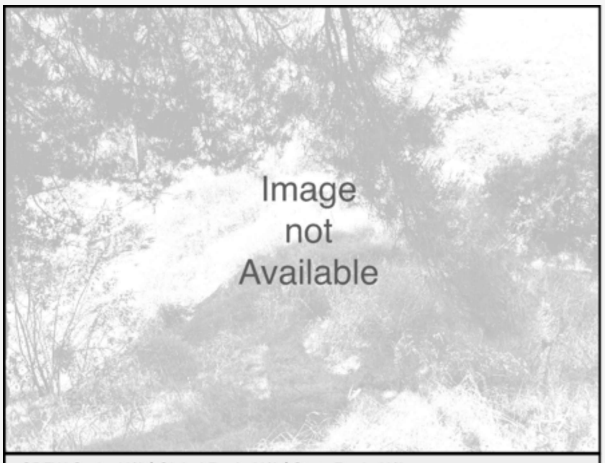


CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 0.38 acres (2.34%)
Not represented on Project Site.

Residential - Undifferentiated

Non-Alliance Land Cover

Project-Specific Discussion: Areas mapped as Residential-Undifferentiated were graded and under construction during the survey or were recently constructed and graded and under construction in the aerial photography used for mapping. When complete, these areas would be one of other land cover types such as Impermeable Surface or Landscaping.



CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 0.07 acres (0.41%)
Not represented on Project Site.

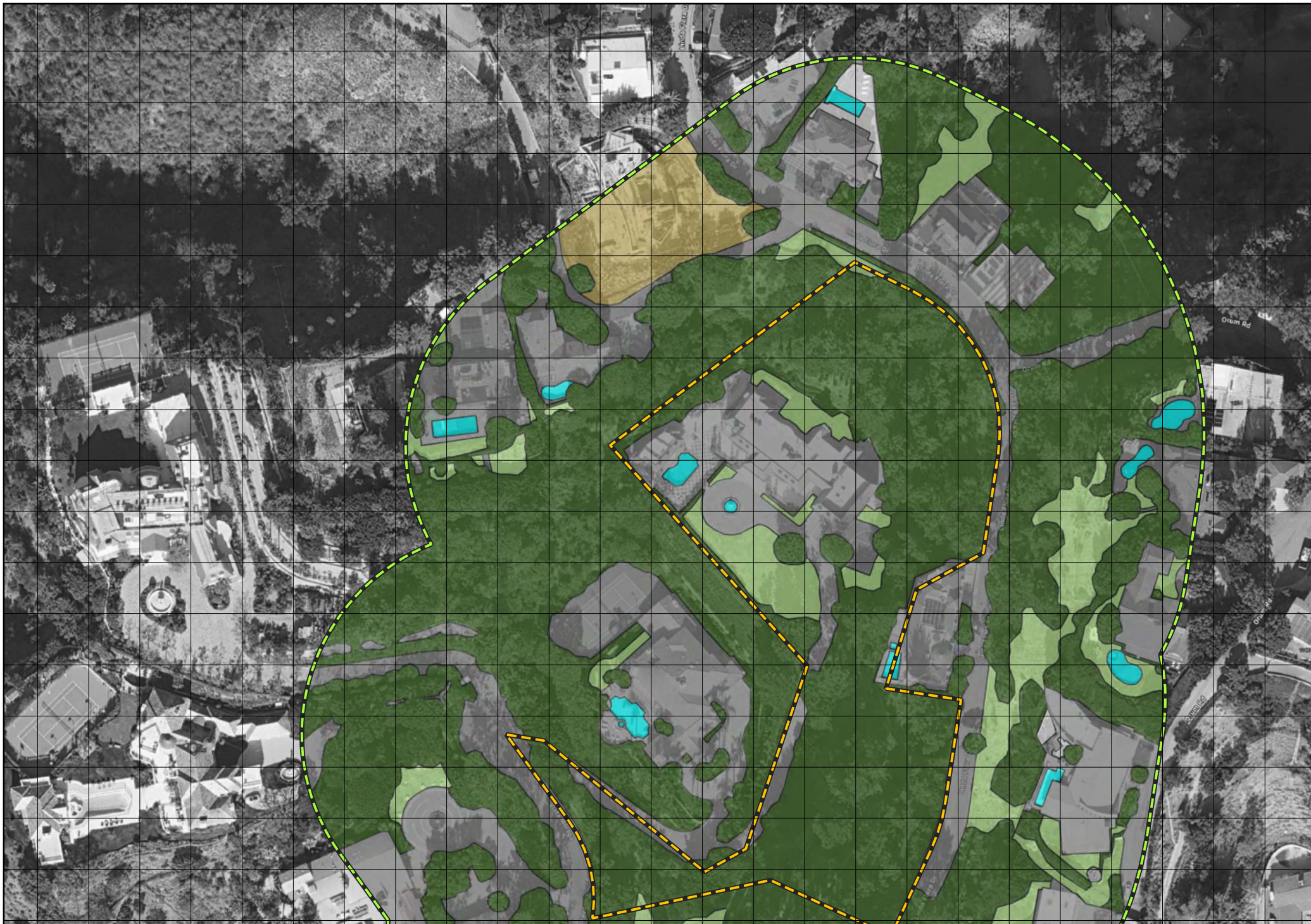
Disturbed - Permeable Surface

Non-Alliance Land Cover

Project-Specific Discussion: Permeable Surfaces are parts of the built environment, including compacted but unpaved areas devoid of vegetation, gravel, and unimproved roads. In general, areas mapped as this land cover type have little value for wildlife and are not considered habitat, though in some cases—such as unimproved roads—they may occur within habitat.

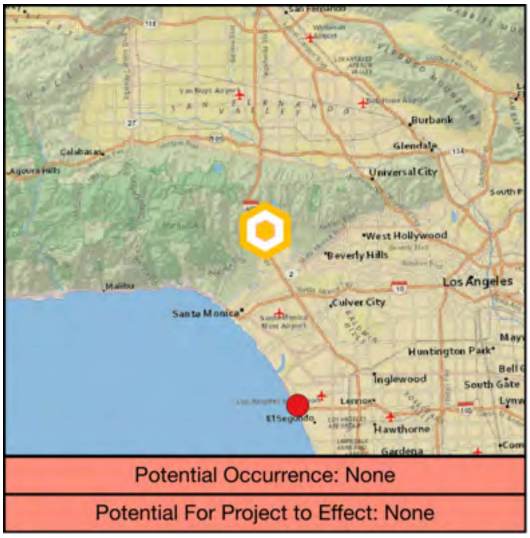
Exhibit 3. Vegetation Communities & Land Cover

1400 Vista Moraga



Special Status Resource Analysis

The seven sensitive vegetation communities mapped by the CNDDB as occurring within the Regional Study Area are shown below. The maps show the centroids of the CNDDB records in order to spatially depict the occurrences relative to the Project Site. The accounts highlight determinations of their potential occurrence on the Project Site as well as their potential to be adversely affected by the Project based on field observations.



Potential Occurrence: None

Potential For Project to Effect: None

Southern Dune Scrub

Global Rank:	G1
State Rank:	S1.1
Taxon Code:	CTT21330CA
CNDDB Records:	1
Taxon Group:	Dune
Habitats:	Coastal dunes
Notes:	—

Potential Occurrence: None

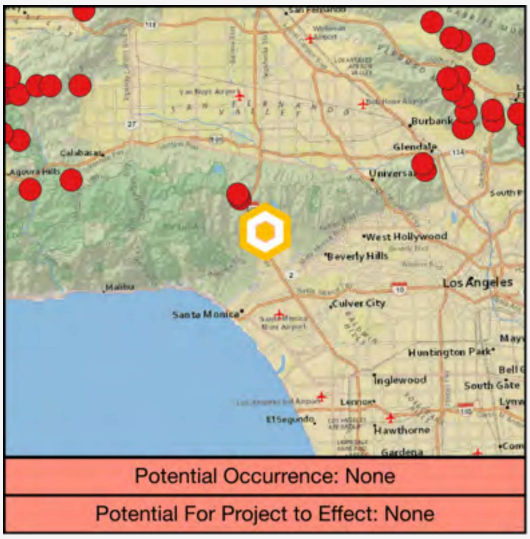
Potential For Project to Effect: None

Riversidian Alluvial Fan Sage Scrub

Global Rank:	G1
State Rank:	S1.1
Taxon Code:	CTT32720CA
CNDDB Records:	1
Taxon Group:	Scrub
Habitats:	Coastal scrub
Notes:	—

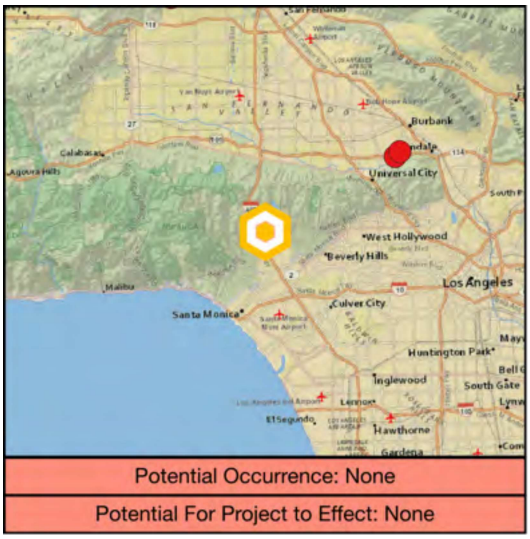
Southern Coastal Salt Marsh

Global Rank:	G2
State Rank:	S2.1
Taxon Code:	CTT52120CA
CNDDB Records:	1
Taxon Group:	Marsh
Habitats:	Marsh & swamp; Wetland
Notes:	—



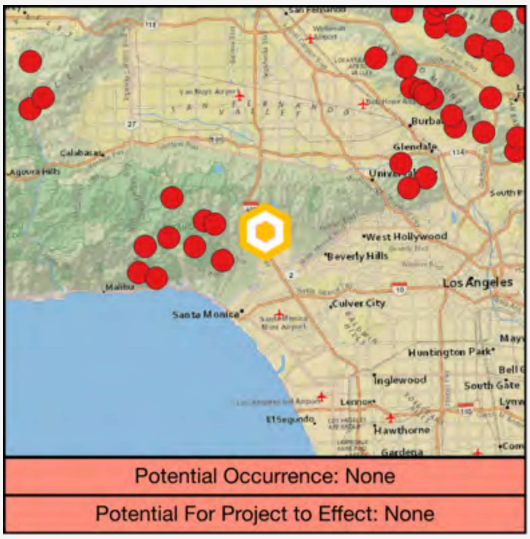
Southern Coast Live Oak Riparian Forest

Global Rank:	G4
State Rank:	S4
Taxon Code:	CTT61310CA
CNDDB Records:	9
Taxon Group:	Riparian
Habitats:	Riparian forest
Notes:	—



Southern Cottonwood Willow Riparian Forest

Global Rank:	G3
State Rank:	S3.2
Taxon Code:	CTT61330CA
CNDDB Records:	1
Taxon Group:	Riparian
Habitats:	Riparian forest
Notes:	—



Southern Sycamore Alder Riparian Woodland

Global Rank:	G4
State Rank:	S4
Taxon Code:	CTT62400CA
CNDDB Records:	20
Taxon Group:	Riparian
Habitats:	Riparian woodland
Notes:	—

California Walnut Woodland

Global Rank:	G2
State Rank:	S2.1
Taxon Code:	CTT71210CA
CNDDB Records:	9
Taxon Group:	Woodland
Habitats:	Cismontane woodland
Notes:	—

Potential Project Effects

This effects discussion is organized to comply with the written requirements in CP-4073, which provides direction on how Planning wants potential Project effects discussed, including Avoidance and Minimization Measures, Direct Effects, Indirect Effects, and Cumulative Effects. CP-4074 does not include guidance for effects discussions except for Mountain Lion. For each type of effect the guidance from CP-4073 is *quoted in italics*. Neither guidance document separates vegetation communities from the discussion of flora, as has been done in this report, as vegetation communities comprise the habitat within which flora and fauna are found.

Avoidance and Minimization Measures

CP-4073 requires discussion of *how the project has been designed to avoid and minimize impacts to flora, such as reconfiguring the building footprint to avoid impact/removal of trees and native vegetation.* No native vegetation is present on the Project Site, therefore, no avoidance measures would be required of any Project, including any

development that could be proposed on the newly-created parcel. The proposed Project, however, is a parcel split which would have no ground-disturbing effects.

Direct Effects

CP-4073 guidance only addresses direct effects on individual flora species, not vegetation communities or habitats. As no natural vegetation communities are present on or adjacent to the Project Site, no direct effects on such communities would occur as a result of any Project, including any development that could be proposed on the newly-created parcel, which at most could affect 5,366 square feet of Landscape - Tree & Shrub, which is predominantly comprised of non-native plants. The proposed Project, however, is a parcel split which would have no ground-disturbing effects and no direct effects on vegetation communities.

Indirect Effects

CP-4073 advises that indirect effects are those effects that *may occur from brush clearance for fuel modification requirements on adjacent properties, addition of invasive species, etc.* The proposed Project is a parcel split which would have no ground-disturbing effects. As such, the proposed Project would not have adverse indirect effects on vegetation communities. If development were proposed on the newly-created parcel:

- **Brush clearance:** brush clearance for fuel modification requirements has the potential to adversely affect habitat values on adjacent undeveloped areas. The proposed Project is located within an area with extensive existing development and vegetation clearance and the scope of such an effect would not be significant relative to the existing condition.

- **Invasive species:** the introduction of new or significantly modified residential development into an area brings with it the potential of invasive species being planted within landscaping which could escape into surrounding undeveloped areas and diminish habitat values. With the exception of legal requirements controlling the sale of invasive plants at nurseries, little can be done to prevent the planting of invasives by residents long term. Relative to this specific Project, it is located within an area with extensive existing development and the scope of such an effect would not be significant relative to the existing condition. Nonetheless, an **Invasive Species** measure is provided below.

Cumulative Effects

For cumulative effects, CP-4073 states that effects *may occur from cumulative losses in the local populations of a sensitive/special status species*, requiring that this report *describe recent projects within a 500-foot radius and whether their impacts together with the project may create significant cumulative losses for any particular sensitive/special status species.* For this section, however, we will replace special status species with native or natural vegetation communities. As previously described in the required **Site History** and **Characteristics of the Surrounding Area** sections of this report, the Project Site is located within an area of existing and long-standing residential development. Significant cumulative impacts on vegetation communities within this area occurred over several decades from the 1930s to the 1990s. Today, most Projects occurring within this area are small Projects that do not significantly change the extent and character of existing conditions relative to vegetation. As such, the proposed Project would not be expected to contribute to any modern day significant cumulative losses of vegetation communities and habitats.

Measures to Avoid Significant Adverse Effects

As the Project being analyzed herein is a proposed parcel split with no ground-disturbing activities, no measures are proposed to avoid significant adverse effects on vegetation communities. In order to avoid significant adverse effects on vegetation communities the Applicant will ensure the following measure is implemented if development were to occur on the newly-created parcel:

- **Invasive Species:** the landscape architect and contractor will avoid the use of invasive plants listed on the California Invasive Plant Council's Cal-IPC Inventory of invasive plants[27].

General Conclusions

The proposed Project will not have significant direct, indirect, or cumulative effects on vegetation communities as no natural vegetation communities are present on the Project Site and no ground-disturbing activities are proposed. If development were proposed on the newly-created parcel, potential adverse indirect effects on vegetation communities will be avoided through implementation of an Invasive Species measure requiring the avoidance of invasive plants in the landscape palette.

[27] https://www.cal-ipc.org/plants/inventory/

Flora

The following section discusses flora in the Biological Study Area, including known resources and the potential for occurrence of special status resources.

Literature Review

The floral literature review identified 46 special status taxa to be considered for their potential occurrence. This was based on records from the following sources:

- **CNDDB:** 118 occurrences of 38 floral taxa in the CNDDB for the Regional Study Area.
- **CNPS:** 64 floral taxa in the CNPS Rare Plant Inventory for the Regional Study Area.
- **IPaC:** Two floral taxa recommended for consideration by IPaC based on an upload of the Project Site boundary.
- **Critical Habitat:** One floral taxon with proposed or designated critical habitat in the Regional Study Area.

All special status flora considered for this report are discussed in the Data Analysis section below and in the Desktop Review Report provided as **Appendix D.** Per the guidance in CP-4073 and CP-4074, taxa with occurrence potentials of Low and None will not be discussed further.

Field Methodology

A discussion of methods, including the date, time, and weather parameters is provided in the Methods section of this report and summarized in **Table 2.** Plant taxa were identified and recorded along with their approximate abundance and condition in a geospatial database. Landscape plants were largely ignored unless they were native taxa maintained within landscaping, or if they were potentially of biological importance.

Data Analysis

Resource Presence/Absence

General Resource Analysis

The list of 13 floral taxa detected by England|Ecology is provided in the **Floral & Faunal Compendium** provided as **Appendix C.** No special status floral taxa from the Desktop Review were detected. One taxon protected by the City of Los Angeles Protected Tree and Shrub Relocation and Replacement Ordinance was detected, outside of the area addressed by the Arborist Report (which only provided data on the proposed parcel to be split). The known or expected status of all special status flora analyzed for this report are described in the next section.

Special Status Resource Analysis

Of the 46 special status floral taxa analyzed for this report, 0 were determined to be Present, 0 were determined to have a High potential for occurrence, 0 were determined to have a Moderate potential for occurrence, 0 were determined to have a Low potential for occurrence, and 46 were determined to have no potential for occurrence. These data are summarized in the Desktop Review Report provided in **Appendix D.** The accounts below summarize taxa determined to have moderate or higher occurrence potential.

Critical Habitat

While critical habitat for a plant listed under the Federal Endangered Species Act has been designated within the Regional Study Area, no critical habitat is present on or near the Biological Study Area, including the Project Site. Critical habitat locations are described in the attached **Desktop Review Report** and shown in **Figure 12.**

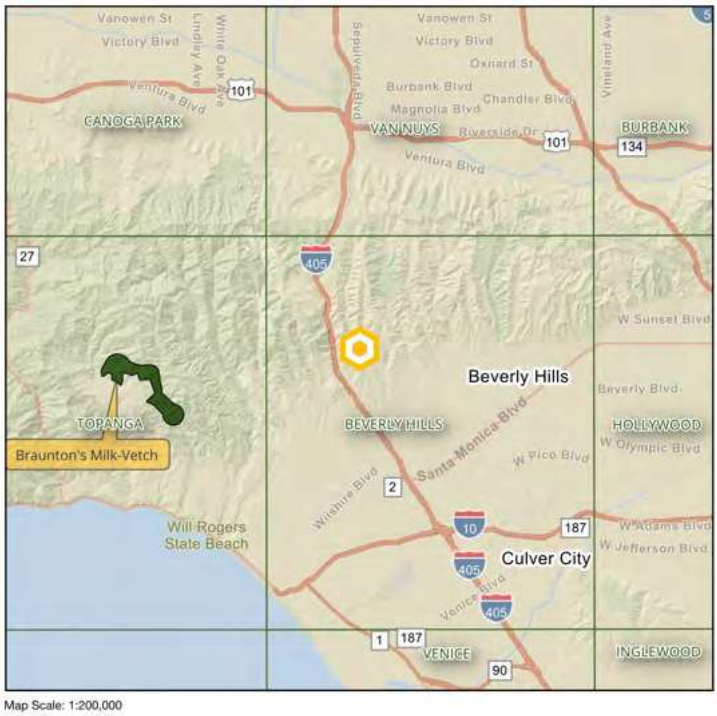


Figure 12. Critical habitat for plants in a portion of the Regional Study Area

Potential Protected Trees and Shrubs

The following summarizes the presence or absence of taxa that are potentially protected by the City of Los Angeles Protected Tree and Shrub Relocation and Replacement Ordinance:

- Protected Trees:
    - California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak (*Quercus berberidifolia*): not present.
    - Southern California Black Walnut (*Juglans californica*): not present.
    - Western Sycamore (*Platanus racemosa*): present.
    - California Bay (*Umbellularia californica*): not present.
- Protected Shrubs:
    - Mexican Elderberry (*Sambucus mexicana*): not present.
    - Toyon (*Heteromeles arbutifolia*): not present.

The Arborist Report addressing the proposed parcel to be split is provided in **Appendix F.** As stated previously, the sycamore is not represented in the Arborist Report as it is outside of the area covered by that report.

Potential Project Effects

This effects discussion is organized to comply with the written requirements in CP-4073, which provides direction on how Planning wants potential Project effects discussed, including Avoidance and Minimization Measures, Direct Effects, Indirect Effects, and Cumulative Effects. CP-4074 does not include guidance for effects discussions except for Mountain Lion. For each type of effect the guidance from CP-4073 is *quoted in italics*. Neither guidance document separates vegetation communities from the discussion of flora, as has been done in this report, as vegetation communities comprise the habitat within which flora and fauna are found.

Avoidance and Minimization Measures

CP-4073 requires discussion of *how the project has been designed to avoid and minimize impacts to flora, such as reconfiguring the building footprint to avoid impact/removal of trees and native vegetation.* The proposed Project is a parcel split which would have no ground-disturbing effects. No avoidance or minimization measures are required. If development were proposed on the newly-created parcel, no avoidance and minimization measures for floral resources would be required.

Direct Effects

CP-4073 states that direct effects *may occur if a flora species is identified within areas that will be disturbed either by development or used as construction staging areas*. The guidance further describes the particulars of analyzing direct effects on special status plants. As no special status flora are present on or adjacent to the Project Site, no direct effects on special status flora would occur as a result of any Project, including any development that may ultimately be proposed in the newly-created parcel. The proposed Project, however, is a parcel split which would have no ground-disturbing effects and no direct effects on flora.

Indirect Effects

CP-4073 advises that indirect effects are those effects that *may occur from brush clearance for fuel modification requirements on adjacent properties, addition of invasive species, etc.* The proposed Project is a parcel split which would have no ground-disturbing effects. As such, the proposed Project would not have adverse indirect effects on floral resources. If development were proposed on the newly-created parcel:

- **Brush clearance:** brush clearance for fuel modification requirements has the potential to adversely affect habitat values on adjacent undeveloped areas. The proposed Project is located within an area with extensive existing development and vegetation clearance and the scope of such an effect would not be significant relative to the existing condition.

- **Invasive species:** the introduction of new or significantly modified residential development into an area brings with it the potential of invasive species being planted within landscaping which could escape into surrounding undeveloped areas and diminish habitat values. With the exception of legal requirements controlling the sale of invasive plants at nurseries, little can be done to prevent the planting of invasives by residents long term. Relative to this specific Project, it is located within an area with extensive existing development and the scope of such an effect would not be significant relative to the existing condition. Nonetheless, an **Invasive Species** measure is provided below.

Cumulative Effects

For cumulative effects, CP-4073 states that effects *may occur from cumulative losses in the local populations of a sensitive/special status species*, requiring that this report *describe recent projects within a 500-foot radius and whether their impacts together with the project may create significant cumulative losses for any particular sensitive/special status species.* As previously described in the required **Site History** and **Characteristics of the Surrounding Area** sections of this report, the Project Site is located within an area of existing and long-standing residential development. Significant cumulative impacts on flora within this area occurred over several decades from the 1930s to the 1990s. Today, most Projects occurring within this area are small Projects that do not significantly change the extent and character of existing

conditions relative to vegetation. As such, the proposed Project would not be expected to contribute to any modern day significant cumulative losses of flora.

Measures to Avoid Significant Adverse Effects

As the Project being analyzed herein is a proposed parcel split with no ground-disturbing activities, no measures are proposed to avoid significant adverse effects on special status plants. In order to avoid significant adverse effects on vegetation communities the Applicant will ensure the following measure is implemented if development were to occur on the newly-created parcel:

- **Invasive Species:** The Invasive Species measure proposed in the Vegetation Communities & Habitats section above.

General Conclusions

No special status plants are known to occur or expected to occur on the Project Site. The proposed Project will not have significant direct, indirect, or cumulative effects on special status plants as no special status plants are present on the Project Site and no ground-disturbing activities are proposed. If development were proposed on the newly-created parcel, potential adverse indirect effects on vegetation communities will be avoided through implementation of an Invasive Species measure requiring the avoidance of invasive plants in the landscape palette.

Fauna

The following section discusses fauna in the Biological Study Area, including known resources and the potential for occurrence of special status resources.

Literature Review

The faunal literature review identified 77 special status taxa to be considered for their potential occurrence. This was based on records from the following sources:

- **CNDDB:** 313 occurrences of 58 faunal taxa in the CNDDB for the Regional Study Area.
- **IPaC:** 24 faunal taxa recommended for consideration by IPaC based on an upload of the Project Site boundary.
- **Critical Habitat:** Four faunal taxa with proposed or designated critical habitat in the Regional Study Area.

All special status fauna considered for this report are discussed in the Data Analysis section below and in the Desktop Review Report provided as **Appendix D**. Per the guidance in CP-4073 and CP-4074, taxa with occurrence potentials of Low and None will not be discussed further.

Field Methodology

A discussion of methods, including the date, time, and weather parameters is provided in the Methods section of this report and summarized in **Table 2**. All wildlife species directly observed, heard (e.g., bird song), or for which sign was observed (e.g., gopher burrows, scat, etc.) were recorded in a geospatial database. While larger bird nests—such as those used by raptors and corvids—were searched for as they can be used across years, a time-intensive nesting bird survey was not conducted as the results would be irrelevant to the Project's timeline. The site was also assessed for potential bat roosting habitat, suitability for wildlife movement, and use by other wildlife taxa of importance where applicable.

Data Analysis

Resource Presence/Absence

General Resource Analysis

The list of 17 faunal taxa detected by England|Ecology is provided in the **Floral & Faunal Compendium** provided as **Appendix C**. This list includes 0 amphibian, 0 reptile, 16 bird, and one mammal detections during fieldwork conducted on the Project Site. The most commonly observed taxa were Botta's Pocket Gopher (*Thomomys bottae*), Ruby-crowned Kinglet (*Corthylio calendula*), and Lesser Goldfinch (*Spinus psaltria*). A total of two special status faunal taxa were detected. The known or expected status of all special status fauna analyzed for this report are described in the next section.

Special Status Resource Analysis

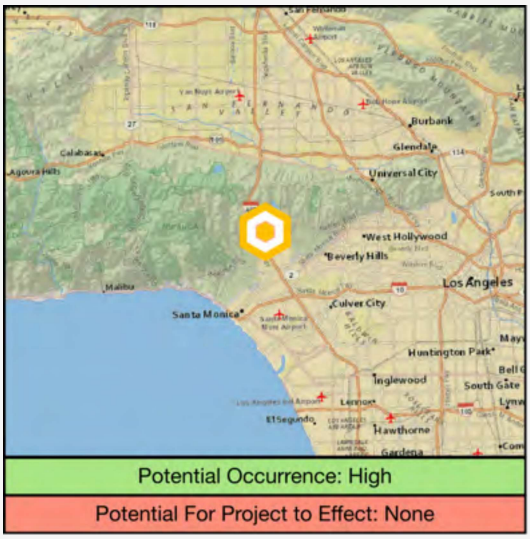
Of the 77 special status faunal taxa analyzed for this report, two were determined to be Present, five were determined to have a High potential for occurrence, four were determined to have a Moderate potential for occurrence, six were determined to have a Low potential for occurrence, and 60 were determined to have no potential for occurrence. These

data are summarized in the Desktop Review Report provided in **Appendix D.** The accounts below summarize taxa determined to have moderate or higher occurrence potential. The maps show the centroids of the CNDDB records in order to spatially depict the occurrences relative to the Project Site (for taxa that are in the CNDDB). All data, including habitat descriptions, is directly from the CNDDB.

American Peregrine Falcon

Falco peregrinus anatum

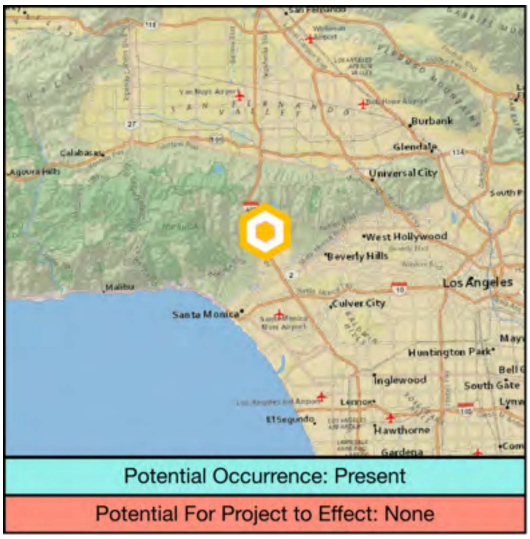
Legal Status:	FD, CD, S3S4
Source(s):	CNDDB(2)
Taxon Code:	ABNKD06071
Natural History:	NEAR WETLANDS, LAKES, RIVERS, OR OTHER WATER; ON CLIFFS, BANKS, DUNES, MOUNDS; ALSO, HUMAN-MADE STRUCTURES. NEST CONSISTS OF A SCRAPE OR A DEPRESSION OR LEDGE IN AN OPEN SITE.
Range Notes:	—
Habitat Suitability:	High. No suitable nesting habitat on or near the Project Site. CWHR Predicted Habitat: High quality. EnglandlEcology agrees.
Notes:	This taxon is most widespread in the winter when it occurs in a wide range of habitats, including dense urban areas, where it feeds mostly on medium-sized birds. If Peregrine Falcon occurs on the Project Site at all, it is likely an uncommon occurrence and would most likely be observed as a flyover while hunting.
Habitats:	Potentially found in Artificial Water Feature, Disturbed - Impermeable Surface, Disturbed - Permeable Surface, Landscape - Forb, Landscape - Tree & Shrub, Residential - Undifferentiated



Western Screech-Owl

Megascops kennicottii

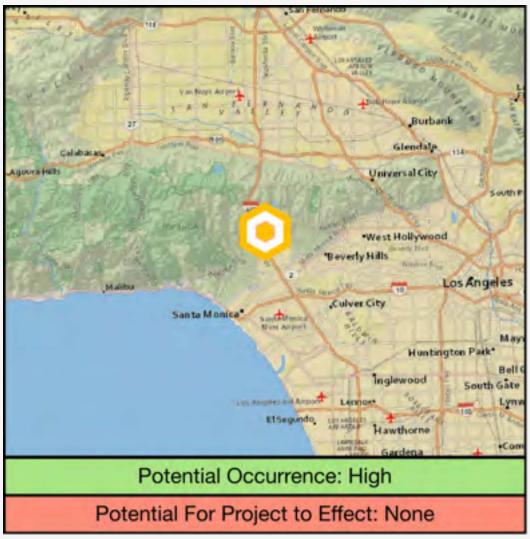
Legal Status:	BCC
Source(s):	IPaC
Taxon Code:	ABNSB01040
Natural History:	No CNDDB habitat description available
Range Notes:	—
Habitat Suitability:	High. CWHR Predicted Habitat: High quality. EnglandlEcology agrees.
Notes:	—
Habitats:	Potentially found in Landscape - Tree & Shrub



Allen's Hummingbird

Selasphorus sasin

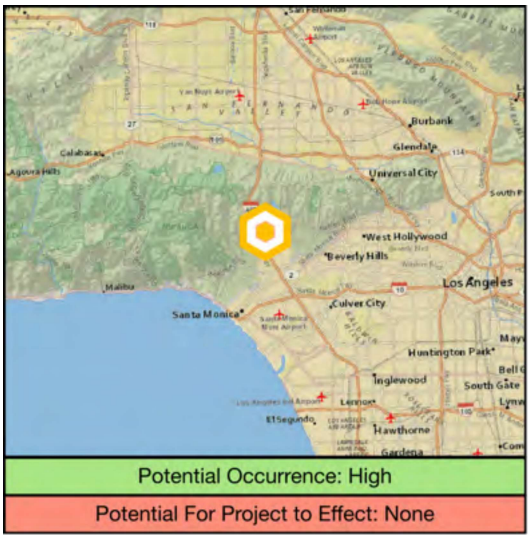
Legal Status: BCC
Source(s): IPaC
Taxon Code: ABNUC51030
Natural History: No CNDDB habitat description available
Range Notes: —
Habitat Suitability: High. CWHR Predicted Habitat: High quality. EnglandlEcology agrees.
Notes: This taxon has adapted to and benefits from nectar-rich landscaped environments, increasing its range and numbers in recent years.
Habitats: Potentially found in Landscape - Tree & Shrub



Nuttall's Woodpecker

Dryobates nuttallii

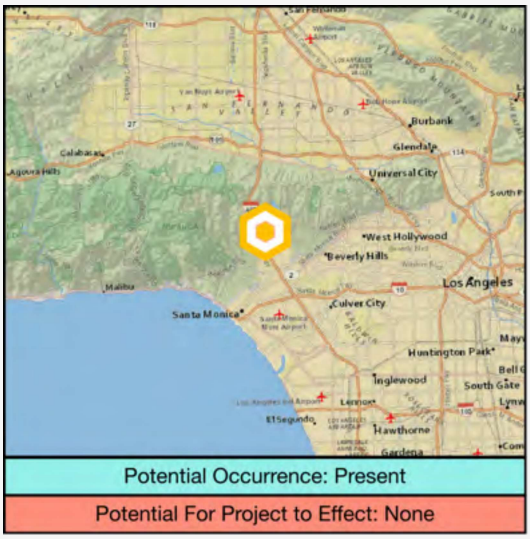
Legal Status: BCC
Source(s): IPaC
Taxon Code: ABNYF07020
Natural History: No CNDDB habitat description available
Range Notes: —
Habitat Suitability: High. CWHR Predicted Habitat: Medium quality. EnglandlEcology disagrees. Present in nearly all wooded areas of Los Angeles.
Notes: —
Habitats: Potentially found in Landscape - Tree & Shrub



Oak Titmouse

Baeolophus inornatus

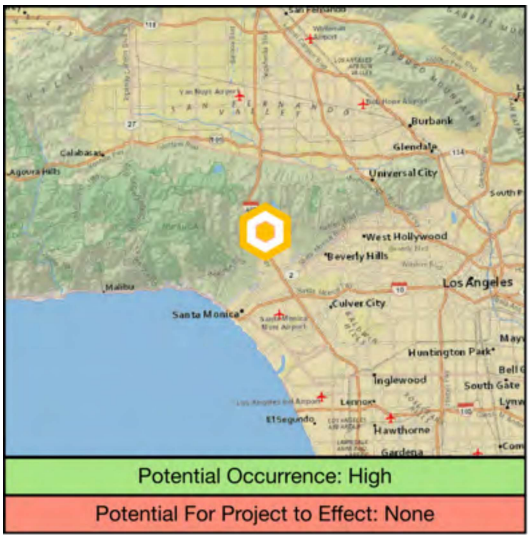
Legal Status: BCC
Source(s): IPaC
Taxon Code: ABPAW01100
Natural History: No CNDDB habitat description available
Range Notes: —
Habitat Suitability: High. CWHR Predicted Habitat: High quality. EnglandlEcology agrees.
Notes: —
Habitats: Potentially found in Landscape - Tree & Shrub



Wrentit

Chamaea fasciata

Legal Status: BCC
Source(s): IPaC
Taxon Code: ABPBJ26010
Natural History: No CNDDB habitat description available
Range Notes: —
Habitat Suitability: High. CWHR Predicted Habitat: High quality. EnglandlEcology agrees.
Notes: —
Habitats: Potentially found in Landscape - Tree & Shrub



California Thrasher

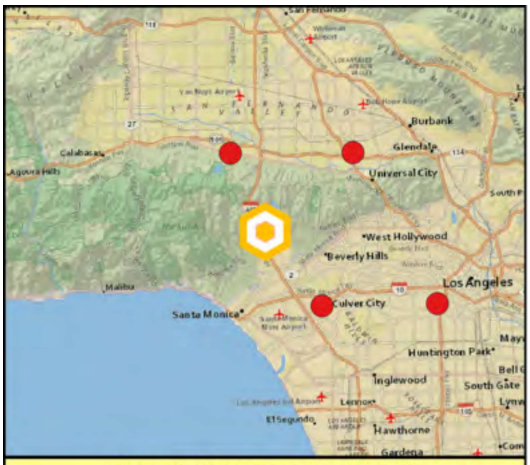
Toxostoma redivivum

Legal Status: BCC
Source(s): IPaC
Taxon Code: ABPBK06080
Natural History: No CNDDB habitat description available
Range Notes: —
Habitat Suitability: High. CWHR Predicted Habitat: High quality. EnglandlEcology agrees.
Notes: —
Habitats: Potentially found in Landscape - Tree & Shrub

Lawrence's Goldfinch

Spinus lawrencei

Legal Status: S4, BCC
Source(s): IPaC
Taxon Code: ABPBY06100
Natural History: NESTS IN OPEN OAK OR OTHER ARID WOODLAND AND CHAPARRAL, NEAR WATER. NEARBY HERBACEOUS HABITATS USED FOR FEEDING. CLOSELY ASSOCIATED WITH OAKS.
Range Notes: —
Habitat Suitability: Medium. CWHR Predicted Habitat: Medium quality. EnglandlEcology agrees.
Notes: Lawrence's Goldfinch populations move frequently following preferred food sources, especially fiddleneck. No breeding habitat is present on the Project Site. Only likely to occur sporadically during seasonal movements.
Habitats: Potentially found in Landscape - Tree & Shrub



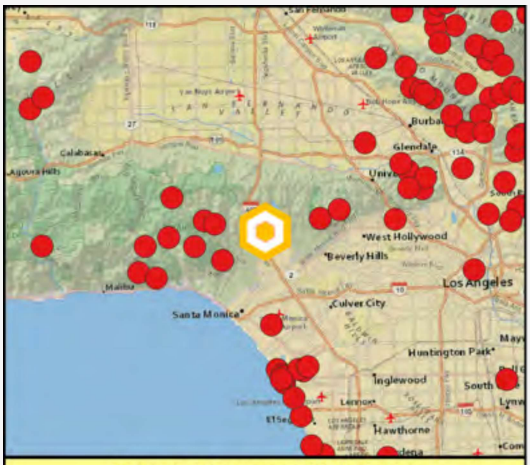
Potential Occurrence: Moderate

Potential For Project to Effect: None

Pallid Bat

Antrozous pallidus

Legal Status: SSC, S3
Source(s): CNDDB(4)
Taxon Code: AMACC10010
Natural History: DESERTS, GRASSLANDS, SHRUBLANDS, WOODLANDS AND FORESTS. MOST COMMON IN OPEN, DRY HABITATS WITH ROCKY AREAS FOR ROOSTING. ROOSTS MUST PROTECT BATS FROM HIGH TEMPERATURES. VERY SENSITIVE TO DISTURBANCE OF ROOSTING SITES.
Range Notes: —
Habitat Suitability: Medium. CWHR Predicted Habitat: Medium quality. EnglandIEcology agrees.
Notes: No potential roosting habitat was identified during the survey. If present, only likely to use the Project Site for foraging overflights.
Habitats: Potentially found in Artificial Water Feature, Disturbed - Impermeable Surface, Disturbed - Permeable Surface, Landscape - Forb, Landscape - Tree & Shrub, Residential - Undifferentiated



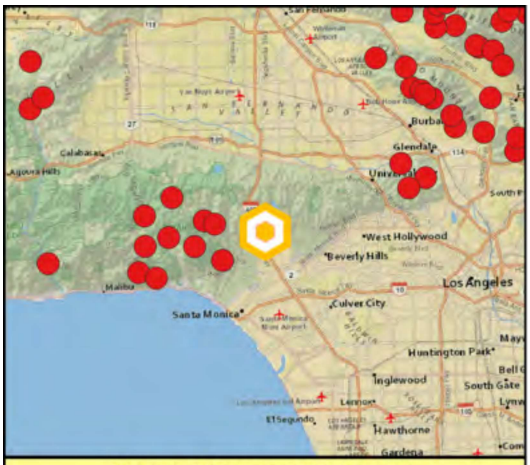
Potential Occurrence: Moderate

Potential For Project to Effect: None

San Diegan Legless Lizard

Anniella stebbinsi

Legal Status: SSC, S3
Source(s): CNDDB(36)
Taxon Code: ARACC01060
Natural History: GENERALLY SOUTH OF THE TRANSVERSE RANGE, EXTENDING TO NORTHWESTERN BAJA CALIFORNIA. OCCURS IN SANDY OR LOOSE LOAMY SOILS UNDER SPARSE VEGETATION. DISJUNCT POPULATIONS IN THE TEHACHAPI AND PIUTE MOUNTAINS IN KERN COUNTY. VARIETY OF HABITATS; GENERALLY IN MOIST, LOOSE SOIL. THEY PREFER SOILS WITH A HIGH MOISTURE CONTENT.
Range Notes: —
Habitat Suitability: Medium. CWHR Predicted Habitat: Medium quality.
Notes: —
Habitats: Potentially found in Landscape - Tree & Shrub



Potential Occurrence: Moderate

Potential For Project to Effect: None

San Bernardino Ring-necked Snake

Diadophis punctatus modestus

Legal Status: S2?
Source(s): CNDDB(1)
Taxon Code: ARADB10015
Natural History: MOST COMMON IN OPEN, RELATIVELY ROCKY AREAS. OFTEN IN SOMEWHAT MOIST MICROHABITATS NEAR INTERMITTENT STREAMS. AVOIDS MOVING THROUGH OPEN OR BARREN AREAS BY RESTRICTING MOVEMENTS TO AREAS OF SURFACE LITTER OR HERBACEOUS VEG.
Range Notes: —
Habitat Suitability: Medium. CWHR Predicted Habitat: Medium quality. EnglandIEcology agrees.
Notes: —
Habitats: Potentially found in Landscape - Tree & Shrub

Critical Habitat

While critical habitat for wildlife listed under the Federal Endangered Species Act has been designated or proposed within the Regional Study Area, no critical habitat is present on or near the Biological Study Area, including the Project Site. Critical habitat locations are described in the attached **Desktop Review Report** and shown in **Figure 13.**

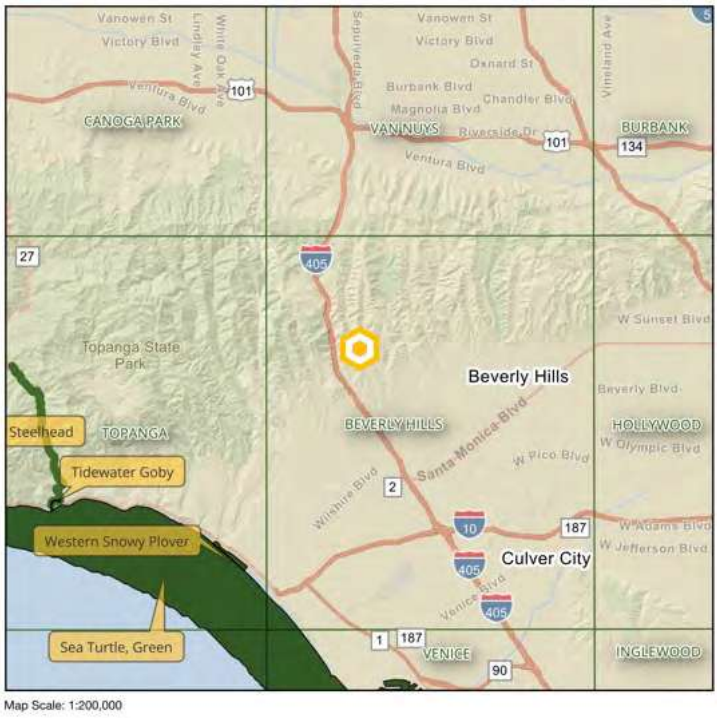


Figure 13. Critical habitat for wildlife in a portion of the Regional Study Area

Mountain Lion

Planning document CP-4074 requires consideration of the potential presence of Mountain Lion (*Puma concolor*). Guidance language provided in CP-4074 is provided in italics:

- *Habitat suitable for mountain lion dens, including caves, large natural cavities within rocky areas, or vegetation thickets deemed appropriate for use by mountain lions based on size and other characteristics (e.g., proximity to human development, surrounding habitat). Habitat use should be based on two behavior categories: reproductive behavior (communication and denning), or non-reproductive behavior (moving and feeding), and any natural communities on the project site that are suitable for either behavior*: There was no habitat on the site suitable for Mountain Lions for reproductive or non-reproductive behavior. This is because of the following observed factors: existing development of the Project Site, surrounding human development, and lack of natural habitats.

- *Evidence of mountain lion presence (e.g., direct observation, tracks, scat, carcasses or bones of prey species) in the vicinity of identified suitable habitat*: No evidence of Mountain Lion presence was detected during the survey and none would be expected.

- *Habitat suitable for mule deer, including the presence of grasses and forbs, woodland vegetation (especially acorn mast), chaparral vegetation (especially chamise shrubs), and riparian vegetation*: While Mule Deer likely occur periodically, there is no natural habitat for Mule Deer on or near the Project Site.

- *Evidence of mule deer presence (e.g., direct observation, tracks, scat, carcasses)*: No evidence of Mule Deer presence was detected during the survey and none would be expected.

As Mountain Lion would not be expected to occur, the proposed Project would not have an adverse effect on Mountain Lions.

Bats

Planning document CP-4074 requires an assessment of bat habitat for day and night roosts. Guidance language provided in CP-4074 is provided in italics:

- *Habitat suitable for bats, including trees (e.g., palm trees, large old trees with cavities, dead trees), cliff faces, rock outcroppings, structure overhangs (e.g., roof overhangs on houses and sheds), and bridges*: There are numerous palm trees, large old trees (though perhaps none with cavities, and structure overhangs.

- *Evidence of bat presence (e.g., direct observation (alive or dead), guano deposits, urine stains, vocalizations) in the vicinity of identified suitable habitat*: No evidence of bat presence was observed.

- *The proximity of suitable bat habitat to prime foraging areas, such as water sources (e.g., artificial lakes, reservoirs, pools, rivers, drainages, or storm channels)*: The nearest potential prime foraging area for bats is Stone Canyon Reservoir located approximately 1.3 miles to the northeast.

If bats are present, it would most likely be for aerial foraging during nighttime. Roosting, however, cannot be ruled out based on the survey data collected thus far.

Nesting Birds

Birds – including native species protected by the Migratory Bird Treaty Act and California Fish and Game Code – have the potential to nest in nearly any environment, including those heavily altered by anthropogenic activity. Planning document CP-4074 provides specific guidance for assessing the potential for nesting birds. Guidance language provided in CP-4074 is provided in italics:

- *Describe the methodology used to assess the project site for suitable nesting birds, with specific reference to long-term nesting species such as raptors (hawks, owls, falcons) and colonial waterbirds (e.g., herons and egrets). Please ensure that the entire vicinity of the subject property (e.g., out to 500') is evaluated, both for these long-term nests, as well as for their foraging habitat. If no nesting birds are found, summarize the negative survey results*: The entirety of the Project Site was directly surveyed as described in the *Methods* section of this report. To the extent feasible, larger trees out to 500 feet from the Project Site were assessed remotely using 8X42 Leica Noctivid binoculars, looking for visible evidence of larger platform nests. Raptors and corvids were also observed during the survey for behavioral indicators of nest location. The Project Site is not in a location where colonial waterbirds would be expected to nest. No raptor or corvid nests were detected during the survey.

- *Surveys should identify habitat suitable for nesting birds, including trees, shrubs, and structure overhangs (e.g., roof overhangs on houses and sheds)*: Nesting on the Project Site by smaller bird species would be expected during the nesting season. Potential nest locations include landscape shrubs and trees and existing structures on the Project Site.

- *Evidence of nesting birds (e.g., photos of nests with birds inside)*: No nesting birds were detected during the survey, however, a specific and time-intensive nesting bird survey, watching for behavioral indicators of nesting behavior, was not conducted.

Wildlife Movement

Wildlife movement corridors are important for maintaining population levels and genetic diversity. As such, effects on wildlife movement are an important consideration when discussing the natural resources of any area. At a small enough scale, any project or activity can potentially affect the movement of wildlife if any wildlife are present at all. In general, however, the term "wildlife movement corridor" means an area of habitat that is important for the movement of wildlife

between larger habitat areas or cores. For the proposed Project, England|Ecology considered the following relative to the importance of lands on the Project Site for wildlife movement:

- **The South Coast Missing Linkages Project:** The South Coast Missing Linkages Project[28] was a 2008 inter-agency effort to identify and conserve the highest-priority linkages in the South Coast Ecoregion. The nearest linkage to the Project Site is Santa Monica - Sierra Madre located approximately 12.05 miles to the west.

- **The California Essential Habitat Connectivity Project:** The California Essential Habitat Connectivity Project[29] was a 2010 project commissioned by the California Department of Fish and Wildlife and Caltrans which identified remaining blocks of contiguous natural habitat in California (i.e., natural landscape blocks) and modeled linkages between neighboring large natural landscape blocks. The nearest linkage to the Project Site is Castro Peak/Santa Monica Mtns - Pine Mountain/Sespe Condor located approximately 11.4 miles to the west.

Figure 14. City of Los Angeles Wildlife Movement Connectivity Data

- **City of Los Angeles Wildlife Connectivity:** The City of Los Angeles provides remotely-sensed habitat connectivity data[30] for assessing potential wildlife movement. The data is provided at a 30 meter resolution. The data shows most of the Biological Study Area as having restricted movement, with some small but disconnected patches suggesting movement could occur. A map depicting these data for the Biological Study Area is provided as **Figure 14.**

- **Direct Observations:** The Project Site is developed, is surrounded by other residential development, has surrounding walls and fencing, and has no natural vegetation communities. All of which would suggest the Project Site is not part of any potential wildlife movement corridor.

[28] http://www.scwildlands.org/

[29] https://wildlife.ca.gov/Science-Institute/Habitat-Connectivity

[30] https://geohub.lacity.org/maps/labos::citywide-wildlife-connectivity/about

Based on the above observations, lands on the Project Site would not be a component of an existing wildlife movement corridor nor would any new development on the Project Site be expected to significantly obstruct wildlife movement beyond existing conditions.

Protected Areas for Wildlife & Wildlife Movement Pathways

The Project Site may be located[31] within the Santa Monica Mountains East PAW as described in the *Protected Areas for Wildlife & Wildlife Movement Pathways* (PAWs) report prepared by ESA for Los Angeles City Planning in February 2021[32]. Relative to the criteria described for that PAW, the Project Site:

- Criterion 1: Supports Endangered & Threatened Plants/Wildlife: the PAWs report states that this PAW "Supports Endangered or Threatened wildlife species." While this is true in many preserved open space areas and areas nearby, there is no evidence that the Project Site supports endangered and threatened plants and/or wildlife. The habitats on-site are unlikely to do so as noted in the sensitive flora and fauna discussions above and in the attached **Desktop Review Report.**

- Criterion 2: Supports Unique/Restricted Distribution in Southern California: the PAWs report states that this PAW "Supports sensitive natural plant communities and special-status plant and wildlife species (e.g., CRPR plant species, SSC wildlife species)." The Project Site does not support natural plant communities, as noted previously in the **Vegetation Communities & Habitats** section of this report. As described in the **Flora** section of this report, as well as the attached **Desktop Review Report**, the Project Site would not be expected to harbor CRPR plant species. As described in the **Fauna** section of this report, as well as the attached **Desktop Review Report**, the Project Site has potential to harbor the following SSC wildlife species: Pallid Bat and San Diegan Legless Lizard.

- Criterion 3: Supports Unique/Restricted Distribution in Los Angeles: as noted in the PAWs report, this Criterion is not satisfied for the PAW so it is not discussed further.

- Criterion 4: Supports Linkages/Constrained Linkages: the PAWs report states that this PAW "Supports Linkages/ Constrained Linkages". As noted earlier in this report in the Wildlife Movement section, the Project Site is not in a position to provide connectivity between habitat blocks.

- Criterion 5: Supports Breeding/Feeding/Resting/Migrating Grounds with Limited Availability in Southern California/ Los Angeles: the PAWs report states that this PAW "Supports a variety of bird species, and is important for preserving biodiversity." It is, indeed, the case the Project Site supports a variety of bird species as do most vegetated areas of Southern California. As described below in Potential Project Effects, the Project would not be expected to significant adverse effects on bird species.

- Criterion 6: Restoration Foreseeable: as noted in the PAWs report, this Criterion is not satisfied for the PAW so it is not discussed further.

[31] Spatial data with these boundaries has not been made public. The only reference available are low resolution maps in the PAWs Report.

[32] ESA. 2021. Protected Areas for Wildlife & Wildlife Movement Pathways. Report prepared for Los Angeles City Planning. 354 pages.

Potential Project Effects

This effects discussion is organized to comply with the written requirements in CP-4073, which provides direction on how Planning wants potential Project effects discussed, including Avoidance and Minimization Measures, Direct Effects, Indirect Effects, and Cumulative Effects. CP-4074 does not include guidance for effects discussions except for Mountain Lion. For each type of effect the guidance from CP-4073 is *quoted in italics*.

Avoidance and Minimization Measures

CP-4073 requires discussion of *how the project has been designed to avoid and minimize impacts to fauna, such as incorporating minimal landscape lighting and wildlife-friendly fencing*. The proposed Project is a parcel split which would have no ground-disturbing effects. No avoidance or minimization measures are required. If development were proposed on the newly-created parcel, no avoidance and minimization measures for faunal resources would be required due to the lack of important locations or habitats for special status resources.

Direct Effects

CP-4073 states that direct effects *may occur if a fauna species is identified as nesting, foraging or otherwise occurring in areas that will be disturbed either by development or used as construction staging areas.* The guidance further describes the particulars of analyzing direct effects on special status wildlife, and states that direct effects *may also occur if the project may restrict or block the entrances/exits of a wildlife corridor*. The Project's potential to directly affect different categories of wildlife is discussed below:

- **Invertebrates:** No special status invertebrates are expected to occur on or adjacent to the Project Site, therefore, no measures would be required of any Project to avoid significant adverse effects on special status invertebrates.
- **Fish:** No special status fish are expected to occur on or adjacent to the Project Site, therefore, no measures would be required of any Project to avoid significant adverse effects on special status fish.
- **Amphibians:** No special status amphibians are expected to occur on or adjacent to the Project Site, therefore, no measures would be required of any Project to avoid significant adverse effects on special status amphibians.
- **Reptiles:** While two special status reptiles have moderate or higher potential to occur on the Project Site, one of these taxa is a California Species of Special Concern, which is an administrative designation and carries no formal legal status[33]. The other has no formal legal status. No measures would be required of any Project to avoid significant adverse effects on special status reptiles.
- **Birds:** While special status birds are present or have a high potential for occurrence, those occurring and potentially occurring are: seven Birds of Conservation Concern, which are non-threatened and non-endangered taxa with an administrative designation that carries no formal legal status, and one delisted raptor for which no nesting habitat is present. The Project, however, is a proposed parcel split with no ground-disturbing effects. If development were proposed on the newly-created parcel, such development would not be expected to cause significant new habitat impacts for these taxa, nor would it be expected to cause direct mortality because of the typical mobility of birds. If work occurs during the nesting season for most birds (generally defined as February 1

[33] https://wildlife.ca.gov/Conservation/SSC#394871319-how-are-sscs-addressed-under-the-california-environmental-quality-act

to August 31), there is potential to have significant adverse effects on birds protected by the Migratory Bird Treaty Act and California Fish and Game Code (which is most native bird species). A **Nesting Birds** measure is described below to avoid a potentially significant direct effect on nesting birds.

- **Mammals (Except Bats):** No special status non-bat mammals are expected to occur on or adjacent to the Project Site, therefore, no measures would be required of any Project to avoid significant adverse effects on special status non-bat mammals.

- **Bats:** While one special status bat has moderate or higher potential to occur on the Project Site, this taxon is a California Species of Special Concern, which is an administrative designation and carries no formal legal status[34]. While bat roosts were not definitively documented, there are trees on the Project Site that are potentially suitable for bat roosting. The Project, however, is a proposed parcel split with no ground-disturbing effects. If development were proposed on the newly-created parcel, the Applicant will implement the **Bats** measure described below to avoid a potentially significant direct effect on bat roosts, if such roosts are present.

- **Wildlife Movement:** As described previously in the section on **Wildlife Movement**, the Project Site is not important to wildlife movement or a component of a known or potential wildlife movement corridor. As such, no measures would be required of any Project to avoid significant adverse effects on wildlife movement.

Indirect Effects

CP-4073 advises that indirect effects are those effects *that may occur from adding wildlife barriers (e.g., fencing) or modifying human infrastructure commonly utilized by wildlife (e.g., culverts)*. The proposed Project is a parcel split. As such, the proposed Project would not have adverse indirect effects on faunal resources. If development were proposed on the newly-created parcel, any new fencing that may be installed (6 feet in the side and rear yards, and 3.5 feet in the front yard) would not result in a significant indirect effect on wildlife movement due to the installation of wildlife barriers as the property is already fenced. There are no known plans to modify human infrastructure commonly used by wildlife.

Cumulative Effects

For cumulative effects, CP-4073 states that effects *from cumulative losses in the local populations of a sensitive/special status species or in a general wildlife corridor,* requiring that this report *describe recent projects within a 500-foot radius and whether their impacts together with the project may create significant cumulative losses for any particular sensitive/special status species or general wildlife connectivity.* As previously described in the required **Site History** and **Characteristics of the Surrounding Area** sections of this report, the Project Site is located within an area of existing and long-standing residential development. Significant cumulative impacts on habitats, species populations, and wildlife movement within this area occurred over several decades from the 1930s to the 1990s. Today, most Projects occurring within this area are small Projects that do not significantly change the extent and character of existing conditions relative to these aspects of wildlife use of the local environment. As such, the proposed Project would not be expected to contribute to any modern day significant cumulative losses habitat, species, or connectivity.

[34] https://wildlife.ca.gov/Conservation/SSC#394871319-how-are-sscs-addressed-under-the-california-environmental-quality-act

Measures to Avoid Significant Adverse Effects

As the Project being analyzed herein is a proposed parcel split with no ground-disturbing activities, no measures are proposed to avoid significant adverse effects on special status fauna. If development were to be proposed on the newly-created parcel, the Applicant will ensure the following measures are implemented:

- **Nesting Birds:** To comply with the Migratory Bird Treaty Act, a pre-construction survey for nesting birds by a qualified biologist will take place within 300 feet of all project work areas within one week of the commencement of project infrastructure construction if work occurs during the nesting bird season, which is generally accepted as February 1 to August 31. To avoid potential take under the Migratory Bird Treaty Act, construction activities should not take place in the vicinity of any active bird nests. The recommended construction buffer zone around active bird nests varies by species and would need to be determined on an individual basis based on the opinion of the surveying biologist as agreed upon by the California Department of Fish and Wildlife.

- **Bats:** If any potentially-suitable roost trees are to be removed as a result of the Project, these should be inspected prior to removal by a qualified biologist to ensure no roosts are present. If roosts are present, impacts to the roost should be avoided pending coordination with the appropriate agencies on how to proceed. The value of the Project Site as aerial foraging habitat would not be adversely affected by the proposed Project.

General Conclusions

The Project Site provides or has potential to provide habitat to the following special status faunal resources:

- Two fauna taxa determined to be Present: Allen's Hummingbird, and Wrentit;

- Five fauna taxa determined to a High potential for occurrence: American Peregrine Falcon, California Thrasher, Nuttall's Woodpecker, Oak Titmouse, and Western Screech-Owl;

- Four fauna taxa determined to have a Moderate potential for occurrence: Lawrence's Goldfinch, Pallid Bat, San Diegan Legless Lizard, and San Bernardino Ring-necked Snake;

- Nesting birds protected by the Migratory Bird Treaty Act and California Fish and Game Code.

The proposed Project will not have significant direct, indirect, or cumulative effects on special status wildlife as no ground-disturbing activities are proposed. If development were proposed on the newly-created parcel, significant direct, indirect, or cumulative effects on special status wildlife species or their habitat would not be expected with the implementation of measures for Nesting Birds and Bats. No other measures are recommended for special status fauna.

Conclusions and Recommendations

This report discussed the potential direct, indirect, and cumulative effects on biological resources due to proposed construction on a parcel approximately 3.3 acres in extent located at 1400 Vista Moraga in the community of Bel Air in the City of Los Angeles, Los Angeles County, California.

Based on the results of a field survey on March 17, 2025 and a desktop review that included in excess of 473 vegetation community, plant, and wildlife records, this report concluded the following:

- **Water Resources:** No natural water resources are present on or adjacent to the Project Site.
- **Vegetation Communities and Habitats:** The Project Site features existing development and landscaping and contains no natural communities.
- **Flora:** The Project Site does not support special status flora.
- **Fauna:** The Project Site is known to or has potential to support wildlife species with minor special status.

The proposed Project is a parcel split with no ground-disturbing activities proposed. As such, the Project would have no adverse effects on biological resources and no measures to avoid significant adverse effects are proposed. If development were proposed on the newly-created parcel, the Applicant will ensure the following measures are implemented:

- **Water Resources:** Run-off effects on water quality will be minimized to the extent feasible via compliance with the City-mandated Low Impact Development (LID) ordinance, which became effective in May 2012. LID comprises a set of site design approaches and best management practices that are designed to address runoff and pollution at the source. The LID requires the submittal of a Stormwater Mitigation Plan.
- **Invasive Species:** the landscape architect and contractor will avoid the use of invasive plants listed on the California Invasive Plant Council's Cal-IPC Inventory of invasive plants[35].
- **Nesting Birds:** To comply with the Migratory Bird Treaty Act, a pre-construction survey for nesting birds by a qualified biologist will take place within 300 feet of all project work areas within one week of the commencement of project infrastructure construction if work occurs during the nesting bird season, which is generally accepted as February 1 to August 31. To avoid potential take under the Migratory Bird Treaty Act, construction activities should not take place in the vicinity of any active bird nests. The recommended construction buffer zone around active bird nests varies by species and would need to be determined on an individual basis based on the opinion of the surveying biologist as agreed upon by the California Department of Fish and Wildlife.
- **Bats:** If any potentially-suitable roost trees are to be removed as a result of the Project, these should be inspected prior to removal by a qualified biologist to ensure no roosts are present. If roosts are present, impacts to the roost should be avoided pending coordination with the appropriate agencies on how to proceed. The value of the Project Site as aerial foraging habitat would not be adversely affected by the proposed Project.

[35] https://www.cal-ipc.org/plants/inventory/

Appendix A. Biological Reporting Standards Acknowledgement of Compliance

APPLICATIONS

BIOLOGICAL REPORTING STANDARDS ACKNOWLEDGMENT

ACKNOWLEDGMENT OF COMPLIANCE

Biological report preparers must sign and include the following acknowledgment in the report:

I attest that I meet the requirements for a Qualified Biologist and California Department of Fish and Wildlife (CDFW) qualifications for botanical field surveyors, both as defined in the Biological Reporting Standards document (CP-4074).

I attest that the creation of the Biological Resources Report complied with all the following standardized requirements in the Biological Reporting Standards document (CP-4074), unless explicitly noted otherwise. Any deviations from the above standards have been detailed and justified in the Biological Resources Report.

Name of Lead Biologist _____

Lead Biologist Signature **Date** _____

Names of Additional Biologists _____

_____

Company Name & Contact Information _____

_____

_____

Appendix B. Report Contributors

All fieldwork, report text, and maps were prepared by Marcus C. England whose resume follows.

Marcus C. England
Principal Biologist

Marcus C. England offers over two decades of experience, with expertise in avian biology, population ecology, project permitting, technical writing, and GIS and project experience in all industries.

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(213) 304-1826
Mt. Washington, Los Angeles, CA

Summary

Marcus C. England is an experienced principal biologist with expertise in avian biology, population ecology, project permitting, technical writing, geographic information systems, and database management. He has led teams on large and complex projects in all industries across the western United States. He has a recovery permit to conduct surveys for California Gnatcatcher, Southwestern Willow Flycatcher, and Yellow-billed Cuckoo and has extensive experience conducting protocol surveys for Least Bell's Vireo, Burrowing Owl, Swainson's Hawk, and Desert Tortoise. England has a thorough knowledge of the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA) and Federal Endangered Species Act (FESA) and how these state and federal policies, as well as local land use and environmental policies, apply to the project permitting process. England has written biological resources assessments and biological assessments for some of the largest development projects in the state of California, including projects in Sacramento, Kern, Ventura, Los Angeles, Orange, San Bernardino, Riverside, and San Diego counties and has successfully supported project permitting under an array of regional habitat conservation plans statewide. He has also written due diligence documents for large projects in northern California, Arizona, New Mexico and Nevada. He currently sits on the Science Advisor Panel for the Clark County (Nevada) Multiple Species Habitat Conservation Plan.

Employment History

Independent Consulting Biologist
dba England|Ecology (now England|Ecology, LLC)
Jan 2010 - Jun 2011, Oct 2016 - Mar 2020, Mar 2023 - Present — Los Angeles, CA

- Author proposals, respond to RFP needs for teaming partners
- Conduct all aspects of fieldwork, data management, report writing, mapping
- Business planning, marketing, relationship development

Director of Biological Resources
Bargas Environmental Consulting
Mar 2020 - Mar 2023 — Sacramento, CA

- Corporate leader, department head, and project manager
- Conduct all aspects of fieldwork, data management, report writing, mapping

Vice President
Bloom Biological
Jun 2011 - Oct 2016 — Santa Ana, CA

- Lead development of corporate business strategy, obtain new work contracts
- Manage staff and biological data, conduct fieldwork, author reports, mapping

Director of Biological Services
Natural Resource Consultants
Jun 2003 - Dec 2009 — Laguna Beach, CA
Write proposals, manage staff and biological data

- Conduct all aspects of fieldwork, data management, report writing, mapping
- Conduct fieldwork, author reports

Chief Ornithologist
Lamanai Field Research Center
Sep 1998 - Jun 2000 — Belize, Central America

- Develop and implement ecosystem-scale research on birds
- Manage volunteer biologists, lead birding tours, develop new tour clients

Permits

Recovery Permit TE-082233
US Fish and Wildlife Service
Jan 2005 - Present

- California Gnatcatcher, Southwestern Willow Flycatcher, Yellow-billed Cuckoo

Scientific Collecting Permit SC-11354
California Department of Fish & Wildlife
Jan 2010 - Present

Expertise

Field Biology
- Specialist in avian ecology and identification
- Sensitive species surveys including Desert Tortoise, California Gnatcatcher, Burrowing Owl, Least Bell's Vireo, Swainson's Hawk, Golden Eagle among many others
- Large-scale vegetation mapping projects and impact analysis
- CEQA, NEPA, FESA, NCCPs
- GPS and mobile field data collection systems

Geospatial
- Desktop software: ArcGIS, QGIS, GRASS
- Server and geodatabases: PostGIS, Spatialite
- Web mapping: Google Maps, OpenLayers

Project Management
- Array of projects in many industries
- Oversight of large multidisciplinary teams
- Reliably on time and within budget
- Collaborate with clients, agencies, other stakeholders

Office
- Operating systems: MacOS, Windows, Linux
- Mobile: iOS, iPadOS, Android
- Productivity Software: MS Office, Apple iWork
- Data Management: MS Access, Excel, Ninox, PowerApps, PostgreSQL
- Server: SharePoint, Plone, Linux

Education

B.Sc. in EEO Biology
The Ohio State University
Mar 1993 - Jun 1998

Management Development for Entrepreneurs
UCLA Anderson School of Management
Sep 2021 - Jan 2022

Certificate in Tropical Ornithology
Estación Biológica La Suerte, Costa Rica
Jun 1996 - Jul 1996

Below: *contemplating the upcoming day's work during implementation of a contract with the US Bureau of Land Management to survey Pygmy Rabbits in a remote area of northern Nevada in September 2017. England|Ecology led a three-person team that completed the work on time and under budget.*

Marcus C. England
Selected Project History

2017 to Present

Upper Westside Specific Plan | Upper Westside, LLC

- Apr 2019 - Apr 2022
- Sacramento County, California
- Swainson's Hawk, Giant Gartersnake
- PM, Surveyor, Author
- Biological Resources Assessment

As project manager and Director for Bargas, England conducted one year of Swainson's Hawk (SWHA) protocol surveys, managed SWHA and other species' survey efforts for two additional years, and authored a biological resources assessment addressing the potential effects of the proposed project on resources, including SWHA and Giant Gartersnake, within the context of the requirements of the Natomas Basin HCP and the Metro Air Park HCP, collectively addressing 22 covered plant and animal species.

Descanso Gardens Wildlife Management Plan | Descanso Gardens Guild

- Jan 2019 - Dec 2019
- Los Angeles County, California
- Special Status Species, Wildlife Habitats, Impacts
- PM, Surveyor, Author
- Wildlife Management Plan

This contract sought to provide solutions to some of the challenges of operating public gardens in a natural environment using guidance from nearby and similar facilities. The plan's goals were to increase the quality of native habitats for wildlife, minimize visitor-wildlife conflict, protect planted garden areas and facilities from wildlife damage, promote environmental research and education, and promote a regional habitat linkage. Fieldwork for the plan included 10 months of diurnal and nocturnal surveys as well as widespread camera trapping.

Harris Beach Management Unit Wildlife Assessment | Oregon Parks & Recreation

- Jan 2018 - Dec 2019
- Brookings, Oregon
- Colonial Waterbirds, Marine Mammals, Spotted Owl
- PM, Surveyor, Author
- Wildlife Assessment

England|Ecology was contracted by OPRD to prepare a wildlife assessment report. Because of the size of the survey area, the field component lasted two weeks and included wildlife and habitat documentation (including remote camera trapping), hiking every trail available within the included parks, and camping with Harris Beach and Alfred A. Loeb state parks. Final deliverables included geospatial data and a report documenting what is known and not known about the wildlife and habitats of the park unit, with suggestions for future research and management priorities.

Smith Rock State Park Wildlife Assessment | Oregon Parks & Recreation

- Jan 2017 - Jun 2017
- Deschutes County, Oregon
- Special Status Species, Bald and Golden Eagles
- PM, Surveyor, Author
- Wildlife Assessment

England|Ecology was contracted by the Oregon Parks & Recreation Department to prepare a wildlife assessment report for Smith Rock State Park located in central Oregon. The project required extensive pre-survey research; five field days on-site with over 30 miles of hiking, wildlife and habitat documentation (including remote camera trapping); and preparation of new geospatial data and an extensive report documenting what is known and not known about the wildlife and habitats of the park, with suggestions for future research and management priorities.

Owyhee Roads Fuelbreak Project | US Bureau of Land Management

- Jul 2017 - Oct 2017
- Humboldt County, Nevada
- Pygmy Rabbit
- PM, Surveyor
- Letter report, GIS data

England|Ecology was contracted by the US Bureau of Land Management (BLM) to conduct surveys for Pygmy Rabbit on 2,068 acres of BLM-managed lands. Two subcontractors were trained on survey methodology and identification of Pygmy Rabbit sign. The survey was completed over two weeks, involving 114 miles of transect walking per surveyor in often adverse weather conditions and over rough terrain. Final deliverables to the BLM included a report, photos, and geospatial data.

Below: *conducting fieldwork in May 2018 at Harris Beach State Park, Oregon under contract to the Oregon Parks & Recreation Department.*

2016 and Prior

High Speed Rail Project - Bakersfield to Palmdale

T.Y. Lin

- Jan 2015 - Oct 2016
- Los Angeles and Kern Counties, California
- Swainson's Hawk, Golden Eagle
- PM, Surveyor, Author, GIS
- Biological Resources Letter Report

Raptor Conservation Strategy

Mitsubishi Cement & US Forest Service

- Jan 2016 - Oct 2016
- San Bernardino National Forest, California
- Golden Eagle
- PM, Surveyor, Author
- Biological Resources Letter Report

Santa Clara River Riparian Surveys

Newhall Land

- Jan 2010 - Oct 2016
- Los Angeles and Ventura Counties, CA
- Least Bell's Vireo, Southwestern Willow Flycatcher
- PM, Surveyor, Author
- Biological Resources Letter Report

Montebello Hills Conservation & Development Project

Cook-Hill Properties

- Jan 2007 - Dec 2009
- Los Angeles County, California
- California Gnatcatcher, Coastal Sage Scrub Restoration
- PM, Surveyor, Author
- Biological Resources Assessment, Biological Assessment

Terranea Resort

Long Point Development

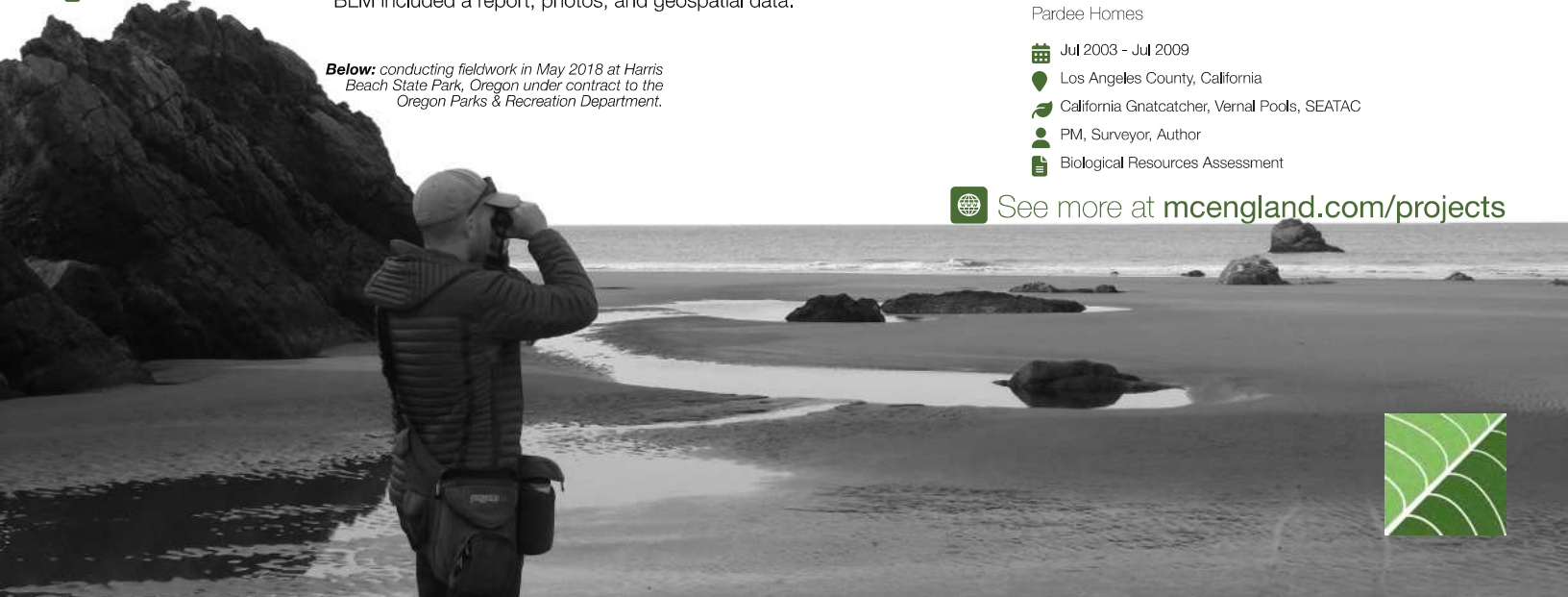
- Jan 2005 - Jul 2008
- Los Angeles County, California
- California Gnatcatcher, Coastal Sage Scrub Restoration
- PM, Surveyor, Author
- Biological Resources Assessment

Skyline Ranch

Pardee Homes

- Jul 2003 - Jul 2009
- Los Angeles County, California
- California Gnatcatcher, Vernal Pools, SEATAC
- PM, Surveyor, Author
- Biological Resources Assessment

See more at **mcengland.com/projects**



Appendix C. Floral & Faunal Compendia

Inserted after this cover page is a database-generated report summarizing floral and faunal observations.

Floral and Faunal Compendia

1400 Vista Moraga

This database-generated report summarizes the plant and wildlife taxa detected during the survey conducted on March 17, 2025 by England|Ecology. Documented during the survey was the presence of 13 plant taxa and 17 wildlife taxa, the latter including 0 amphibian, 0 reptile, 16 bird, and 1 mammal detections. Landscape plantings are not included unless of potential biological importance.

The data presented here were collected in the field using the QField app on an iPhone 15 Pro. After fieldwork was completed, data were synced to QGIS desktop. All taxonomy and nomenclature follows NatureServe. The reference taxonomy from NatureServe was last updated in October 2024. This report was generated using QGIS 3.40.

Group	Common Name	Scientific Name	Abundance	Phenology	Global Rank	State Rank	Fed Status	State Status	CRPR	Notes
Dicots	Laurel Sumac	Malosma laurina	Uncommon	Vegetative	—	—	—	—	—	Young sprouts in landscape
Dicots	Brazilian Peppertree	Schinus terebinthifolius	Uncommon	Vegetative	—	—	—	—	—	—
Dicots	Spiny-leaf Sowthistle	Sonchus asper	Uncommon	Vegetative	—	—	—	—	—	—
Dicots	Castor-bean	Ricinus communis	Uncommon	Vegetative	—	—	—	—	—	—
Dicots	Black Medic	Medicago lupulina	Uncommon	Vegetative	—	—	—	—	—	—
Dicots	Rosemary	Rosmarinus officinalis	Common	Flowering	—	—	—	—	—	Landscape
Dicots	California Sycamore	Platanus racemosa	Uncommon	Vegetative	—	—	—	—	—	—
Dicots	Thymeleaf Speedwell	Veronica serpyllifolia	Common	Vegetative	—	—	—	—	—	—
Monocots	Golden Bamboo	Phyllostachys aurea	Common	Vegetative	—	—	—	—	—	—
Other	Other	Other	Uncommon	Vegetative	—	—	—	—	—	Eucalyptus sp.
Other	Other	Other	Common	Vegetative	—	—	—	—	—	Pinus sp.
Other	Other	Other	Uncommon	Vegetative	—	—	—	—	—	Quercus sp.
Other	Other	Other	Uncommon	Vegetative	—	—	—	—	—	Geranium rotundifolium

Fauna

Group	Common Name	Scientific Name	Count	Type	G Rank	S Rank	FESA	CESA	CDFW	Notes
Birds	Red-tailed Hawk	Buteo jamaicensis	1	Fly-over	G5	—	—	—	—	—
Birds	Mourning Dove	Zenaida macroura	2	Fly-over	G5	—	—	—	—	—
Birds	Allen's Hummingbird	Selasphorus sasin	—	Heard Only	G5	—	—	—	—	—
Birds	Black Phoebe	Sayornis nigricans	1	Observed	G5	—	—	—	—	—
Birds	American Crow	Corvus brachyrhynchos	2	Fly-over	G5	—	—	—	—	—
Birds	House Wren	Troglodytes aedon	1	Observed	G5	—	—	—	—	—
Birds	Ruby-crowned Kinglet	Corthylio calendula	—	Heard Only	G5	—	—	—	—	—
Birds	Wrentit	Chamaea fasciata	—	Heard Only	G5	—	—	—	—	—
Birds	Orange-crowned Warbler	Leiothlypis celata	—	Heard Only	G5	—	—	—	—	—
Birds	Yellow-rumped Warbler	Setophaga coronata	—	Heard Only	G5	—	—	—	—	—
Birds	California Towhee	Melozone crissalis	—	Heard Only	G4	—	—	—	—	—
Birds	Spotted Towhee	Pipilo maculatus	—	Heard Only	G5	—	—	—	—	—
Birds	Song Sparrow	Melospiza melodia	—	Heard Only	G5	—	—	—	—	—
Birds	Dark-eyed Junco	Junco hyemalis	2	Observed	G5	—	—	—	—	—
Birds	House Finch	Haemorhous mexicanus	4	Observed	G5	—	—	—	—	—
Birds	Lesser Goldfinch	Spinus psaltria	—	Heard Only	G5	—	—	—	—	—
Mammals	Botta's Pocket Gopher	Thomomys bottae	—	Sign	G5	—	—	—	—	—

Appendix D. Desktop Review of Special Status Biological Resources

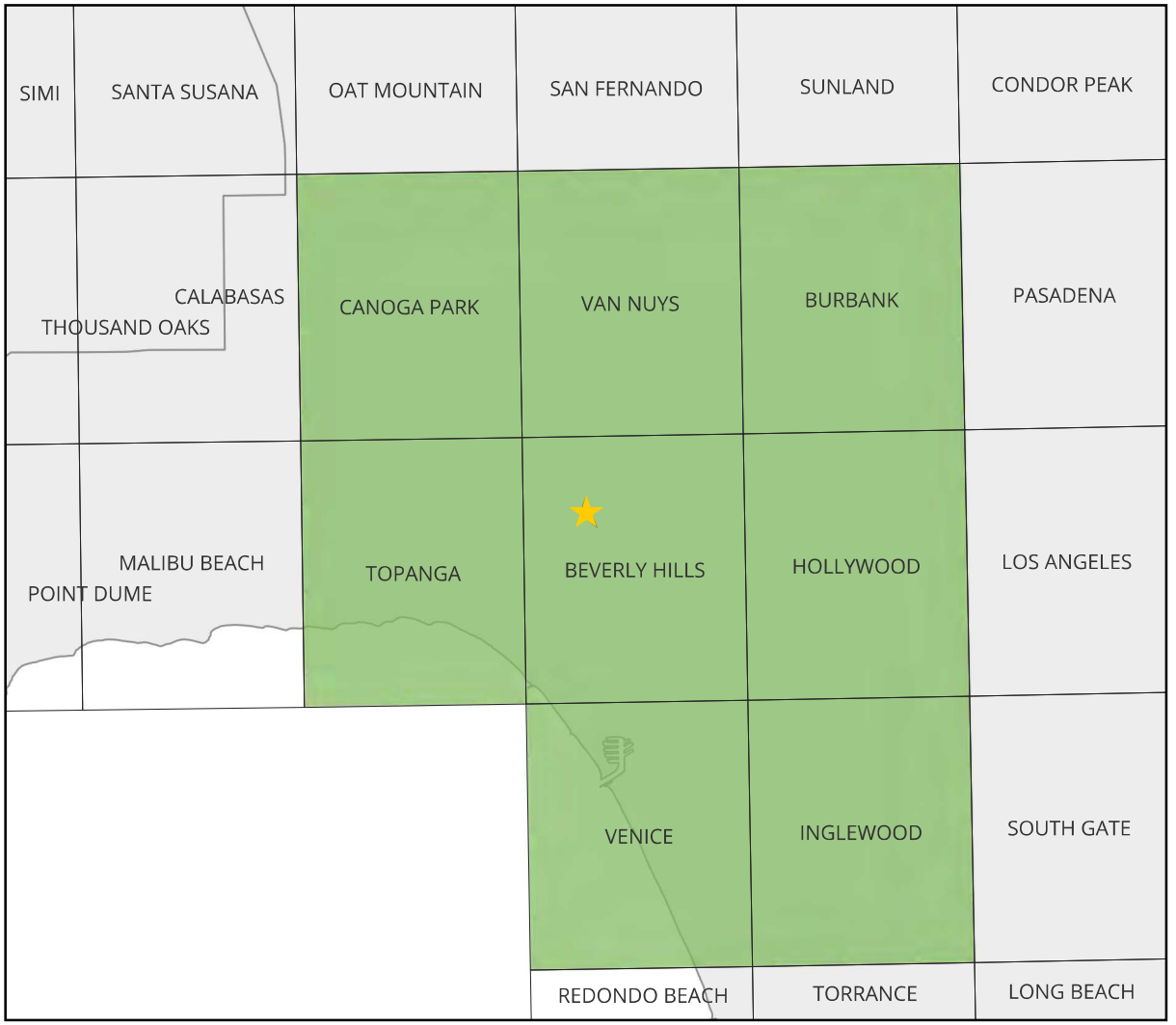
Inserted after this cover page is a database-generated report summarizing the results of England|Ecology's desktop review of special status biological resources.

Desktop Review of Special Status Biological Resources

1400 Vista Moraga

This database-generated report summarizes the potential for occurrence of sensitive vegetation communities and special status flora and fauna based on known occurrences within a Regional Study Area that includes the Beverly Hills, Burbank, Canoga Park, Hollywood, Inglewood, Topanga, Van Nuys, and Venice USGS 7.5-minute quadrangles. A map of the Regional Study Area is provided below.

The desktop analysis resulted in 473 records from the California Department of Fish and Wildlife's California Natural Diversity Database (CNDDB), 64 records from the California Native Plant Society's Rare Plant Inventory, 5 records of critical habitat designated under the Federal Endangered Species Act, and 26 records from the US Fish & Wildlife Service's Information for Planning and Consultation (IPaC) database. This report was generated using QGIS 3.40.



Vegetation Communities

The section of the report summarizes the potential for occurrence on the Project Site of 7 sensitive vegetation communities documented within the CNDDB as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Group
A logical grouping of vegetation community types applied by the CNDDB.

Community
The vegetation community or wildlife habitat mapped by the CNDDB. Currently, the CNDDB uses Holland (1986) for communities, which is considered an out-of-date classification system not otherwise used by CDFW.

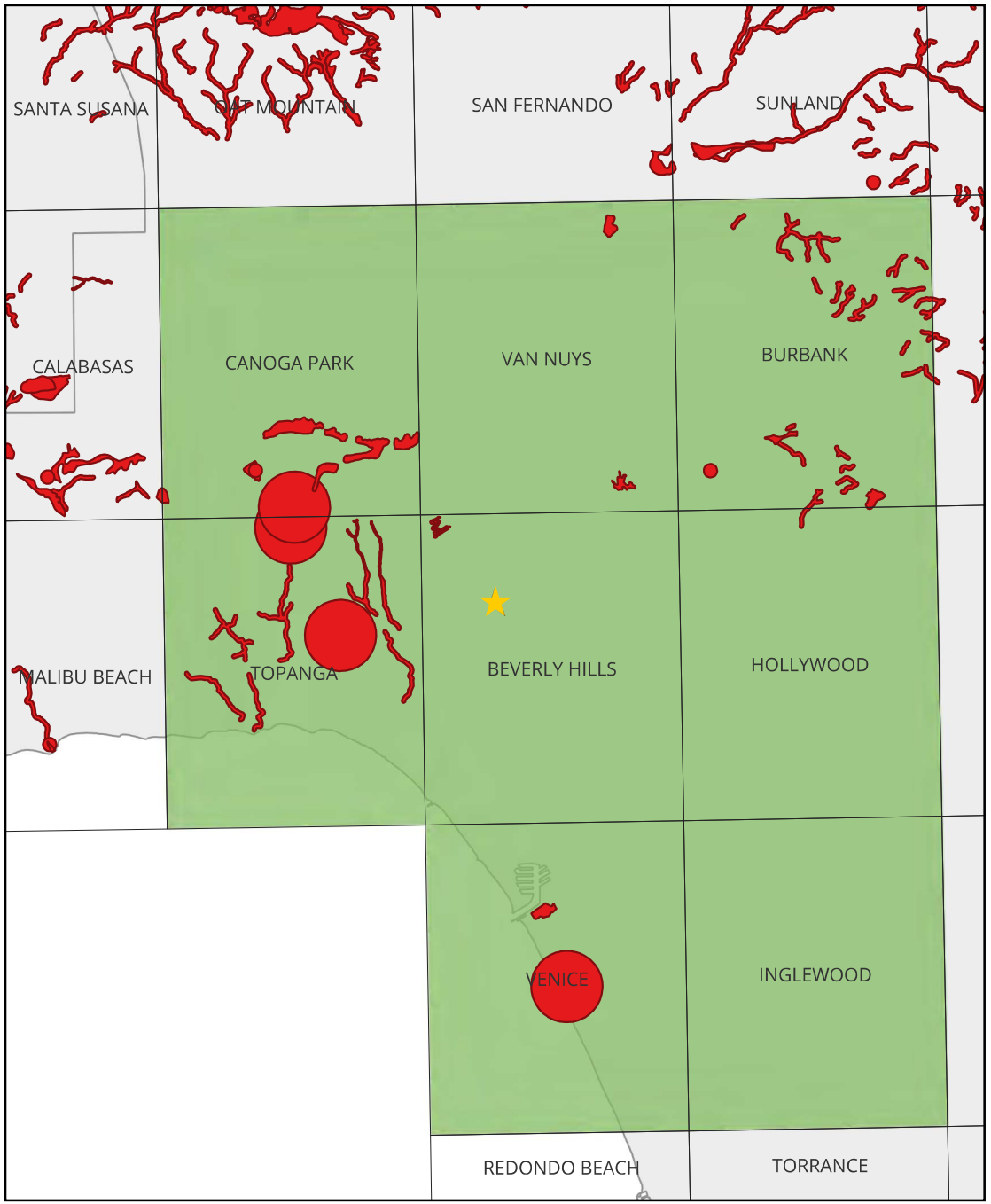
State Rank
A numbered sensitivity standard created by NatureServe and adopted by most state agencies, including CDFW. Most important are S1 (Critically Imperiled), S2 (Imperiled), and S3 (Vulnerable).

CNDDB
The number of CNDDB records for that vegetation community or habitat in the Regional Study Area.

Occurrence
The expectation that community could occur on the Project Site. This is usually either "Present" or "None" if a survey has been completed, as communities are observable.

Impact
The potential that implementation of the Project would impact that community.

Notes
Clarifying notes, if any are needed.



Group	Community	State Rank	CNDDB	Occurrence	Impact	Notes
Dune	Southern Dune Scrub	S1.1	1	None	None	—
Scrub	Riversidian Alluvial Fan Sage Scrub	S1.1	1	None	None	—
Marsh	Southern Coastal Salt Marsh	S2.1	1	None	None	—
Riparian	Southern Coast Live Oak Riparian Forest	S4	9	None	None	—
Riparian	Southern Cottonwood Willow Riparian Forest	S3.2	1	None	None	—
Riparian	Southern Sycamore Alder Riparian Woodland	S4	20	None	None	—
Woodland	California Walnut Woodland	S2.1	9	None	None	—

Flora

The section of the report summarizes the potential for occurrence on the Project Site of 46 special status flora taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. For special status plants, the taxonomy is consistent with that used by the California Native Plant Society (CNPS).

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CNPS (CNPS Rare Plant Inventory), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for plants includes its California Rare Plant Rank (CRPR) from CNPS, status - if any - under the federal and state Endangered Species Acts, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat and blooming period of the taxon directly from the CNPS database.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. "Range" includes the distribution of modern records (e.g., iNaturalist and Calflora) and elevation. Options are Yes or No.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

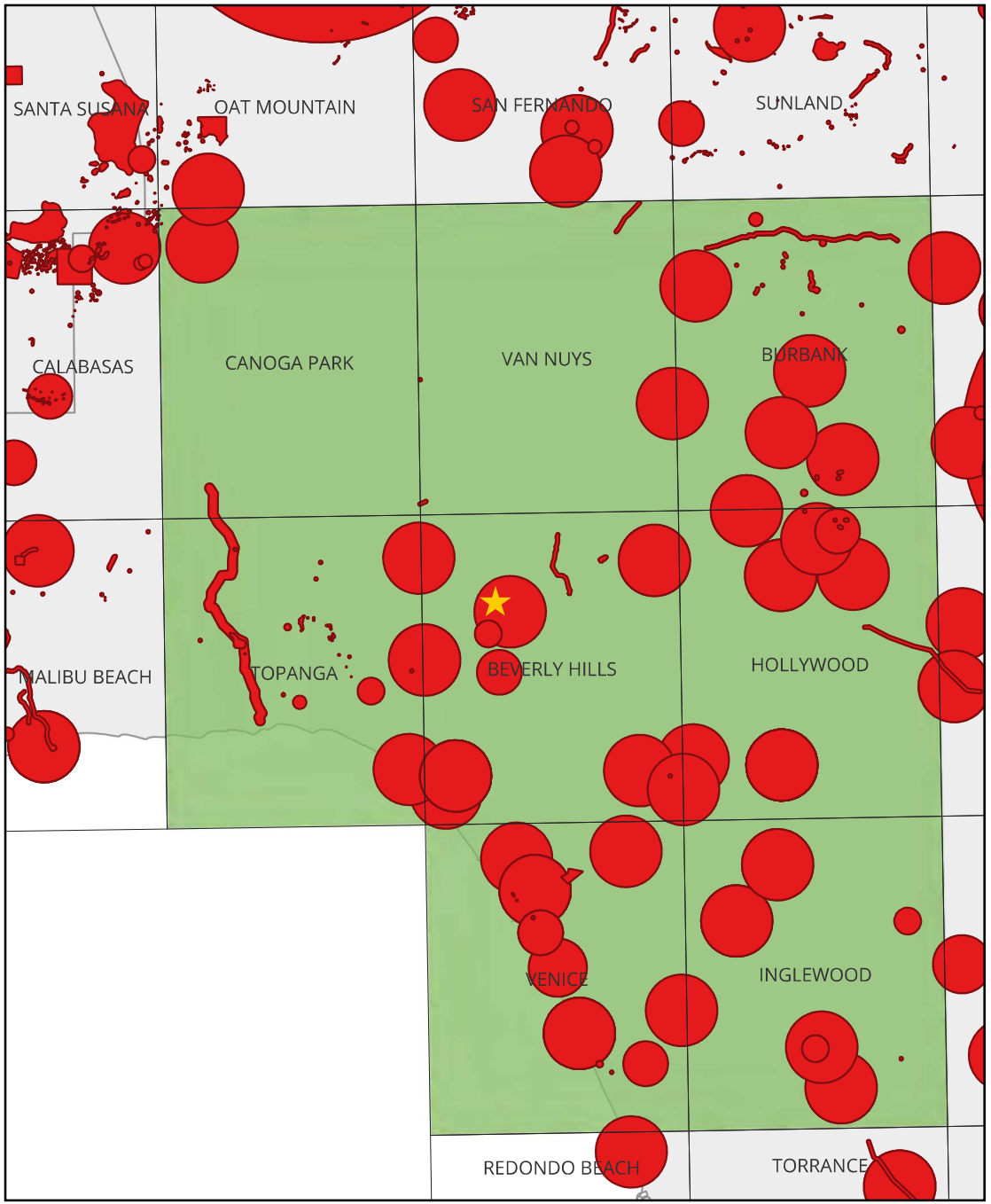
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
San Diego Button-celery (Eryngium aristulatum var. parishii)	CNDDB(1), CNPS	CRPR 1B.1, FE, CE, S1	Coastal scrub, Valley and foothill grassland, Vernal pools (Mesic) from 65-2035ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 164 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Orcutt's Pincushion (Chaenactis glabriuscula var. orcuttiana)	CNDDB(5), CNPS	CRPR 1B.1, S1	Coastal bluff scrub (sandy), Coastal dunes from 0-330ft. Blooms Jan-Aug.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 83 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
White Rabbit-tobacco (Pseudognaphalium leucocephalum)	CNDDB(3), CNPS	CRPR 2B.2, S2	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland (Gravelly, Sandy) from 0-6890ft. Blooms (Jul)Aug-Nov(Dec).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 225 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Santa Susana Tarplant (Deinandra minthornii)	CNDDB(2), CNPS	CRPR 1B.2, CR, S2	Chaparral, Coastal scrub (Rocky) from 920-2495ft. Blooms Jul-Nov.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 57 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Southern Tarplant (Centromadia parryi ssp. australis)	CNDDB(7), CNPS	CRPR 1B.1, S2	Marshes and swamps (margins), Valley and foothill grassland (vernally mesic), Vernal pools from 0-1575ft. Blooms May-Nov.	Yes	None	None	None	—
Coulter's Goldfields (Lasthenia glabrata ssp. coulteri)	CNDDB(5), CNPS	CRPR 1B.1, S2	Marshes and swamps (coastal salt), Playas, Vernal pools from 5-4005ft. Blooms Feb-Jun.	Yes	None	None	None	—
San Bernardino Aster (Symphyotrichum defoliatum)	CNDDB(2), CNPS	CRPR 1B.2, S2	Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Marshes and swamps, Meadows and seeps, Valley and foothill grassland (vernally mesic) (Streambanks) from 5-6695ft. Blooms Jul-Nov.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 166 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Greata's Aster (Symphyotrichum greatae)	CNDDB(2), CNPS	CRPR 1B.3, S2	Broadleafed upland forest, Chaparral, Cismontane woodland, Lower montane coniferous forest, Riparian woodland (Mesic) from 985-6595ft. Blooms Jun-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 136 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Nevin's Barberry (Berberis nevinii)	CNDDB(3), CNPS, IPaC	CRPR 1B.1, FE, CE, S1	Chaparral, Cismontane woodland, Coastal scrub, Riparian scrub (Gravelly (sometimes), Sandy (sometimes)) from 230-2705ft. Blooms (Feb)Mar-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 131 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Beach Spectaclepod (Dithyrea maritima)	CNDDB(4), CNPS	CRPR 1B.1, CT, S1	Coastal dunes, Coastal scrub (sandy) from 10-165ft. Blooms Mar-May.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 71 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Suffrutescent Wallflower (Erysimum suffrutescens)	CNPS	CRPR 4.2, S3	Chaparral (maritime), Coastal bluff scrub, Coastal dunes, Coastal scrub from 0-490ft. Blooms Jan-Jul(Aug).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 172 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Gambel's Water Cress (Nasturtium gambelii)	CNDDB(1), CNPS, IPaC	CRPR 1B.1, FE, CT, S1	Marshes and swamps (brackish, freshwater) from 15-1085ft. Blooms Apr-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 51 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Marsh Sandwort (Arenaria paludicola)	CNDDB(1), CNPS	CRPR 1B.1, FE, CE, S1	Marshes and swamps (brackish, freshwater) (Openings, Sandy) from 10-560ft. Blooms May-Aug.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 34 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Coulter's Saltbush (Atriplex coulteri)	CNDDB(2), CNPS	CRPR 1B.2, S2	Coastal bluff scrub, Coastal dunes, Coastal scrub, Valley and foothill grassland (Alkaline (sometimes), Clay (sometimes)) from 10-1510ft. Blooms Mar-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 100 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
South Coast Saltscale (Atriplex pacifica)	CNDDB(1), CNPS	CRPR 1B.2, S2	Coastal bluff scrub, Coastal dunes, Coastal scrub, Playas from 0-460ft. Blooms Mar-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 183 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Davidson's Saltscale (Atriplex serenana var. davidsonii)	CNDDB(2), CNPS	CRPR 1B.2, S1	Coastal bluff scrub, Coastal scrub (Alkaline) from 35-655ft. Blooms Apr-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 30 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Coastal Goosefoot (Chenopodium littoreum)	CNDDB(1), CNPS	CRPR 1B.2, S1	Coastal dunes from 35-100ft. Blooms Apr-Aug.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 55 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Lucky Morning-glory (Calystegia felix)	CNDDB(2), CNPS	CRPR 1B.1, S1	Meadows and seeps (sometimes alkaline), Riparian scrub (alluvial) (Alkaline (sometimes), Loam (sometimes)) from 100-705ft. Blooms Mar-Sep.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 26 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Blochman's Dudleya (Dudleya blochmaniae ssp. blochmaniae)	CNDDB(1), CNPS	CRPR 1B.1, S2	Chaparral, Coastal bluff scrub, Coastal scrub, Valley and foothill grassland (Clay (often), Rocky, Serpentine) from 15-1475ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 175 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Santa Monica Dudleya (Dudleya cymosa ssp. ovatifolia)	CNDDB(1), CNPS	CRPR 1B.1, FT, S1	Chaparral, Coastal scrub (Rocky, Volcanic (sometimes)) from 490-5495ft. Blooms Mar-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 21 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Many-stemmed Dudleya (Dudleya multicaulis)	CNDDB(1), CNPS	CRPR 1B.2, S2	Chaparral, Coastal scrub, Valley and foothill grassland (Clay (often)) from 50-2590ft. Blooms Apr-Jul.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 73 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Braunton's Milk-vetch (Astragalus brauntonii)	CNDDB(12), CNPS, CH	CRPR 1B.1, FE, S2	Chaparral, Coastal scrub, Valley and foothill grassland (Burned areas (sometimes), Carbonate, Disturbed areas (sometimes), Sandstone (usually)) from 15-2100ft. Blooms Jan-Aug.	Yes	None	None	None	Potential critical habitat is located 4 miles to the southwest.
Ventura Marsh Milk-vetch (Astragalus pycnostachyus var. lanosissimus)	CNDDB(2), CNPS	CRPR 1B.1, FE, CE, S1	Coastal dunes, Coastal scrub, Marshes and swamps (edges, coastal salt, brackish) from 5-115ft. Blooms (Jun)Aug-Oct.	Yes	N/A	None	None	Project Site is outside of elevation range of taxon. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Coastal Dunes Milk-vetch (Astragalus tener var. titi)	CNDDB(2), CNPS	CRPR 1B.1, FE, CE, S1	Coastal bluff scrub (sandy), Coastal dunes, Coastal prairie (mesic) (Mesic (often), Vernally Mesic (often)) from 5-165ft. Blooms Mar-May.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 22 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Nuttall's Scrub Oak (Quercus dumosa)	CNDDB(2), CNPS	CRPR 1B.1, S3	Chaparral, Closed-cone coniferous forest, Coastal scrub (Clay, Loam, Sandy) from 50-1310ft. Blooms Feb-Apr(May-Aug).	Yes	None	None	None	—
San Gabriel Oak (Quercus durata var. gabrielensis)	CNPS	CRPR 4.2, S3	Chaparral, Cismontane woodland from 1475-3280ft. Blooms Apr-May.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 295 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Mud Nama (Nama stenocarpa)	CNDDB(1), CNPS	CRPR 2B.2, S1S2	Marshes and swamps (lake margins, riverbanks) from 15-1640ft. Blooms Jan-Jul.	Yes	None	None	None	—
South Coast Branching Phacelia (Phacelia ramosissima var. austrolitoralis)	CNPS	CRPR 3.2, S3	Chaparral, Coastal dunes, Coastal scrub, Marshes and swamps (coastal salt) (Rocky (sometimes), Sandy) from 15-985ft. Blooms Mar-Aug.	Yes	None	None	None	—

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Brand's Star Phacelia (Phacelia stellaris)	CNDDB(2), CNPS	CRPR 1B.1, S1	Coastal dunes, Coastal scrub from 5-1310ft. Blooms Mar-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 68 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Fragrant Pitcher Sage (Lepechinia fragrans)	CNPS	CRPR 4.2, S3	Chaparral from 65-4300ft. Blooms Mar-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 187 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
White-veined Monardella (Monardella hypoleuca ssp. hypoleuca)	CNDDB(2), CNPS	CRPR 1B.3, S3	Chaparral, Cismontane woodland from 165-5005ft. Blooms (Apr)May-Aug(Sep-Dec).	Yes	None	None	None	—
Davidson's Bushmallow (Malacothamnus davidsonii)	CNPS	CRPR 1B.2, S2	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland from 605-3740ft. Blooms Jun-Jan.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 500 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Salt Spring Checkerbloom (Sidalcea neomexicana)	CNDDB(3), CNPS	CRPR 2B.2, S2	Chaparral, Coastal scrub, Lower montane coniferous forest, Mojavean desert scrub, Playas (Alkaline, Mesic) from 50-5020ft. Blooms Mar-Jun.	Yes	None	None	None	—
Lewis' Evening-primrose (Camissoniopsis lewisii)	CNPS	CRPR 3, S4	Cismontane woodland, Coastal bluff scrub, Coastal dunes, Coastal scrub, Valley and foothill grassland (Clay (sometimes), Sandy (sometimes)) from 0-985ft. Blooms Mar-May(Jun).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 212 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
San Fernando Valley Spineflower (Chorizanthe parryi var. fernandina)	CNDDB(4), CNPS	CRPR 1B.1, CE, S1	Coastal scrub (sandy), Valley and foothill grassland from 490-4005ft. Blooms Apr-Jul.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 64 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
California Spineflower (Mucronea californica)	CNPS	CRPR 4.2, S3	Chaparral, Cismontane woodland, Coastal dunes, Coastal scrub, Valley and foothill grassland (Sandy) from 0-4595ft. Blooms Mar-Jul(Aug).	Yes	None	None	None	—
Slender-horned Spineflower (Dodecahema leptoceras)	CNDDB(2), CNPS	CRPR 1B.1, FE, CE, S1	Chaparral, Cismontane woodland, Coastal scrub (alluvial fans) (Sandy) from 655-2495ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 81 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Spreading Navarretia (Navarretia fossalis)	CNDDB(1), CNPS	CRPR 1B.1, FT, S2	Chenopod scrub, Marshes and swamps (shallow freshwater), Playas, Vernal pools from 100-2150ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 87 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Prostrate Vernal Pool Navarretia (Navarretia prostrata)	CNDDB(4), CNPS	CRPR 1B.2, S2	Coastal scrub, Meadows and seeps, Valley and foothill grassland (alkaline), Vernal pools (Mesic) from 10-3970ft. Blooms Apr-Jul.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 79 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Mesa Horkelia (Horkelia cuneata var. puberula)	CNDDB(7), CNPS	CRPR 1B.1, S1	Chaparral (maritime), Cismontane woodland, Coastal scrub (Gravelly (sometimes), Sandy (sometimes)) from 230-2660ft. Blooms Feb-Jul(Sep).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 155 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Salt Marsh Bird's-beak (Chloropyron maritimum ssp. maritimum)	CNDDB(2), CNPS	CRPR 1B.2, FE, CE, S1	Coastal dunes, Marshes and swamps (coastal salt) from 0-100ft. Blooms May-Oct(Nov).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 27 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Sanford's Arrowhead (Sagittaria sanfordii)	CNDDB(1), CNPS	CRPR 1B.2, S3	Marshes and swamps (shallow freshwater) from 0-2135ft. Blooms May-Oct(Nov).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 72 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Slender Mariposa-lily (Calochortus clavatus var. gracilis)	CNDDB(3), CNPS	CRPR 1B.2, S2S3	Chaparral, Coastal scrub, Valley and foothill grassland from 1050-3280ft. Blooms Mar-Jun(Nov).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 114 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Vernal Barley (Hordeum intercedens)	CNPS	CRPR 3.2, S3S4	Coastal dunes, Coastal scrub, Valley and foothill grassland (depressions, saline flats), Vernal pools from 15-3280ft. Blooms Mar-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 434 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
California Orcutt Grass (Orcuttia californica)	CNDDB(1), CNPS	CRPR 1B.1, FE, CE, S1	Vernal pools from 50-2165ft. Blooms Apr-Aug.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 153 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Sonoran Maiden Fern (Pelazoneuron puberulum var. sonorense)	CNDDB(1), CNPS	CRPR 2B.2, S2	Meadows and seeps (seeps, streams) from 165-2000ft. Blooms Jan-Sep.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 44 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Invertebrates

The section of the report summarizes the potential for occurrence on the Project Site of 20 special status invertebrate taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

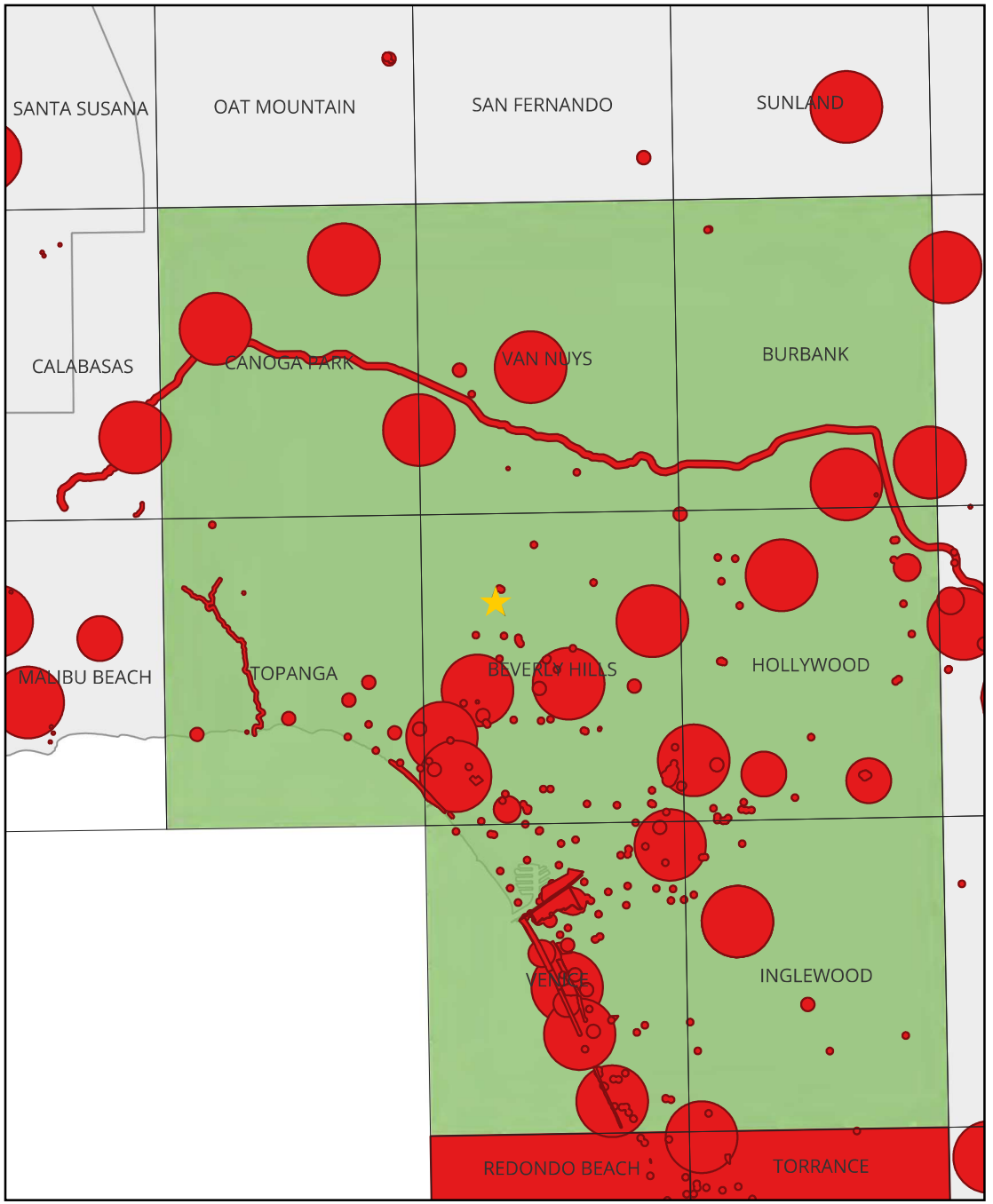
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Riverside Fairy Shrimp (Streptocephalus woottoni)	CNDDB(3)	FE, S2	ENDEMIC TO WESTERN RIVERSIDE, ORANGE, AND SAN DIEGO COUNTIES IN AREAS OF TECTONIC SWALES/EARTH SLUMP BASINS IN GRASSLAND AND COASTAL SAGE SCRUB. INHABIT SEASONALLY ASTATIC POOLS FILLED BY WINTER/SPRING RAINS. HATCH IN WARM WATER LATER IN THE SEASON.	No	N/A	None	None	Range assessment based on 24 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Pacific Hairy-necked Tiger Beetle (Cicindela hirticollis gravida)	CNDDB(3)	S2	INHABITS AREAS ADJACENT TO NON-BRACKISH WATER ALONG THE COAST OF CALIFORNIA FROM SAN FRANCISCO BAY TO NORTHERN MEXICO. CLEAN, DRY, LIGHT-COLORED SAND IN THE UPPER ZONE. SUBTERRANEAN LARVAE PREFER MOIST SAND NOT AFFECTED BY WAVE ACTION.	Yes	None	None	None	—
Globose Dune Beetle (Coelus globosus)	CNDDB(4)	S1S2	INHABITANT OF COASTAL SAND DUNE HABITAT; ERRATICALLY DISTRIBUTED FROM TEN MILE CREEK IN MENDOCINO COUNTY SOUTH TO ENSENADA, MEXICO. INHABITS FOREDUNES AND SAND HUMMOCKS; IT BURROWS BENEATH THE SAND SURFACE AND IS MOST COMMON BENEATH DUNE VEGETATION.	No	N/A	None	None	Range assessment based on 300 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Lange's el Segundo Dune Weevil (Onychobaris langei)	CNDDB(1)	S1	KNOWN FROM EL SEGUNDO DUNES.	Yes	None	None	None	—
Dorothy's el Segundo Dune Weevil (Trigonoscuta dorothea dorothea)	CNDDB(2)	S1	COASTAL SAND DUNES IN LOS ANGELES COUNTY.	No	N/A	None	None	No spatial GBIF records. Range based on CNDDB. Only occurrences near Ballona and Bolsa Chica.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
El Segundo Flower-loving Fly (Rhaphiomidas terminatus terminatus)	CNDDB(1)	S1	PRESUMED EXTINCT BUT RECENTLY DISCOVERED ON MALAGA DUNES, LOS ANGELES COUNTY. PERCHED DUNES.	No	N/A	None	None	No spatial GBIF records. Range based on CNDDB. Previously thought extinct and recently rediscovered in coastal dunes.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Belkin's Dune Tabanid Fly (Brennania belkini)	CNDDB(5)	S1S2	SAND OBLIGATE SPECIES KNOWN FROM COASTAL DUNES NEAR PLAYA DEL REY AND EL SEGUNDO SOUTH TO ENSENADA, MEXICO. ONE OF FEW TABANIDS NOT REQUIRING A BLOOD MEAL FOR SECCESSFUL EGG PRODUCTION; ADULTS TAKEN ON FLOWERS. LARVAE COLLECTED 50 CM BENEATH SURFACE OF SANDY SOIL; PRESUMABLY BURROWING PREDATORS WITH UNDETERMINED HOSTS, LIKELY BEETLE LARVAE. ADULT FLIGHT GENERALLY MAY - JULY.	No	N/A	None	None	Range assessment based on 11 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
American Bumble Bee (Bombus pensylvanicus)	CNDDB(103)	S2	LONG-TONGUED; FORAGES ON A WIDE VARIETY OF FLOWERS INCLUDING VETCHES (VICIA), CLOVERS (TRIFOLIUM), THISTLES (CIRSIUM), SUNFLOWERS (HELIANTHUS), ETC. NESTS ABOVE GROUND UNDER LONG GRASS OR UNDERGROUND. QUEENS OVERWINTER IN ROTTEN WOOD OR UNDERGROUND.	Yes	Low	Low	None	—
Crotch's Bumble Bee (Bombus crotchii)	CNDDB(17)	CCE, S2	COASTAL CALIFORNIA EAST TO THE SIERRA-CASCADE CREST AND SOUTH INTO MEXICO. FOOD PLANT GENERA INCLUDE ANTIRRHINUM, PHACELIA, CLARKIA, DENDROMECON, ESCHSCHOLZIA, AND ERIOGONUM.	Yes	Low	Low	None	—
Henne's Eucosman Moth (Pelochrista hennei)	CNDDB(1)	S1	COASTAL SAND DUNES WITH HOST PHACELIA RAMOSISSIMA. ORIGINALLY BELIEVED TO BE ENDEMIC TO THE EL SEGUNDO SAND DUNES OF LOS ANGELES COUNTY WHERE THE TYPE SPECIMEN WAS COLLECTED. ALSO COLLECTED FROM COASTAL SAN LUIS OBISPO COUNTY. LARVAL FOODPLANT IS PHACELIA RAMOSISSIMA VAR AUSTROLITORALIS; LARVAE CAN BE FOUND ON WOODY STEMS AND UPPER ROOT PARTS.	No	N/A	None	None	Range assessment based on 10 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Busk's Gall Moth (Eugnosta busckana)	CNDDB(4)	S2S3	COASTAL SOUTHERN CALIFORNIA. TINY MICRO-MOTH (1 CM) WITH LARVA FORMING GALLS ON HOST PLANT ENCELIA CALIFORNICA (CALIFORNIA BRITTLEBUSH). ADULT FLIGHT PERIOD IS DURING WINTER, GENERALLY FROM NOVEMBER TO FEBRUARY, AND HAVE BEEN REPORTED AT UV LIGHTS AND PORCH LIGHTS.	Yes	Low	Low	None	—
Wandering Skipper (Panoquina errans)	CNDDB(1)	S2	SOUTHERN CALIFORNIA COASTAL SALT MARSHES. REQUIRES MOIST SALTGRASS FOR LARVAL DEVELOPMENT.	Yes	None	None	None	—
El Segundo Blue (Euphilotes allyni)	CNDDB(2)	FE, S1	RESTRICTED TO REMNANT COASTAL DUNE HABITAT IN SOUTHERN CALIFORNIA. HOST PLANT IS ERIOGONUM PARVIFOLIUM; LARVAE FEED ONLY ON THE FLOWERS AND SEEDS; USED BY ADULTS AS MAJOR NECTAR SOURCE.	No	N/A	None	None	No spatial GBIF records. Range based on CNDDB occurrences. Only occurs near El Segundo.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Palos Verdes Blue (Glaucopsyche lygdamus palosverdesensis)	CNDDB(1)	FE, S1	RESTRICTED TO THE COOL, FOG-SHROUDED, SEAWARD SIDE OF PALOS VERDES HILLS, LOS ANGELES COUNTY. HOST PLANT IS ASTRAGALUS TRICHOPODUS VAR. LONCHUS (LOCOWEED).	No	N/A	None	None	Range assessment based on 48 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Western Monarch (Danaus plexippus pop. 1)	CNDDB(15), IPaC	FPT, S2	WINTER ROOST SITES EXTEND ALONG THE COAST FROM NORTHERN MENDOCINO TO BAJA CALIFORNIA, MEXICO. ROOSTS LOCATED IN WIND-PROTECTED TREE GROVES (EUCALYPTUS, MONTEREY PINE, CYPRESS), WITH NECTAR AND WATER SOURCES NEARBY.	No	N/A	None	None	Range based on coastal zone limits.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Santa Monica Shieldback Katydid (Aglaothorax longipennis)	CNDDB(1)	S1S2	OCCUR NOCTURNALLY IN CHAPARRAL AND CANYON STREAM BOTTOM VEGETATION, IN THE SANTA MONICA MTNS OF SOUTHERN CALIFORNIA. INHABIT INTRODUCED ICEPLANT AND NATIVE CHAPARRAL PLANTS.	Yes	Low	Low	None	—
Gertsch's Socalchemmis Spider (Socalchemmis gertschi)	CNDDB(2)	S1	KNOWN FROM ONLY 2 LOCALITIES IN LOS ANGELES COUNTY: BRENTWOOD (TYPE LOCALITY) AND TOPANGA CANYON.	Yes	Low	Low	None	—
Western Ridged Mussel (Gonidea angulata)	CNDDB(2)	S2	PRIMARILY CREEKS AND RIVERS AND LESS OFTEN LAKES. ORIGINALLY IN MOST OF STATE, NOW EXTIRPATED FROM CENTRAL AND SOUTHERN CALIFORNIA.	No	N/A	None	None	Originally found in most of state. Now extirpated from central and southern California.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
San Gabriel Chestnut (Glyptostoma gabrielense)	CNDDB(1)	S3	TERRESTRIAL.	No	N/A	None	None	Range assessment based on 285 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Mimic Tryonia (Tryonia imitator)	CNDDB(1)	S2	INHABITS COASTAL LAGOONS, ESTUARIES AND SALT MARSHES, FROM SONOMA COUNTY SOUTH TO SAN DIEGO COUNTY. FOUND ONLY IN PERMANENTLY SUBMERGED AREAS IN A VARIETY OF SEDIMENT TYPES; ABLE TO WITHSTAND A WIDE RANGE OF SALINITIES.	No	N/A	None	None	Range assessment based on 46 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Fish

The section of the report summarizes the potential for occurrence on the Project Site of 2 special status fish taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

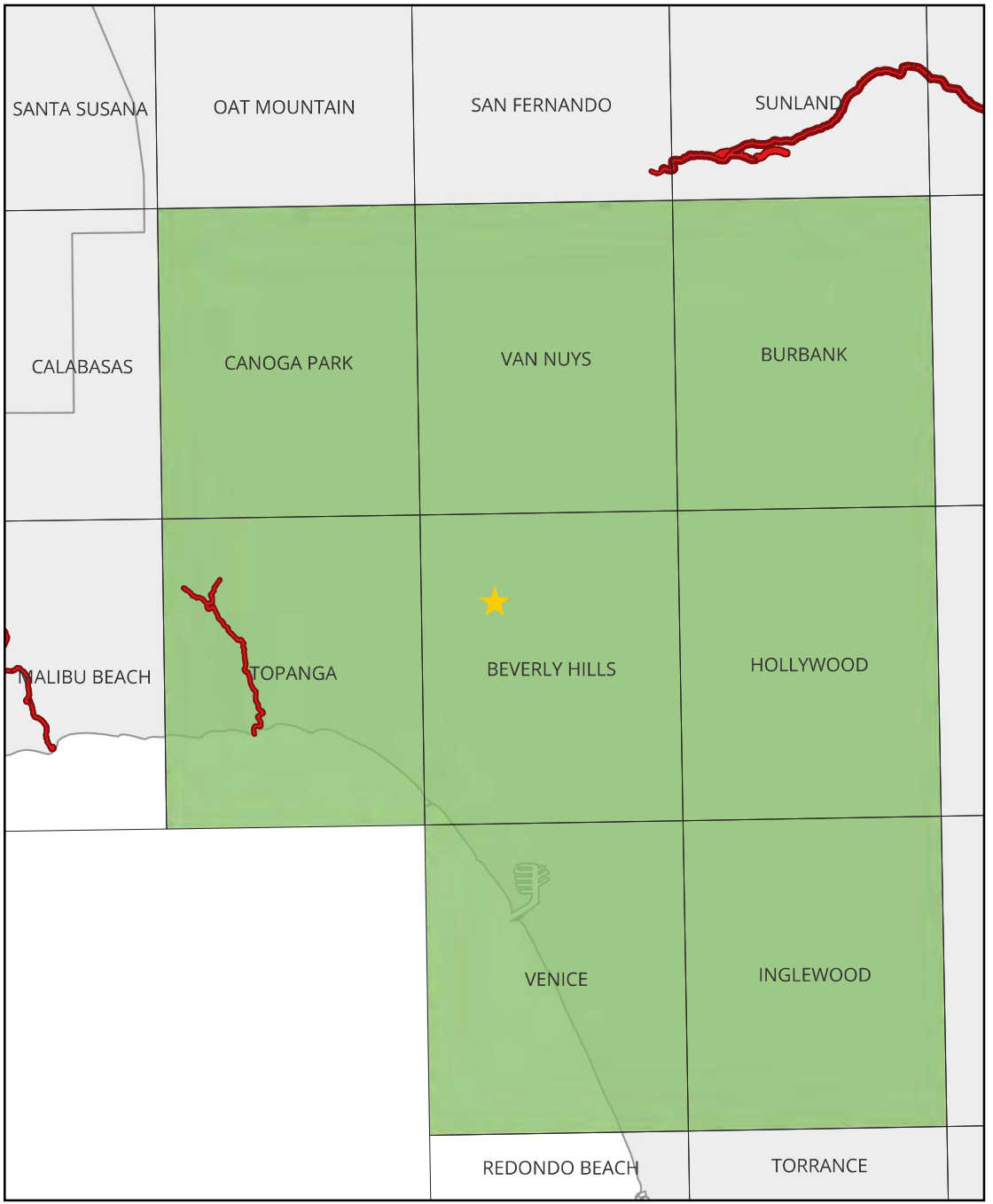
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Steelhead - Southern California Distinct Population Segment (Oncorhynchus mykiss pop. 10)	CNDDB(1), CH	FE, CCE, S1	FEDERAL LISTING REFERS TO POPULATIONS FROM SANTA MARIA RIVER SOUTH TO SOUTHERN EXTENT OF RANGE (SAN MATEO CREEK IN SAN DIEGO COUNTY). SOUTHERN STEELHEAD LIKELY HAVE GREATER PHYSIOLOGICAL TOLERANCES TO WARMER WATER AND MORE VARIABLE CONDITIONS.	No	N/A	None	None	Range assessment based on 405 GBIF records. Designated critical habitat (NMFS) is located 7.3 miles to the southwest. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Tidewater Goby (Eucyclogobius newberryi)	CH	FE, SSC, S3	BRACKISH WATER HABITATS ALONG THE CALIFORNIA COAST FROM AGUA HEDIONDA LAGOON, SAN DIEGO COUNTY TO THE MOUTH OF THE SMITH RIVER. FOUND IN SHALLOW LAGOONS AND LOWER STREAM REACHES, THEY NEED FAIRLY STILL BUT NOT STAGNANT WATER AND HIGH OXYGEN LEVELS.	No	N/A	None	None	Range assessment based on 770 GBIF records. Designated critical habitat (USFWS) is located 7.3 miles to the southwest. Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Amphibians

The section of the report summarizes the potential for occurrence on the Project Site of 2 special status amphibian taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

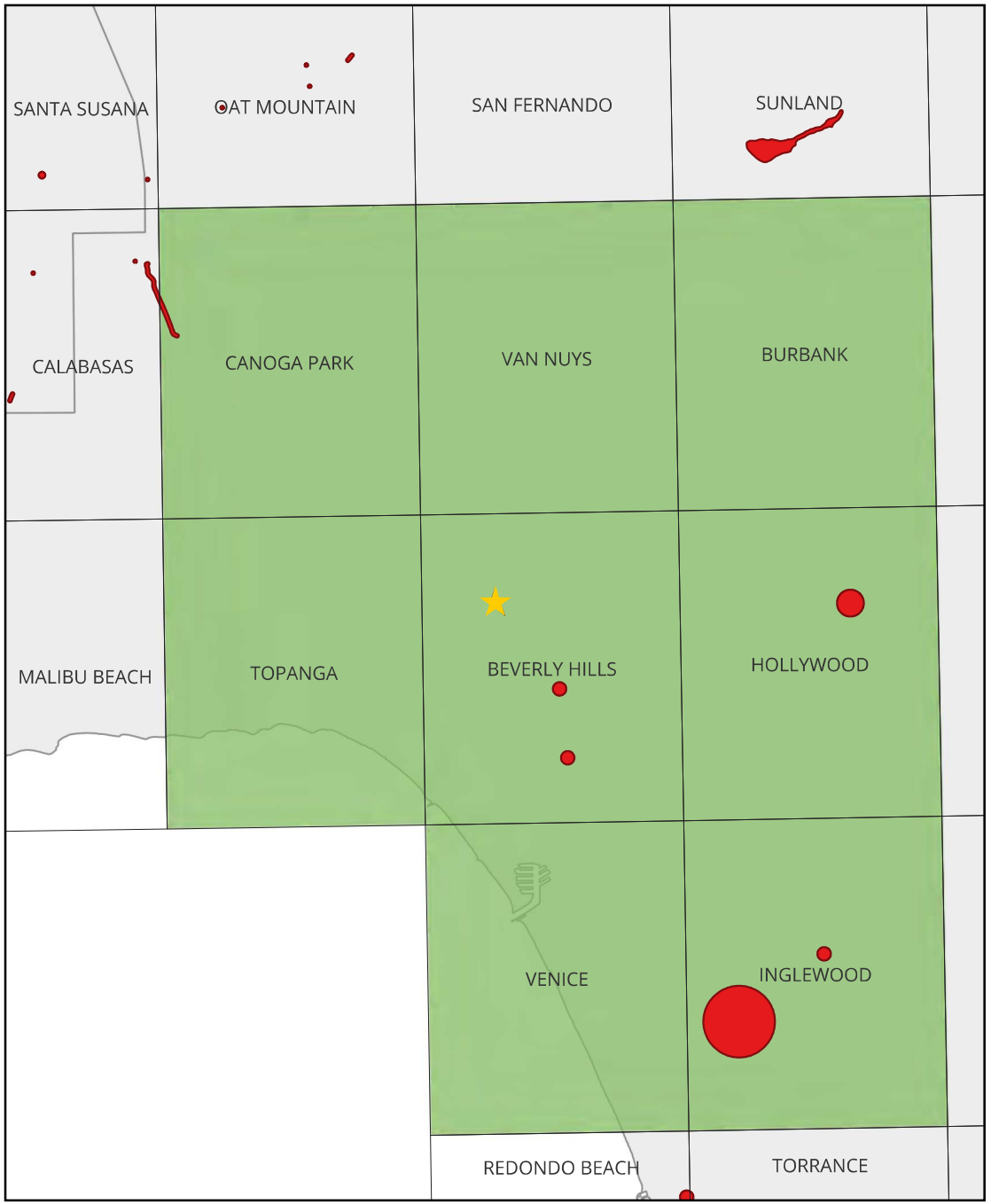
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Arroyo Toad (Anaxyrus californicus)	CNDDB(1)	FE, SSC, S2	SEMI-ARID REGIONS NEAR WASHES OR INTERMITTENT STREAMS, INCLUDING VALLEY-FOOTHILL AND DESERT RIPARIAN, DESERT WASH, ETC. RIVERS WITH SANDY BANKS, WILLOWS, COTTONWOODS, AND SYCAMORES; LOOSE, GRAVELLY AREAS OF STREAMS IN DRIER PARTS OF RANGE.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Western Spadefoot (Spea hammondii)	CNDDB(5), IPaC	FPT, SSC, S3S4	OCCURS PRIMARILY IN GRASSLAND HABITATS, BUT CAN BE FOUND IN VALLEY-FOOTHILL HARDWOOD WOODLANDS. VERNAL POOLS ARE ESSENTIAL FOR BREEDING AND EGG-LAYING.	Yes	None	None	None	Low quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. CWHR predictive mapping shows potential low value habitat between residence and street above. There are no potential or known breeding areas near the Biological Study Area.

Reptiles

The section of the report summarizes the potential for occurrence on the Project Site of 9 special status reptile taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

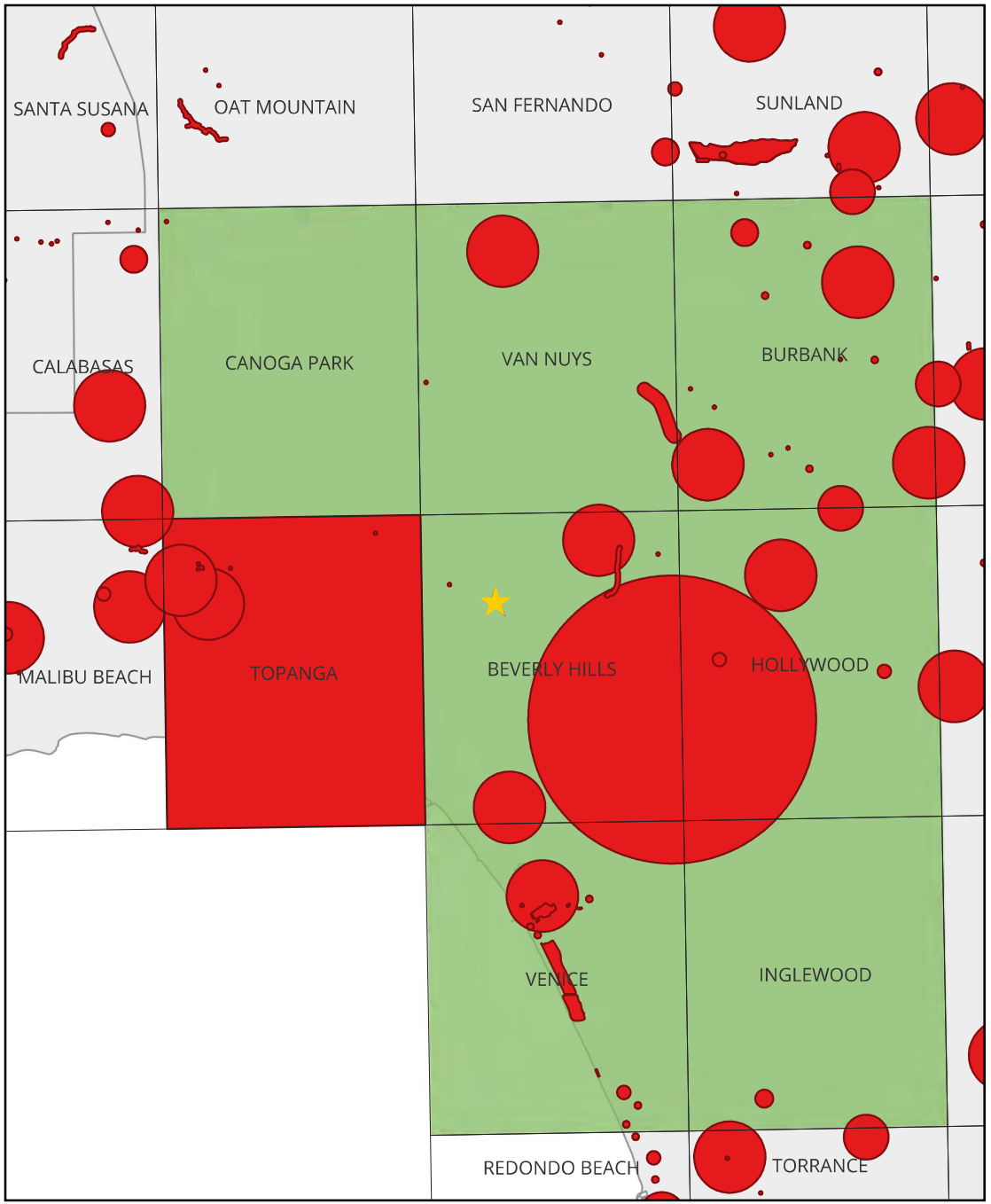
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Green Sea Turtle (Chelonia mydas)	CH	FT, S1	MARINE. COMPLETELY HERBIVOROUS; NEEDS ADQUATE SUPPLY OF SEAGRASSES AND ALGAE.	No	N/A	None	None	Range based on Pacific Ocean.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Southwestern Pond Turtle (Actinemys pallida)	CNDDB(4), IPaC	FPT, SSC, SNR	No CNDDB habitat description available	Yes	None	None	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Nearby water resources are required and are not present.
San Diegan Legless Lizard (Anniella stebbinsi)	CNDDB(36)	SSC, S3	GENERALLY SOUTH OF THE TRANSVERSE RANGE, EXTENDING TO NORTHWESTERN BAJA CALIFORNIA. OCCURS IN SANDY OR LOOSE LOAMY SOILS UNDER SPARSE VEGETATION. DISJUNCT POPULATIONS IN THE TEHACHAPI AND PIUTE MOUNTAINS IN KERN COUNTY. VARIETY OF HABITATS; GENERALLY IN MOIST, LOOSE SOIL. THEY PREFER SOILS WITH A HIGH MOISTURE CONTENT.	Yes	Medium	Moderate	None	Medium quality CWHR predicted habitat is mapped on the Project Site.
Blainville's Horned Lizard (Phrynosoma blainvillii)	CNDDB(7)	SSC, S4	FREQUENTS A WIDE VARIETY OF HABITATS, MOST COMMON IN LOWLANDS ALONG SANDY WASHES WITH SCATTERED LOW BUSHES. OPEN AREAS FOR SUNNING, BUSHES FOR COVER, PATCHES OF LOOSE SOIL FOR BURIAL, AND ABUNDANT SUPPLY OF ANTS AND OTHER INSECTS.	Yes	None	None	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Found in open habitats with native ants, neither of which are present.
San Diegan Tiger Whiptail (Aspidoscelis tigris stejnegeri)	CNDDB(2)	SSC, S3	FOUND IN DESERTS AND SEMI-ARID AREAS WITH SPARSE VEGETATION AND OPEN AREAS. ALSO FOUND IN WOODLAND AND RIPARIAN AREAS. GROUND MAY BE FIRM SOIL, SANDY, OR ROCKY.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
California Glossy Snake (Arizona elegans occidentalis)	CNDDB(1)	SSC, S2	PATCHILY DISTRIBUTED FROM THE EASTERN PORTION OF SAN FRANCISCO BAY, SOUTHERN SAN JOAQUIN VALLEY, AND THE COAST, TRANSVERSE, AND PENINSULAR RANGES, SOUTH TO BAJA CALIFORNIA. GENERALIST REPORTED FROM A RANGE OF SCRUB AND GRASSLAND HABITATS, OFTEN WITH LOOSE OR SANDY SOILS.	No	N/A	None	None	Subspecies range based on 175 GBIF records.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
San Bernardino Ring-necked Snake (Diadophis punctatus modestus)	CNDDB(1)	S2?	MOST COMMON IN OPEN, RELATIVELY ROCKY AREAS. OFTEN IN SOMEWHAT MOIST MICROHABITATS NEAR INTERMITTENT STREAMS. AVOIDS MOVING THROUGH OPEN OR BARREN AREAS BY RESTRICTING MOVEMENTS TO AREAS OF SURFACE LITTER OR HERBACEOUS VEG.	Yes	Medium	Moderate	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
South Coast Gartersnake (Thamnophis sirtalis pop. 1)	CNDDB(5)	SSC, S1S2	SOUTHERN CALIFORNIA COASTAL PLAIN FROM VENTURA COUNTY TO SAN DIEGO COUNTY, AND FROM SEA LEVEL TO ABOUT 850 M. MARSH AND UPLAND HABITATS NEAR PERMANENT WATER WITH GOOD STRIPS OF RIPARIAN VEGETATION.	Yes	None	None	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Nearby water resources are required and are not present.
Two-striped Gartersnake (Thamnophis hammondii)	CNDDB(2)	SSC, S3S4	COASTAL CALIFORNIA FROM VICINITY OF SALINAS TO NORTHWEST BAJA CALIFORNIA. FROM SEA TO ABOUT 7,000 FT ELEVATION. HIGHLY AQUATIC, FOUND IN OR NEAR PERMANENT FRESH WATER. OFTEN ALONG STREAMS WITH ROCKY BEDS AND RIPARIAN GROWTH.	Yes	None	None	None	Low quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Nearby water resources are required and are not present.

Birds

The section of the report summarizes the potential for occurrence on the Project Site of 32 special status bird taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

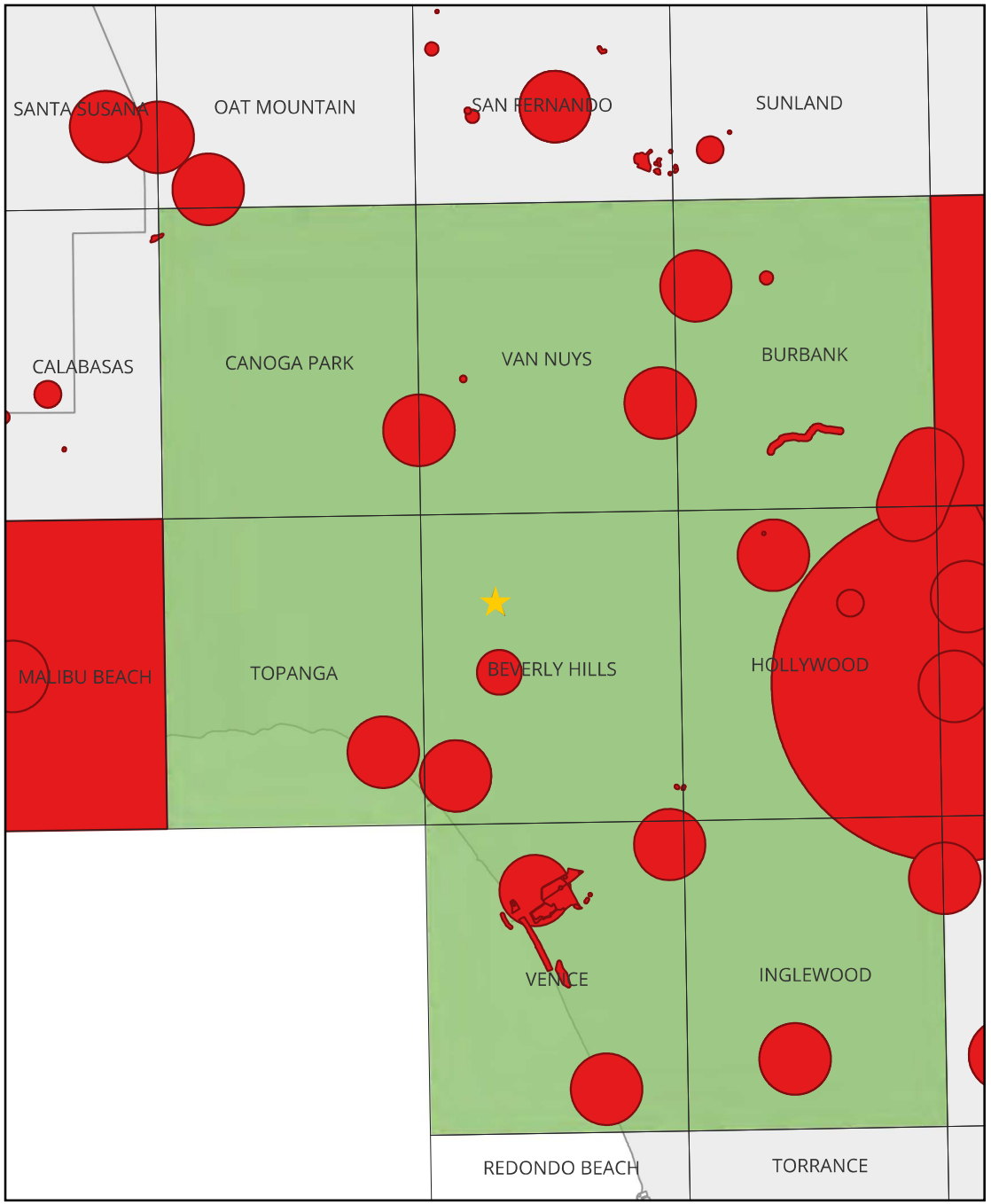
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Western Grebe (Aechmophorus occidentalis)	IPaC	BCC	No CNDDB habitat description available	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
Clark's Grebe (Aechmophorus clarkii)	IPaC	BCC	No CNDDB habitat description available	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
California Brown Pelican (Pelecanus occidentalis californicus)	CNDDB(1)	FD, CD, S3	COLONIAL NESTER ON COASTAL ISLANDS JUST OUTSIDE THE SURF LINE. NESTS ON COASTAL ISLANDS OF SMALL TO MODERATE SIZE WHICH AFFORD IMMUNITY FROM ATTACK BY GROUND-DWELLING PREDATORS. ROOSTS COMMUNALLY.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Northern Harrier (Circus hudsonius)	IPaC	SSC, S3, BCC	COASTAL SALT AND FRESHWATER MARSH. NEST AND FORAGE IN GRASSLANDS, FROM SALT GRASS IN DESERT SINK TO MOUNTAIN CIENAGAS. NESTS ON GROUND IN SHRUBBY VEGETATION, USUALLY AT MARSH EDGE; NEST BUILT OF A LARGE MOUND OF STICKS IN WET AREAS.	Yes	None	None	None	Medium quality CWHR predicted habitat is mapped on the Project Site. Prefers open habitats such as grasslands and marshes.
Swainson's Hawk (Buteo swainsoni)	CNDDB(4)	CT, S4	BREEDS IN GRASSLANDS WITH SCATTERED TREES, JUNIPER-SAGE FLATS, RIPARIAN AREAS, SAVANNAHS, AND AGRICULTURAL OR RANCH LANDS WITH GROVES OR LINES OF TREES. REQUIRES ADJACENT SUITABLE FORAGING AREAS SUCH AS GRASSLANDS, OR ALFALFA OR GRAIN FIELDS SUPPORTING RODENT POPULATIONS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Golden Eagle (Aquila chrysaetos)	IPaC	FP; WL, S3, BCC	ROLLING FOOTHILLS, MOUNTAIN AREAS, SAGE-JUNIPER FLATS, AND DESERT. CLIFF-WALLED CANYONS PROVIDE NESTING HABITAT IN MOST PARTS OF RANGE; ALSO, LARGE TREES IN OPEN AREAS.	Yes	None	None	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Requires large tracts of undeveloped habitat away from anthropogenic disturbance.
American Peregrine Falcon (Falco peregrinus anatum)	CNDDB(2)	FD, CD, S3S4	NEAR WETLANDS, LAKES, RIVERS, OR OTHER WATER; ON CLIFFS, BANKS, DUNES, MOUNDS; ALSO, HUMAN-MADE STRUCTURES. NEST CONSISTS OF A SCRAPE OR A DEPRESSION OR LEDGE IN AN OPEN SITE.	Yes	High	High	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment. No suitable nesting habitat on or near the Project Site.This taxon is most widespread in the winter when it occurs in a wide range of habitats, including dense urban areas, where it feeds mostly on medium-sized birds. If Peregrine Falcon occurs on the Project Site at all, it is likely an uncommon occurrence and would most likely be observed as a flyover while hunting.
Yellow Rail (Coturnicops noveboracensis)	CNDDB(2)	SSC, S2	SUMMER RESIDENT IN EASTERN SIERRA NEVADA IN MONO COUNTY. FRESHWATER MARSHLANDS.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
California Black Rail (Laterallus jamaicensis coturniculus)	CNDDB(1)	CT, FP, S2	INHABITS FRESHWATER MARSHES, WET MEADOWS AND SHALLOW MARGINS OF SALTWATER MARSHES BORDERING LARGER BAYS. NEEDS WATER DEPTHS OF ABOUT 1 INCH THAT DO NOT FLUCTUATE DURING THE YEAR AND DENSE VEGETATION FOR NESTING HABITAT.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Snowy Plover (Charadrius nivosus nivosus)	CNDDB(2), CH, IPaC	FT, SSC, S3	SANDY BEACHES, SALT POND LEVEES AND SHORES OF LARGE ALKALI LAKES. NEEDS SANDY, GRAVELLY OR FRIABLE SOILS FOR NESTING.	Yes	None	None	None	Designated critical habitat (USFWS) is located 7.5 miles to the south. No CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
California Gull (Larus californicus)	IPaC	WL, S4, BCC	LITTORAL WATERS, SANDY BEACHES, WATERS AND SHORELINES OF BAYS, TIDAL MUD-FLATS, MARSHES, LAKES, ETC. COLONIAL NESTER ON ISLETS IN LARGE INTERIOR LAKES, EITHER FRESH OR STRONGLY ALKALINE.	Yes	None	None	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Found along and near waterbodies.
Western Gull (Larus occidentalis)	IPaC	BCC	No CNDDB habitat description available	Yes	None	None	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Found along and near waterbodies.
California Least Tern (Sternula antillarum browni)	CNDDB(3), IPaC	FE, CE, FP, S2	NESTS ALONG THE COAST FROM SAN FRANCISCO BAY SOUTH TO NORTHERN BAJA CALIFORNIA. COLONIAL BREEDER ON BARE OR SPARSELY VEGETATED, FLAT SUBSTRATES: SAND BEACHES, ALKALI FLATS, LAND FILLS, OR PAVED AREAS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Western Screech-Owl (Megascops kennicottii)	IPaC	BCC	No CNDDB habitat description available	Yes	High	High	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
Burrowing Owl (Athene cunicularia)	CNDDB(2)	CCE, SSC, S2	OPEN, DRY ANNUAL OR PERENNIAL GRASSLANDS, DESERTS, AND SCRUBLANDS CHARACTERIZED BY LOW-GROWING VEGETATION. SUBTERRANEAN NESTER, DEPENDENT UPON BURROWING MAMMALS, MOST NOTABLY, THE CALIFORNIA GROUND SQUIRREL.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Allen's Hummingbird (Selasphorus sasin)	IPaC	BCC	No CNDDB habitat description available	Yes	High	Present	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment. This taxon has adapted to and benefits from nectar-rich landscaped environments, increasing its range and numbers in recent years.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Nuttall's Woodpecker (Dryobates nuttallii)	IPaC	BCC	No CNDDB habitat description available	Yes	High	High	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Present in nearly all wooded areas of Los Angeles.
Olive-sided Flycatcher (Contopus cooperi)	IPaC	SSC, S3, BCC	NESTING HABITATS ARE MIXED CONIFER, MONTANE HARDWOOD-CONIFER, DOUGLAS-FIR, REDWOOD, RED FIR AND LODGEPOLE PINE. MOST NUMEROUS IN MONTANE CONIFER FORESTS WHERE TALL TREES OVERLOOK CANYONS, MEADOWS, LAKES OR OTHER OPEN TERRAIN.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon. While the Project Site is not in the breeding or wintering range of Olive-sided Flycatcher, this species occurs locally (if fleetingly) during migration.
Southwestern Willow Flycatcher (Empidonax traillii extimus)	CNDDB(1)	FE, CE, S3	RIPARIAN WOODLANDS IN SOUTHERN CALIFORNIA.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Bank Swallow (Riparia riparia)	CNDDB(1)	CT, S3	COLONIAL NESTER; NESTS PRIMARILY IN RIPARIAN AND OTHER LOWLAND HABITATS WEST OF THE DESERT. REQUIRES VERTICAL BANKS/CLIFFS WITH FINE-TEXTURED/SANDY SOILS NEAR STREAMS, RIVERS, LAKES, OCEAN TO DIG NESTING HOLE.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Oak Titmouse (Baeolophus inornatus)	IPaC	BCC	No CNDDB habitat description available	Yes	High	High	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
Coastal California Gnatcatcher (Polioptila californica californica)	CNDDB(8), IPaC	FT, SSC, S2	OBLIGATE, PERMANENT RESIDENT OF COASTAL SAGE SCRUB BELOW 2500 FT IN SOUTHERN CALIFORNIA. LOW, COASTAL SAGE SCRUB IN ARID WASHES, ON MESAS AND SLOPES. NOT ALL AREAS CLASSIFIED AS COASTAL SAGE SCRUB ARE OCCUPIED.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Wrentit (Chamaea fasciata)	IPaC	BCC	No CNDDB habitat description available	Yes	High	Present	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
California Thrasher (Toxostoma redivivum)	IPaC	BCC	No CNDDB habitat description available	Yes	High	High	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
Least Bell's Vireo (Vireo bellii pusillus)	CNDDB(9)	FE, CE, S3	SUMMER RESIDENT OF SOUTHERN CALIFORNIA IN LOW RIPARIAN IN VICINITY OF WATER OR IN DRY RIVER BOTTOMS; BELOW 2000 FT. NESTS PLACED ALONG MARGINS OF BUSHES OR ON TWIGS PROJECTING INTO PATHWAYS, USUALLY WILLOW, BACCHARIS, MESQUITE.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Saltmarsh Common Yellowthroat (Geothlypis trichas sinuosa)	IPaC	SSC, S3, BCC	RESIDENT OF THE SAN FRANCISCO BAY REGION, IN FRESH AND SALT WATER MARSHES. REQUIRES THICK, CONTINUOUS COVER DOWN TO WATER SURFACE FOR FORAGING; TALL GRASSES, TULE PATCHES, WILLOWS FOR NESTING.	No	N/A	None	None	Endemic to Bay Area. Some individuals rarely migrate south in winter to San Diego. Only found in coastal marshes.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Southern California Rufous-crowned Sparrow (Aimophila ruficeps canescens)	CNDDB(1)	WL, S4	RESIDENT IN SOUTHERN CALIFORNIA COASTAL SAGE SCRUB AND SPARSE MIXED CHAPARRAL. FREQUENTS RELATIVELY STEEP, OFTEN ROCKY HILLSIDES WITH GRASS AND FORB PATCHES.	Yes	None	None	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Prefers grasslands and scrublands.
Belding's Savannah Sparrow (Passerculus sandwichensis beldingi)	CNDDB(2), IPaC	CE, S3, BCC	INHABITS COASTAL SALT MARSHES, FROM SANTA BARBARA SOUTH THROUGH SAN DIEGO COUNTY. NESTS IN SALICORNIA ON AND ABOUT MARGINS OF TIDAL FLATS.	No	N/A	None	None	Subspecies range based on Coastal Zone limits as taxon only occurs in coastal marshes.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Channel Island Song Sparrow (Melospiza melodia graminea)	IPaC	SSC, S1, BCC	CURRENTLY KNOWN FROM SAN MIGUEL AND SANTA ROSA ISLANDS; BELIEVED EXTIRPATED FROM SANTA BARBARA AND SAN CLEMENTE ISLANDS. NEED MODERATELY DENSE SCRUBBY VEGETATION FOR NESTING, A WATER SOURCE, AND EXPOSED GROUND FOR FORAGING. DENSE SHRUBS AND THICKETS OF GIANT COREOPSIS (C. GIGANTEA) AND/OR DENSE GRASSLANDS WITH SCATTERED SHRUBS. NESTS OFTEN LOCATED ON LEEWARD SIDE OF SHRUBS AVOIDING PREVAILING WINDS.	No	N/A	None	None	Only found on San Miguel, Santa Rosa, and Anacapa Islands.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Tricolored Blackbird (Agelaius tricolor)	CNDDB(2)	CT, SSC, S2	HIGHLY COLONIAL SPECIES, MOST NUMEROUS IN CENTRAL VALLEY AND VICINITY. LARGELY ENDEMIC TO CALIFORNIA. REQUIRES OPEN WATER, PROTECTED NESTING SUBSTRATE, AND FORAGING AREA WITH INSECT PREY WITHIN A FEW KM OF THE COLONY.	Yes	None	None	None	Low quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Uses wetlands and adjacent open habitats in the summer. Found along wetlands and in agricultural areas in the winter.
Bullock's Oriole (Icterus bullockii)	IPaC	BCC	No CNDDB habitat description available	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon. While the Project Site is not in the breeding or wintering range of Bullock's Oriole, this species occurs locally (if fleetingly) during migration.
Lawrence's Goldfinch (Spinus lawrencei)	IPaC	S4, BCC	NESTS IN OPEN OAK OR OTHER ARID WOODLAND AND CHAPARRAL, NEAR WATER. NEARBY HERBACEOUS HABITATS USED FOR FEEDING. CLOSELY ASSOCIATED WITH OAKS.	Yes	Medium	Moderate	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment. Lawrence's Goldfinch populations move frequently following preferred food sources, especially fiddleneck. No breeding habitat is present on the Project Site. Only likely to occur sporadically during seasonal movements.

Mammals

The section of the report summarizes the potential for occurrence on the Project Site of 12 special status mammal taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

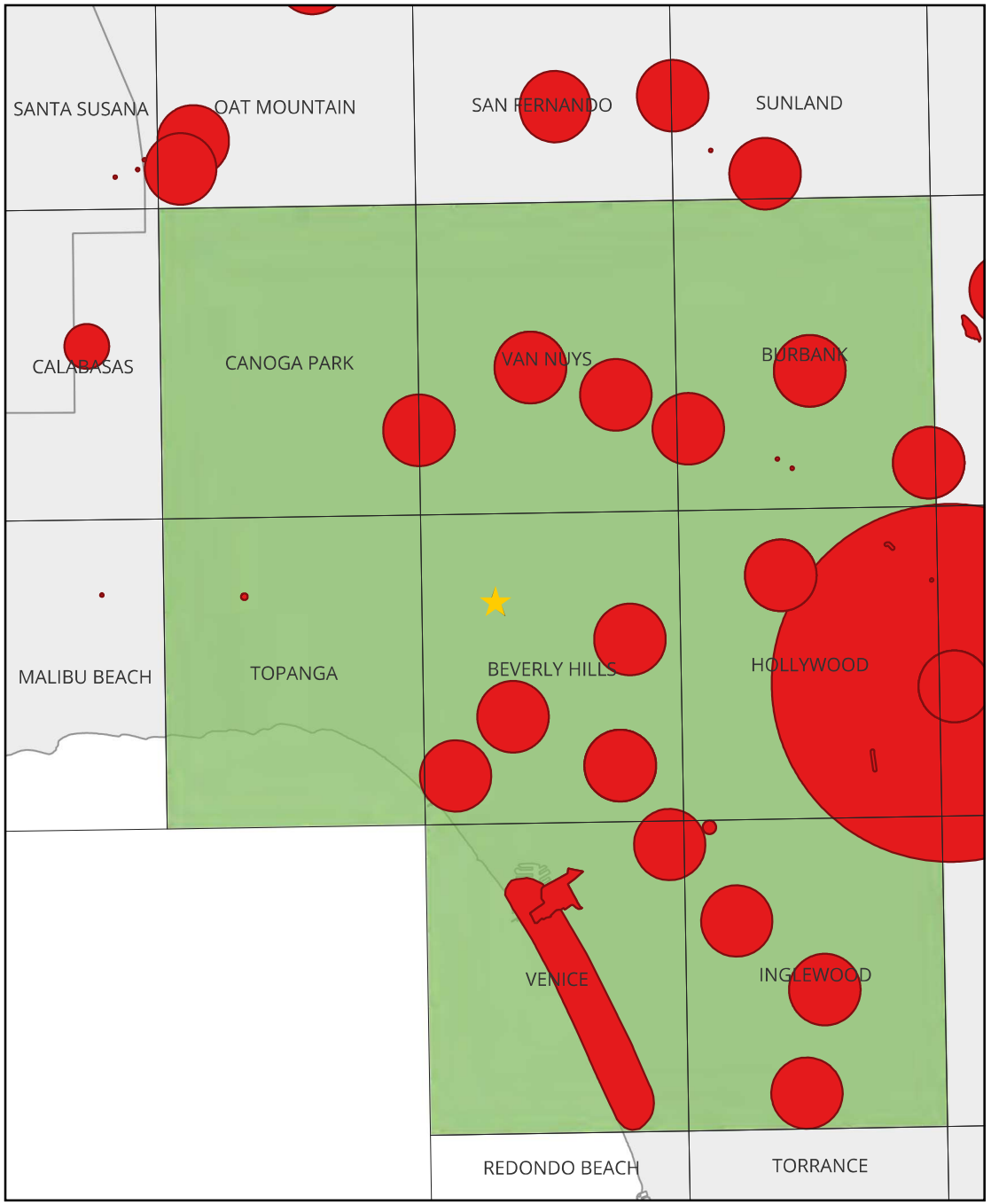
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.

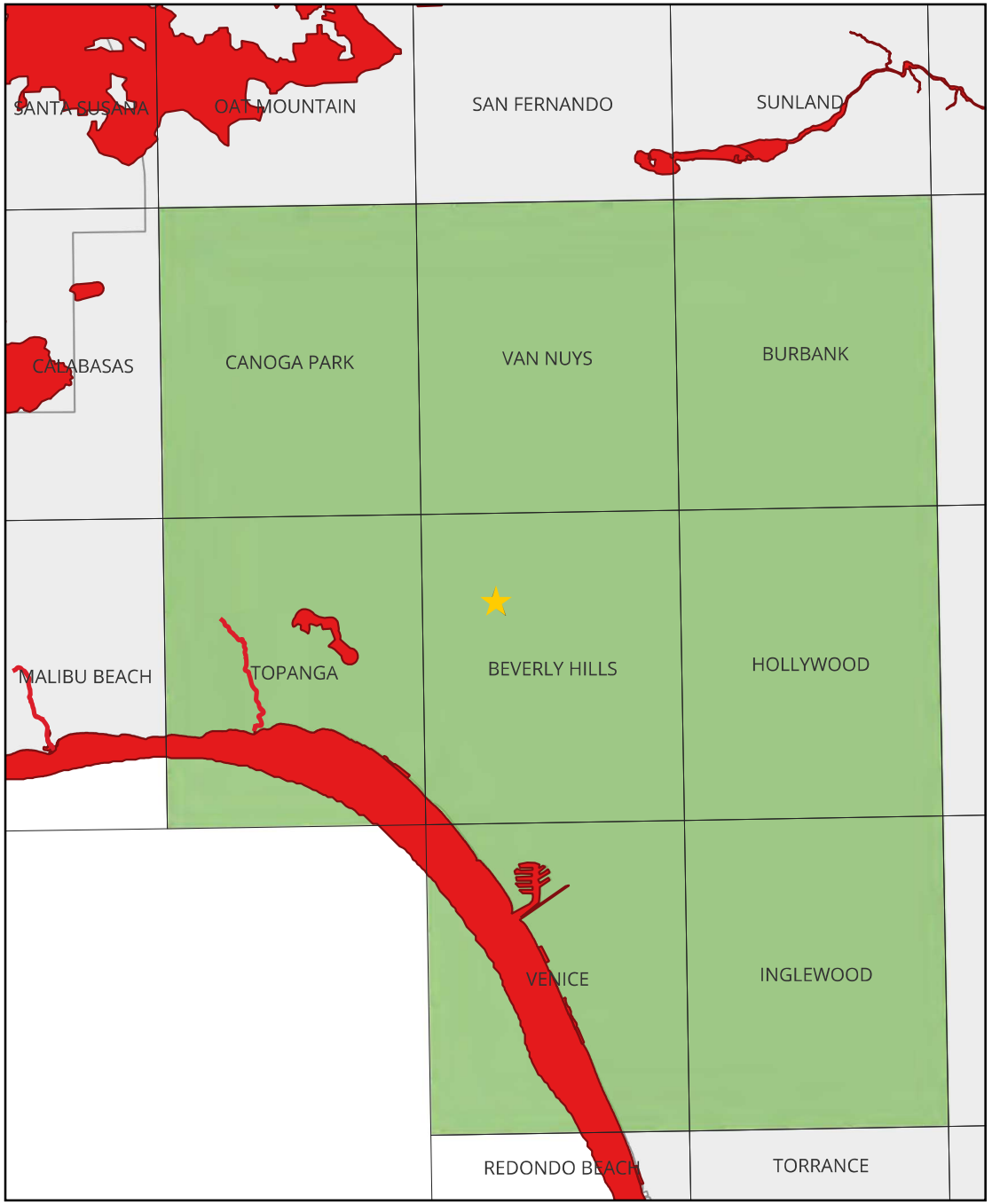


Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Salt Marsh Ornate Shrew (Sorex ornatus salicornicus)	CNDDB(1)	SSC, S1	COASTAL MARSHES IN LOS ANGELES, ORANGE AND VENTURA COUNTIES. REQUIRES DENSE VEGETATION AND WOODY DEBRIS FOR COVER.	No	N/A	None	None	Subspecies range based on 42 GBIF records.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Western Yellow Bat (Lasiurus xanthinus)	CNDDB(1)	SSC, S3	FOUND IN VALLEY FOOTHILL RIPARIAN, DESERT RIPARIAN, DESERT WASH, AND PALM OASIS HABITATS. ROOSTS IN TREES, PARTICULARLY PALMS. FORAGES OVER WATER AND AMONG TREES.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Pallid Bat (Antrozous pallidus)	CNDDB(4)	SSC, S3	DESERTS, GRASSLANDS, SHRUBLANDS, WOODLANDS AND FORESTS. MOST COMMON IN OPEN, DRY HABITATS WITH ROCKY AREAS FOR ROOSTING. ROOSTS MUST PROTECT BATS FROM HIGH TEMPERATURES. VERY SENSITIVE TO DISTURBANCE OF ROOSTING SITES.	Yes	Medium	Moderate	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment. No potential roosting habitat was identified during the survey. If present, only likely to use the Project Site for foraging overflights.
California Bonneted Bat (Eumops perotis californicus)	CNDDB(8)	SSC, S3S4	MANY OPEN, SEMI-ARID TO ARID HABITATS, INCLUDING CONIFER AND DECIDUOUS WOODLANDS, COASTAL SCRUB, GRASSLANDS, CHAPARRAL, ETC. ROOSTS IN CREVICES IN CLIFF FACES, HIGH BUILDINGS, TREES AND TUNNELS.	Yes	Low	Low	None	Low quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
Pocketed Free-tailed Bat (Nyctinomops femorosaccus)	CNDDB(1)	SSC, S3	VARIETY OF ARID AREAS IN SOUTHERN CALIFORNIA; PINE-JUNIPER WOODLANDS, DESERT SCRUB, PALM OASIS, DESERT WASH, DESERT RIPARIAN, ETC. ROCKY AREAS WITH HIGH CLIFFS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Big Free-tailed Bat (Nyctinomops macrotis)	CNDDB(2)	SSC, S3	LOW-LYING ARID AREAS IN SOUTHERN CALIFORNIA. NEED HIGH CLIFFS OR ROCKY OUTCROPS FOR ROOSTING SITES. FEEDS PRINCIPALLY ON LARGE MOTHS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Los Angeles Pocket Mouse (Perognathus longimembris brevinasus)	CNDDB(1)	SSC, S1S2	LOWER ELEVATION GRASSLANDS AND COASTAL SAGE COMMUNITIES IN AND AROUND THE LOS ANGELES BASIN. OPEN GROUND WITH FINE, SANDY SOILS. MAY NOT DIG EXTENSIVE BURROWS, HIDING UNDER WEEDS AND DEAD LEAVES INSTEAD.	No	N/A	None	None	Subspecies range based on 311 GBIF records.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Pacific Pocket Mouse (Perognathus longimembris pacificus)	CNDDB(1)	FE, SSC, S2	INHABITS THE NARROW COASTAL PLAINS FROM THE MEXICAN BORDER NORTH TO EL SEGUNDO, LOS ANGELES COUNTY. SEEMS TO PREFER SOILS OF FINE ALLUVIAL SANDS NEAR THE OCEAN, BUT MUCH REMAINS TO BE LEARNED.	No	N/A	None	None	Subspecies range based on 360 GBIF records.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Southern Grasshopper Mouse (Onychomys torridus ramona)	CNDDB(1)	SSC, S3	DESERT AREAS, ESPECIALLY SCRUB HABITATS WITH FRIABLE SOILS FOR DIGGING. PREFERS LOW TO MODERATE SHRUB COVER. FEEDS ALMOST EXCLUSIVELY ON ARTHROPODS, ESPECIALLY SCORPIONS AND ORTHOPTERAN INSECTS.	No	N/A	None	None	Subspecies range based on 92 GBIF records.Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
San Diego Desert Woodrat (Neotoma lepida intermedia)	CNDDB(2)	SSC, S3S4	COASTAL SCRUB OF SOUTHERN CALIFORNIA FROM SAN DIEGO COUNTY TO SAN LUIS OBISPO COUNTY. MODERATE TO DENSE CANOPIES PREFERRED. THEY ARE PARTICULARLY ABUNDANT IN ROCK OUTCROPS, ROCKY CLIFFS, AND SLOPES.	No	N/A	None	None	Subspecies range based on 262 GBIF records.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Stephens' California Vole (Microtus californicus stephensi)	CNDDB(3)	SSC, S2	TIDAL MARSHES IN LOS ANGELES, ORANGE AND SOUTHERN VENTURA COUNTIES.	Yes	None	None	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. CWHR predicted habitat is for taxon as a whole, not subspecies which is only found in coastal marshes.
American Badger (Taxidea taxus)	CNDDB(1)	SSC, S3	MOST ABUNDANT IN DRIER OPEN STAGES OF MOST SHRUB, FOREST, AND HERBACEOUS HABITATS, WITH FRIABLE SOILS. NEEDS SUFFICIENT FOOD, FRIABLE SOILS AND OPEN, UNCULTIVATED GROUND. PREYS ON BURROWING RODENTS. DIGS BURROWS.	Yes	None	None	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Requires large areas of undisturbed natural habitat. Also, does not occur near the area.

Critical Habitat

This page visually depicts the presence or absence of US Fish and Wildlife Service or National Marine Fisheries Service proposed or designated critical habitat in the Regional Study Area. If critical habitat is present in the Regional Study Area that taxon is included in the preceding pages and marked as having critical habitat. Critical habitat is also discussed in the main text of the report.



Appendix E. Photo Log

Inserted after this cover page is a database-generated photo log.

Photo Log

1400 Vista Moraga

This database-generated report presents a visual depiction of site conditions during the survey conducted on March 17, 2025 by England|Ecology. The data presented here were collected in the field using the QField app on an iPhone 15 Pro. After fieldwork was completed, data were synced to QGIS desktop. The map below presents an overview of the photo locations in this report, with each photo shown on the ensuing pages. This report was generated using QGIS 3.40.

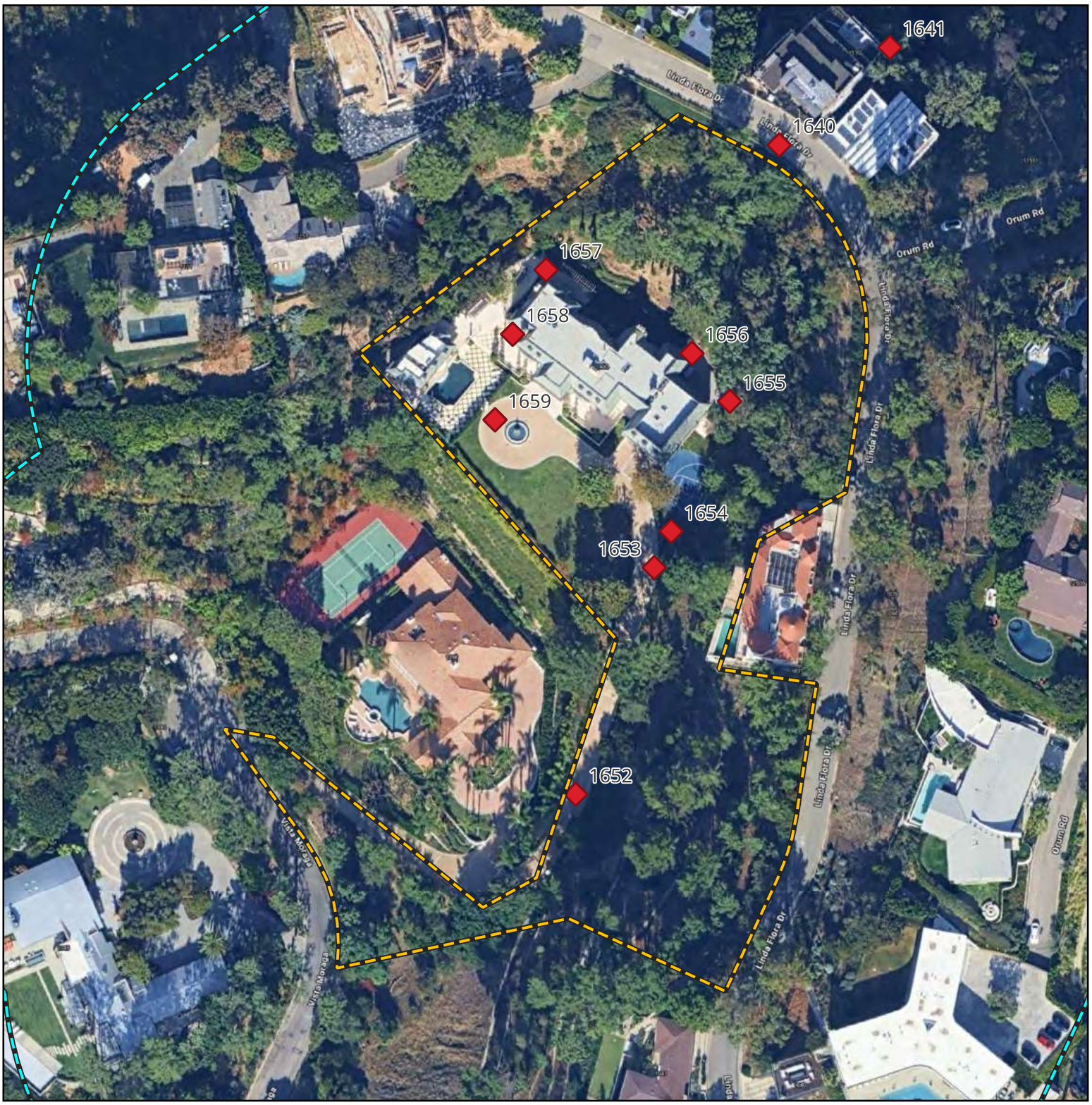


Photo Point 1642

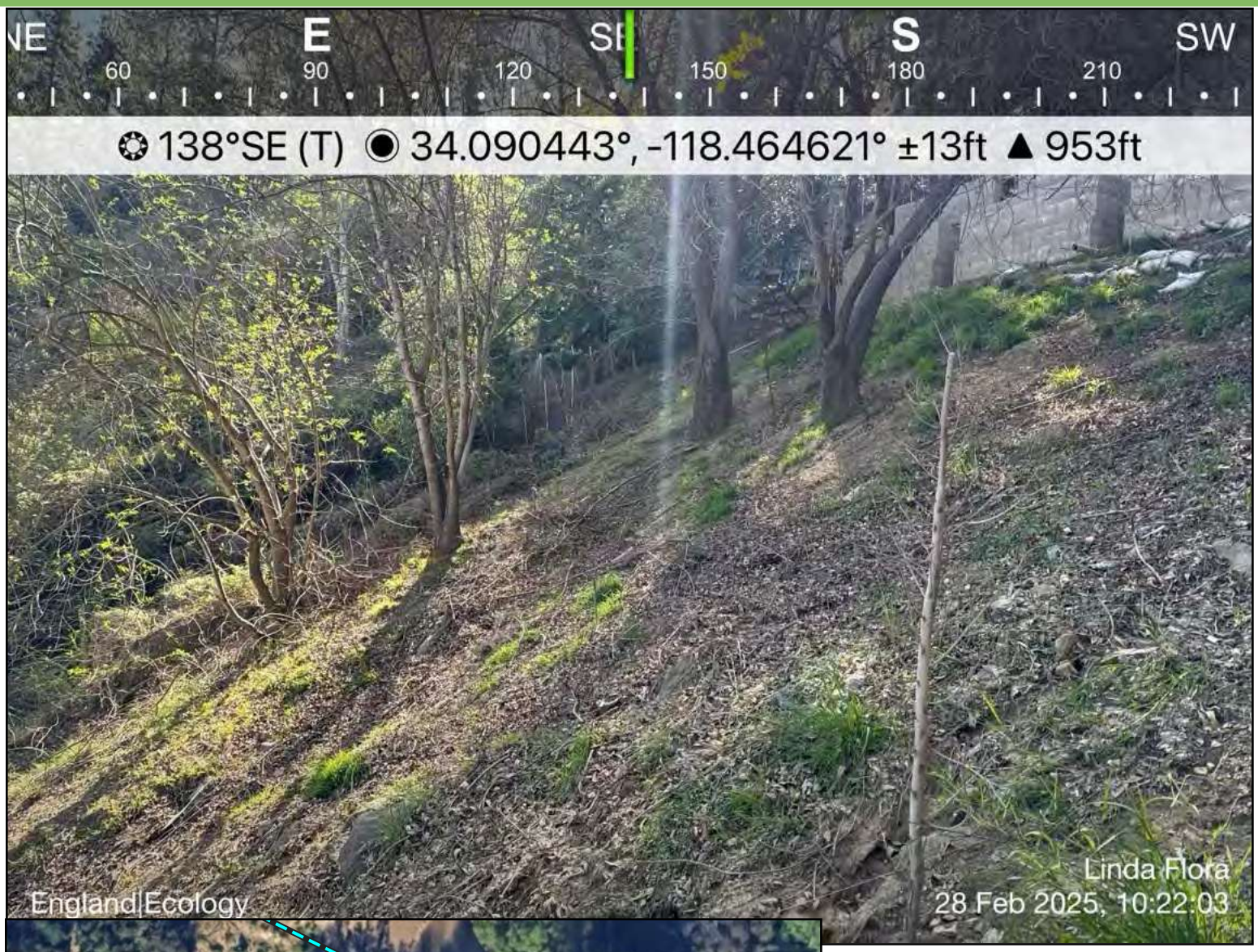


Photo Direction
Southeast

Photo Description
View uphill toward residence from lower end of slope.

Photo Point 1643

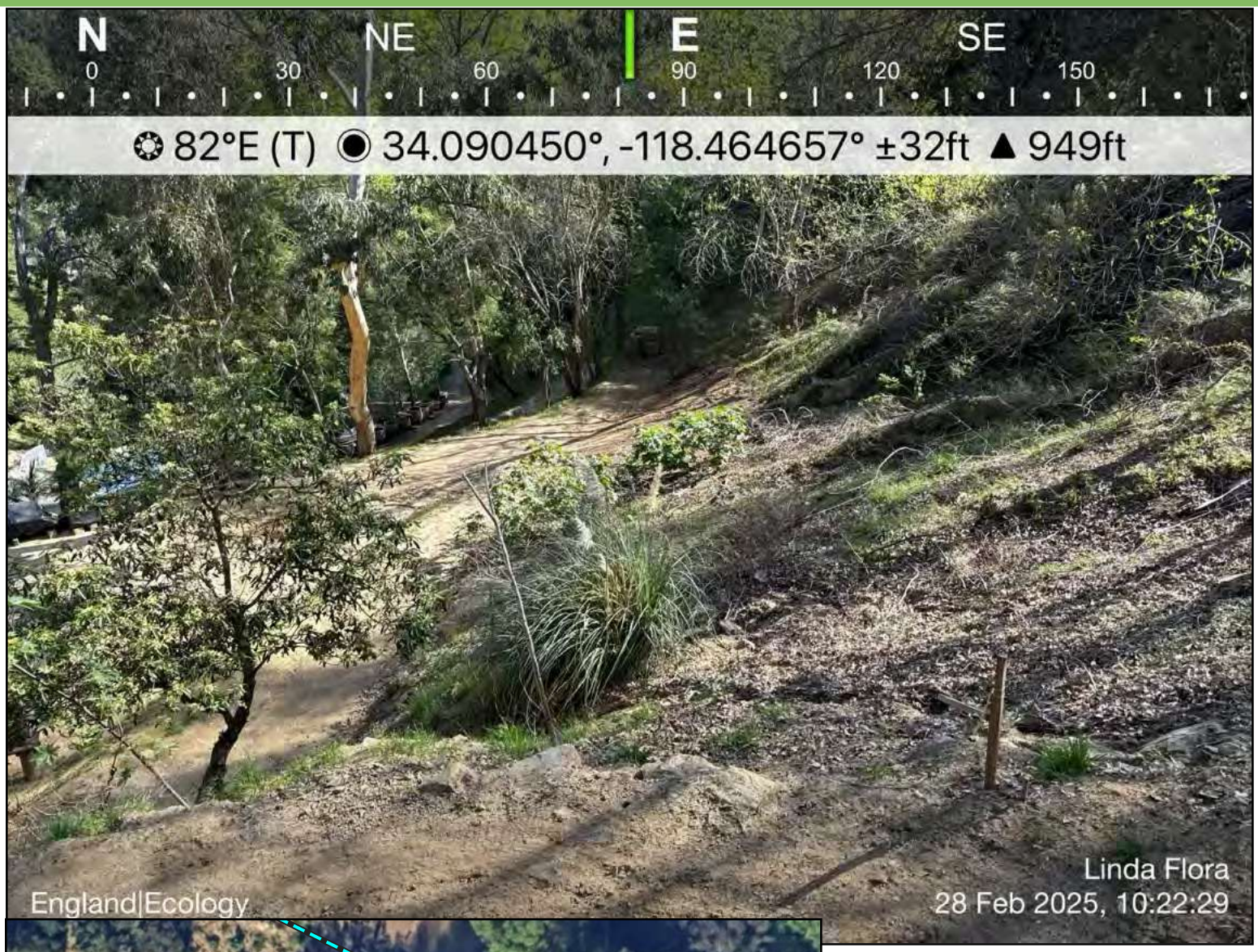


Photo Direction
East

Photo Description
View across the backyard.

Photo Point 1644

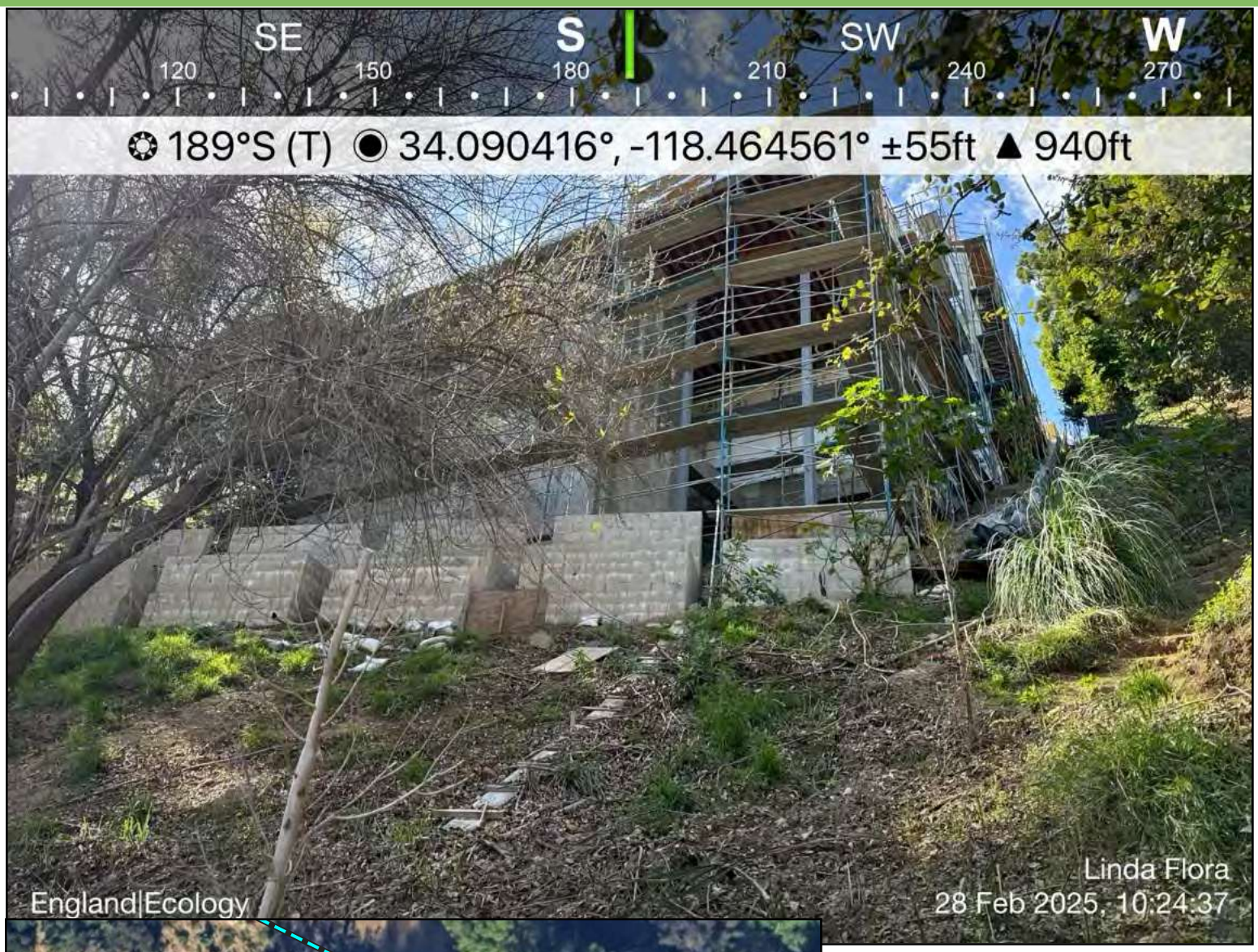


Photo Direction
South

Photo Description
View upslope toward residence.

Photo Point 1652

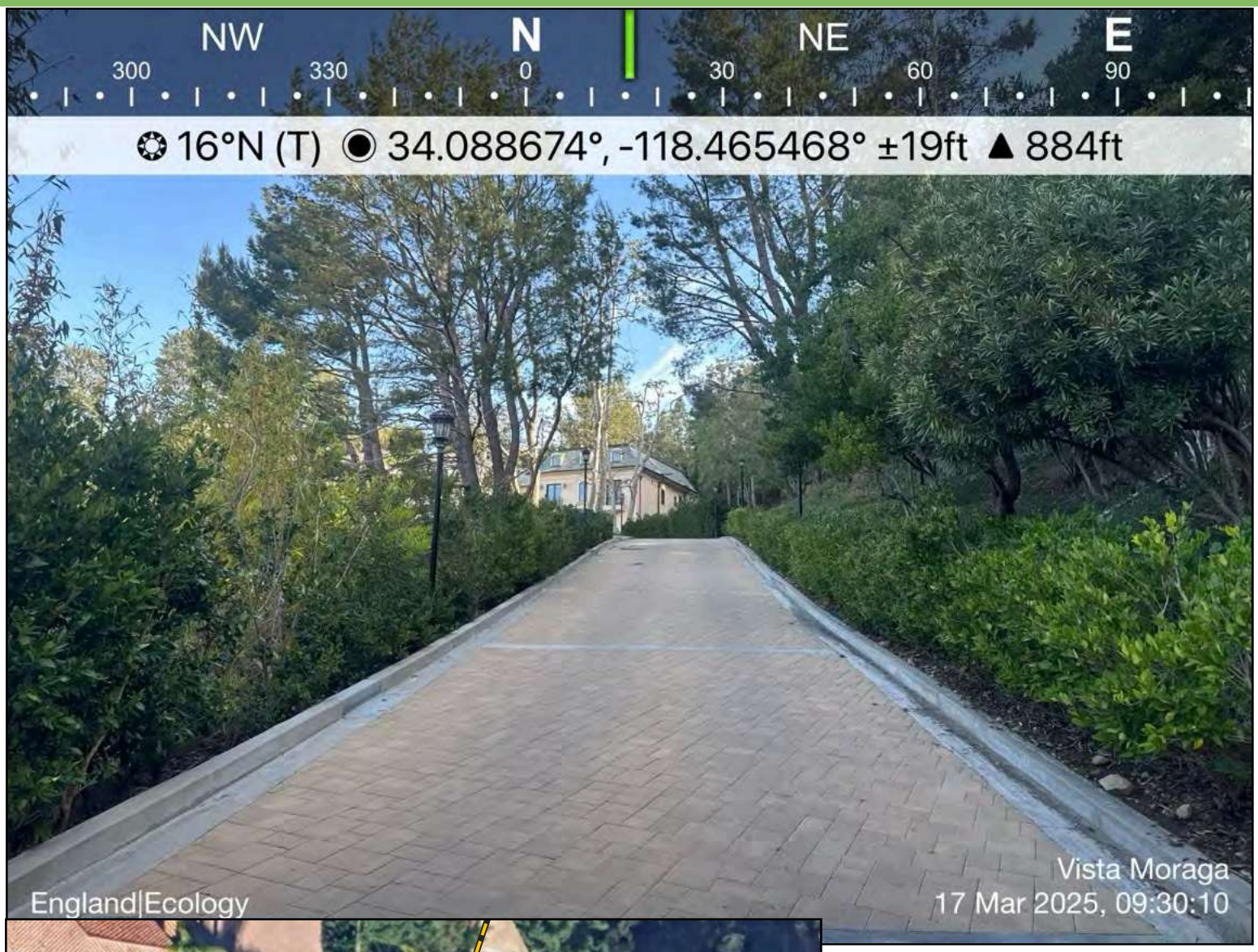
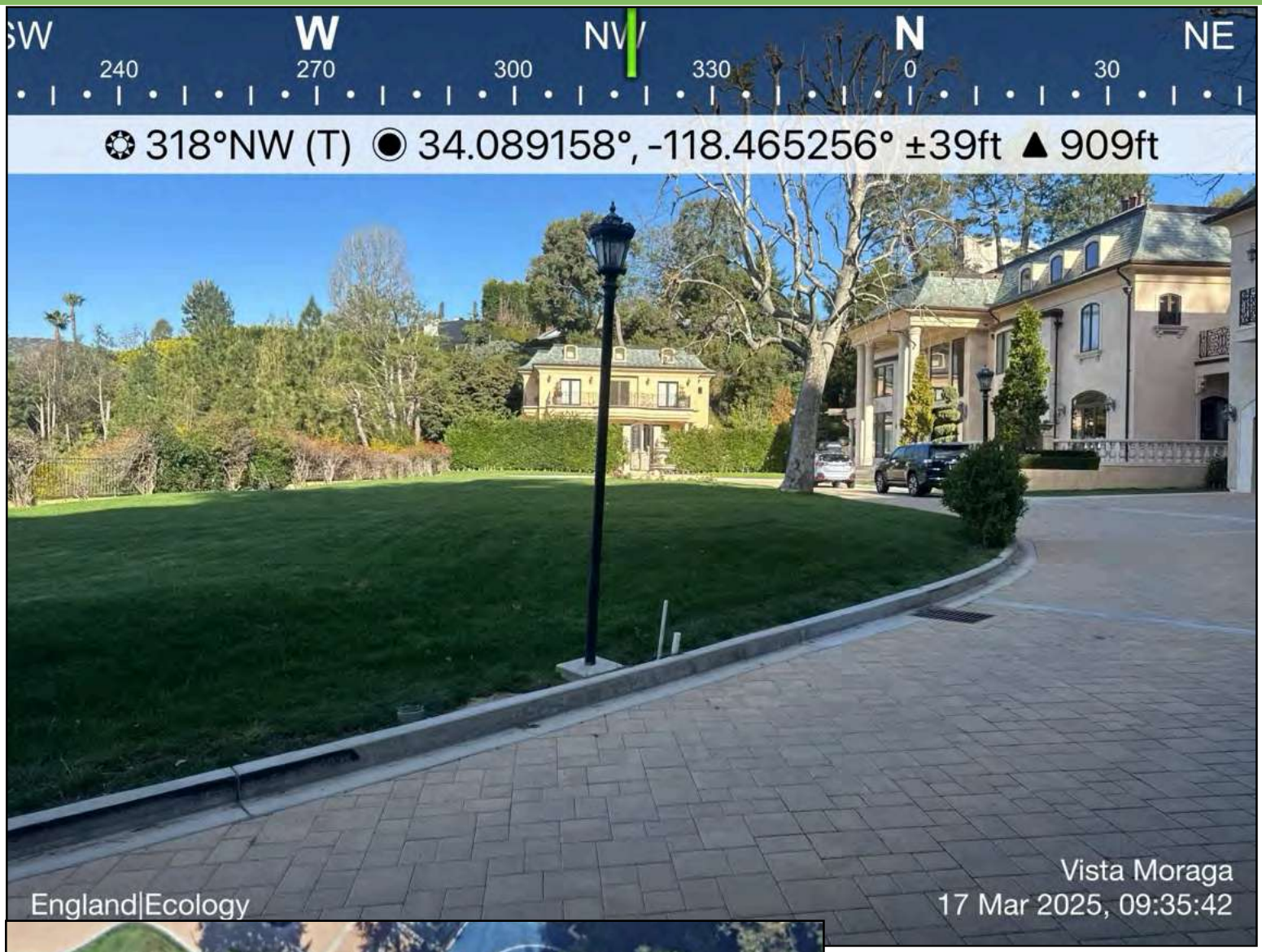


Photo Direction
North

Photo Description
View up driveway toward residence from front gate.

Photo Point 1653



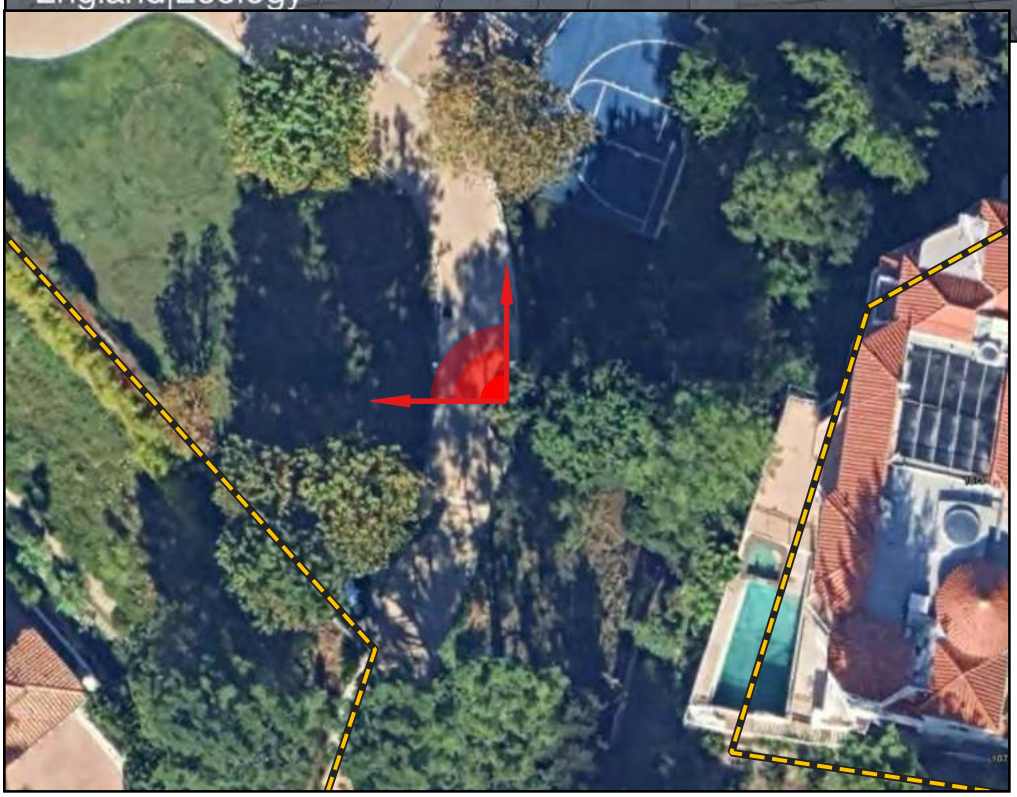
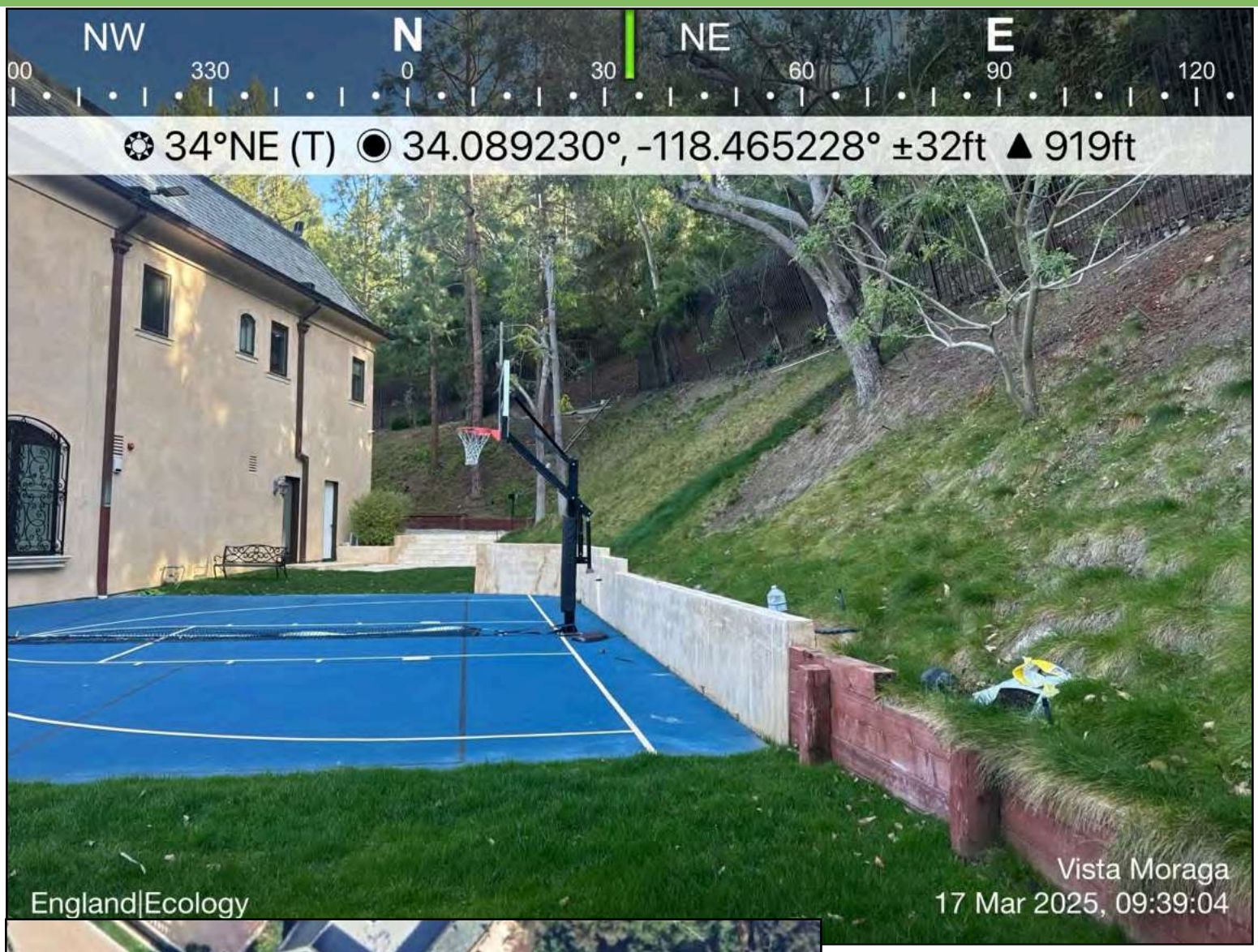


Photo Direction
Northwest

Photo Description
View of front yard.

Photo Point 1654



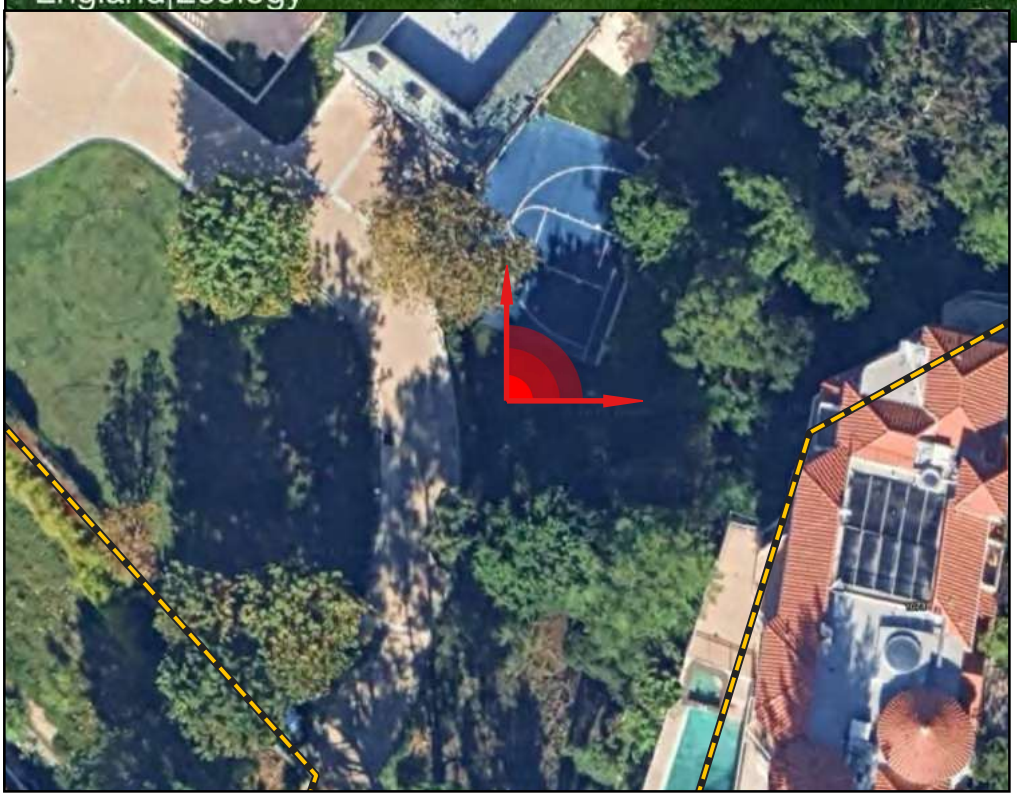
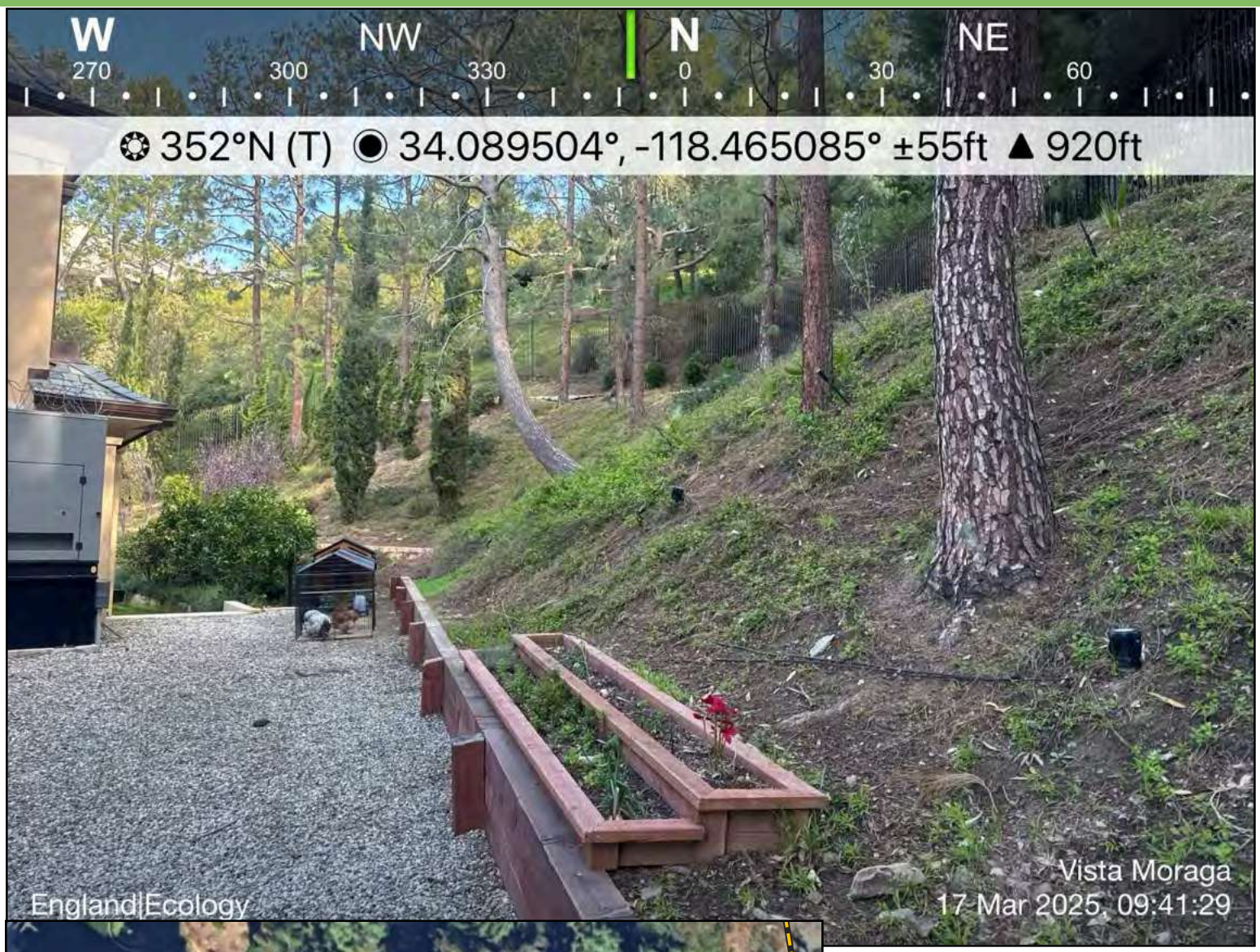


Photo Direction
Northeast

Photo Description
View of side yard.

Photo Point 1655



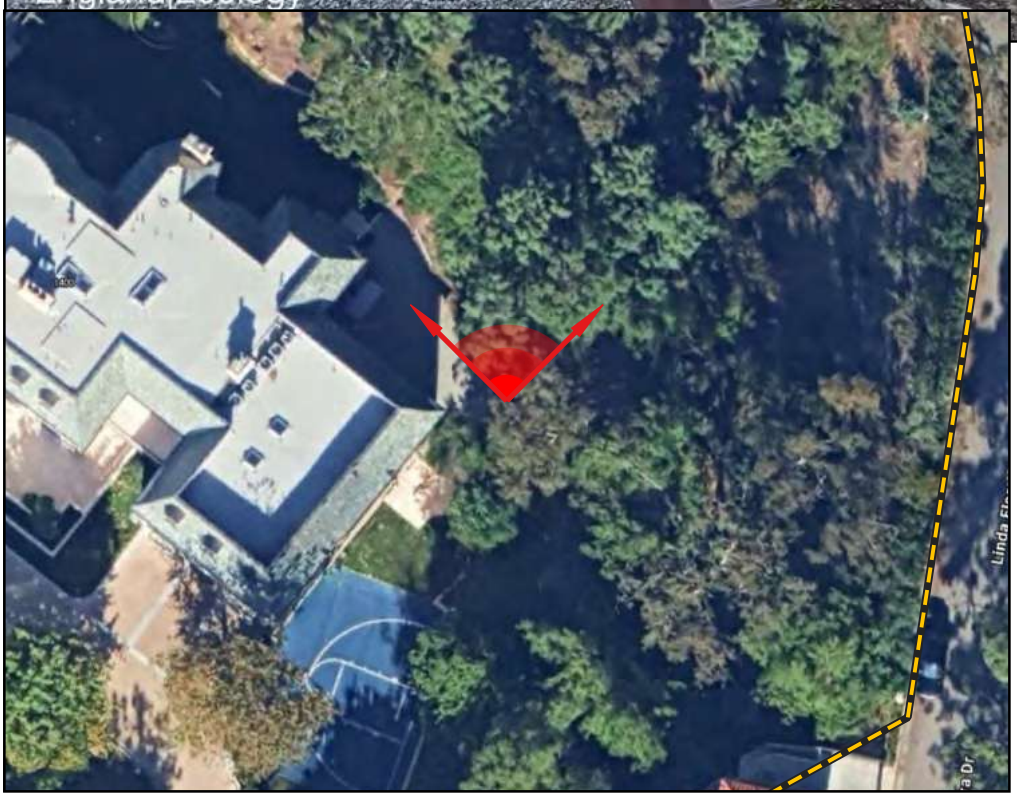
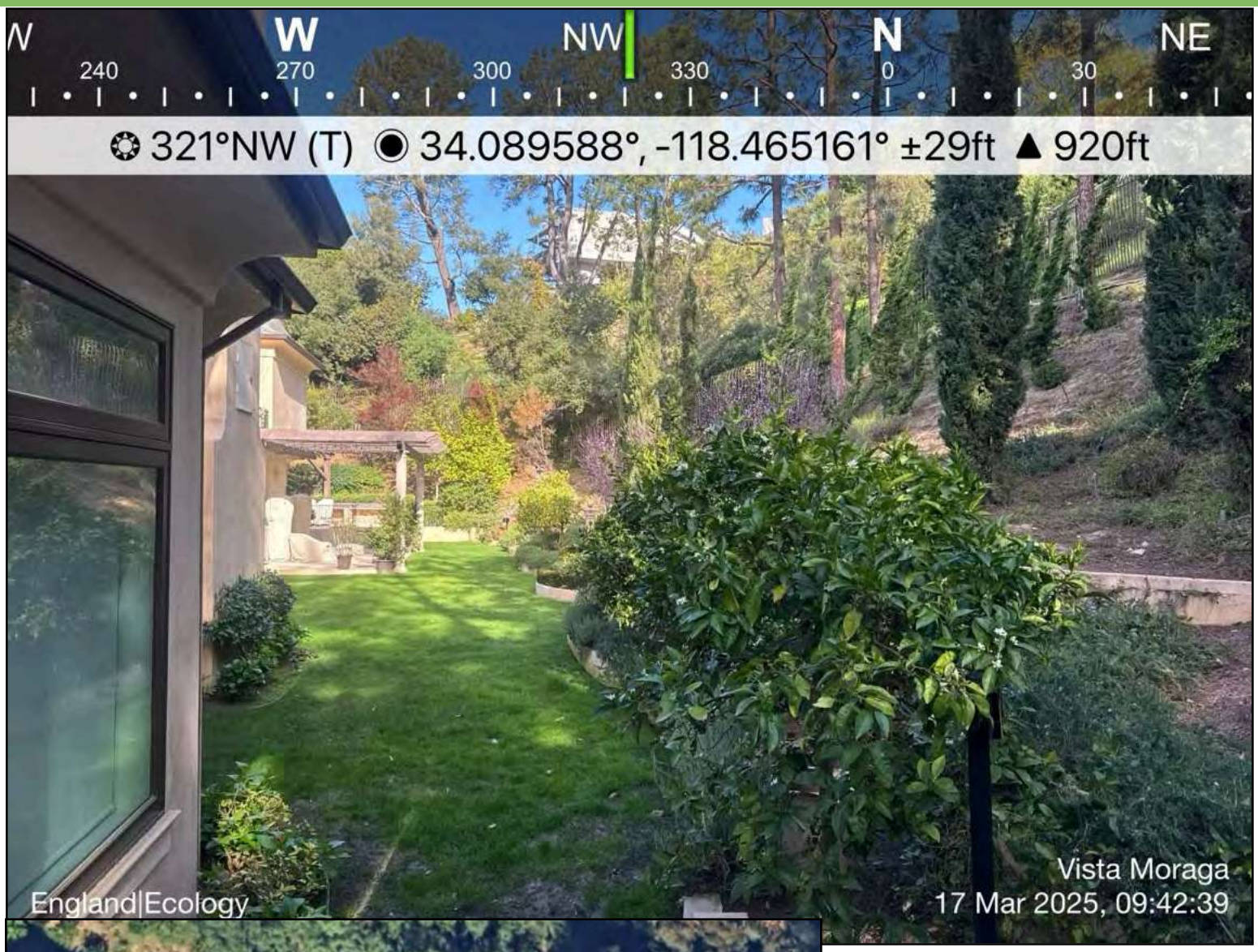


Photo Direction
North

Photo Description
Back yard.

Photo Point 1656



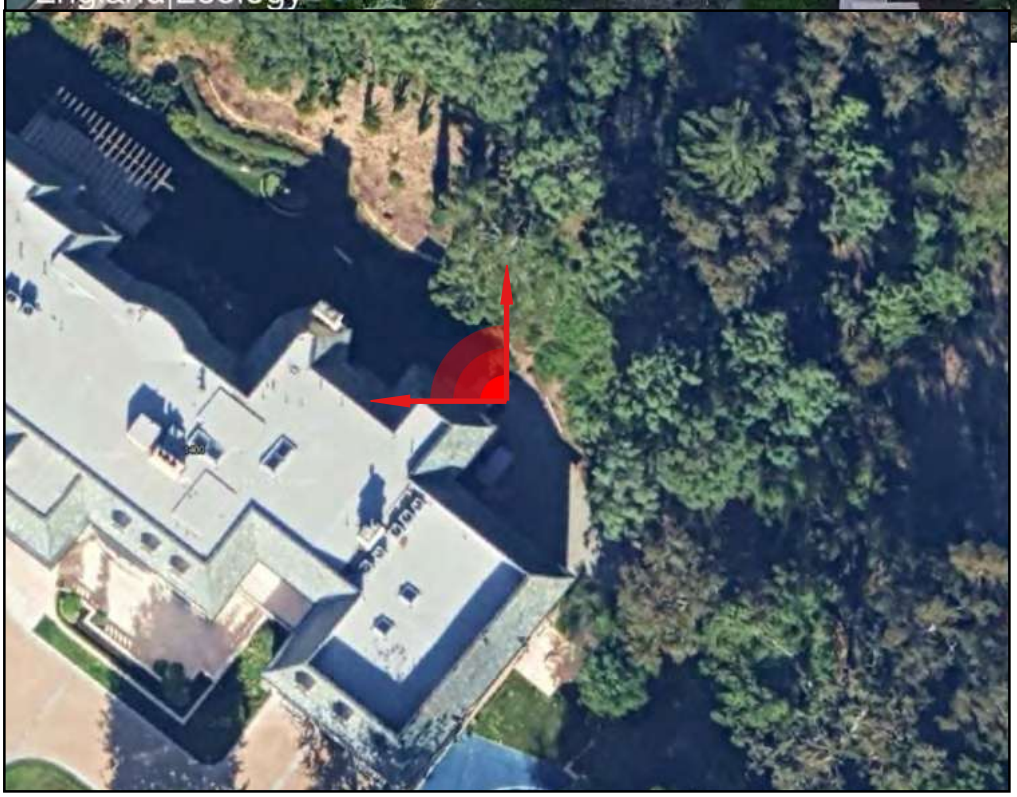


Photo Direction
Northwest

Photo Description
Back yard.

Photo Point 1657

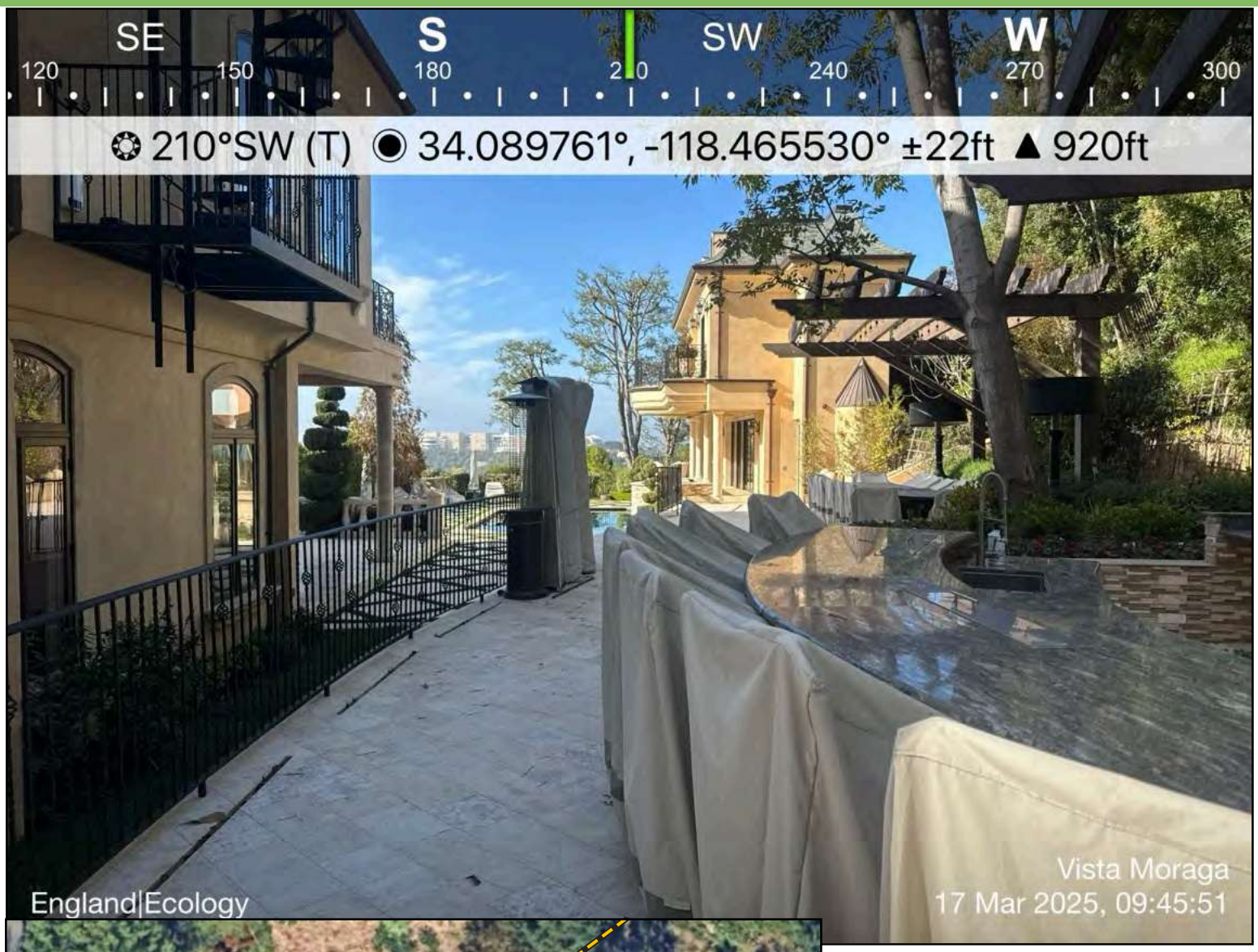


Photo Direction
Southwest

Photo Description
Side yard.

Photo Point 1658

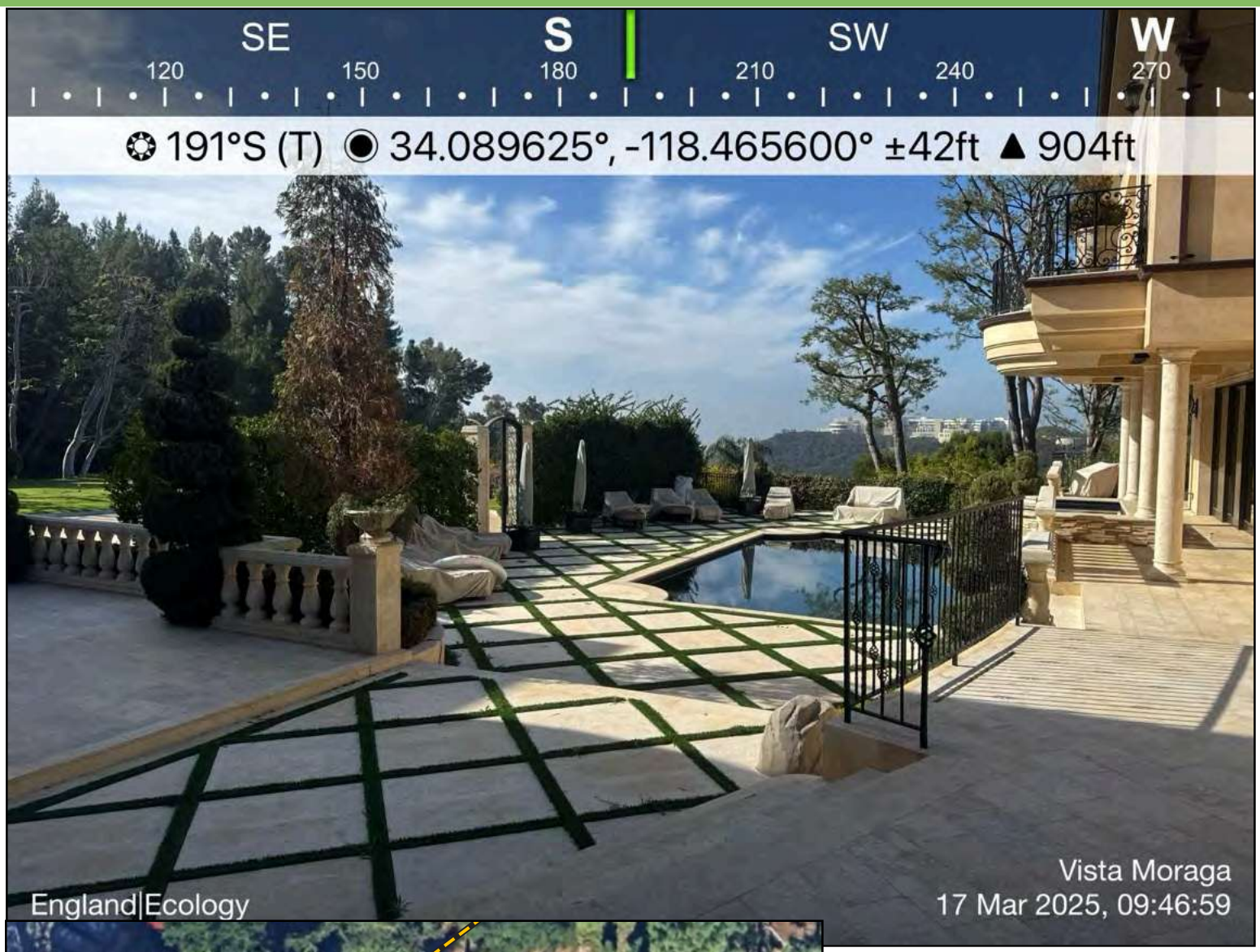
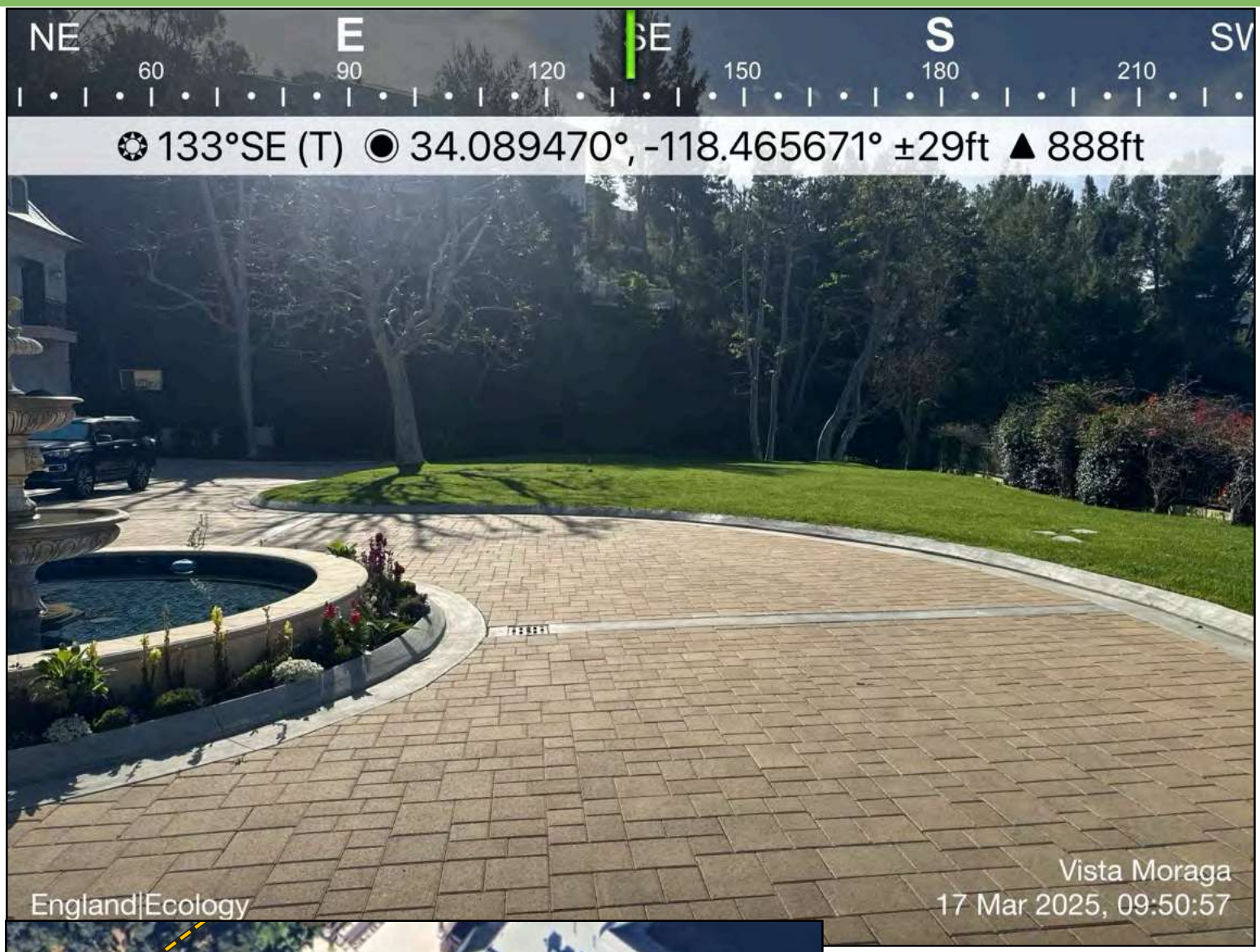


Photo Direction
South

Photo Description
Pool area.

Photo Point 1659



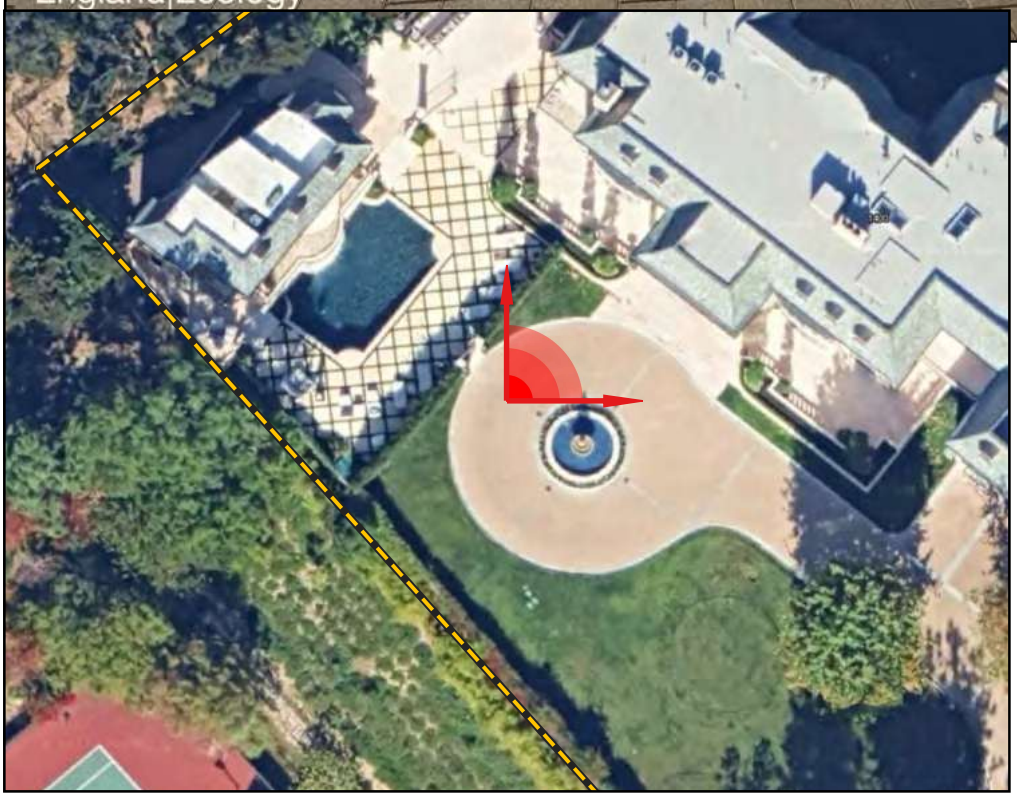


Photo Direction
Northeast

Photo Description
Front yard.

Appendix F. Reference Materials

The following materials were provided to England|Ecology by the Applicant in order to assist with the completion of this report and are provided after this cover page:

- Site Plan
- Arborist Report

Tree Survey

For the compliance of the City of Los Angeles Planning

1400 N. Vista Moraga
Los Angeles, 90049

Prepared For: Niko Natsis
Tel: (310) 903-9022
Email: Nikonatsis@gmail.com

Prepared By: Michael Crane
Arbor Care, Inc.
1660 E. Mountain St.
Pasadena, CA 91104
Tel: (626) 737-4007
Email: info@arborcareinc.net

October 2023

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SURVEY METHODS

All trees with trunks measuring four inches in diameter or larger have been identified by botanical and common names. Trunk diameters, which are measured at four feet above grade are listed, and those with an "M" next to the measurement indicates that the tree has multiple trunks originating from one root crown. If the tree is a multi-trunk, then the three largest trunk diameters are listed. Tree numbers correspond to the tree identification and location plotted on the topographic survey map. Tree numbers with an "os" next to them indicate that the trunk is located off-site, but the branches extend over or very close to the property line. Trees marked on the topographic survey map with an "X" indicate that a tree does not exist in the location of the tree icon.

The condition of each tree is given based on existing conditions using a scale of Excellent to Dead.

Excellent – A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structural and form typical of the species.
Good – Tree with slight decline in vigor, small amount of twig dieback, or minor structural defects that can be corrected.
Fair – Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
Poor – Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
Nearly Dead – Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormic shoots (secondary shoots that arise along the trunk and branches); extensive structural defects that cannot be abated.
Dead – Tree is completely non-viable

A determination was made on the protected status of each tree. The elements used to determine if a tree is protected are its species, trunk diameter and location on the property; and as defined in Ordinance #186873 of the City of Los Angeles Municipal Code. The property is not located in a Specific Plan area.

Protected Tree Definitions

City of Los Angeles Protected Trees and Shrubs

Ordinance #186873 - Protected Tree or Shrub- Any of the following Southern California indigenous tree species, which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree; or any of the following Southern California indigenous shrub species, which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub:

Protected Trees:

(a) Oak tree including Valley Oak (Quercus lobata) and California Live Oak (Quercus agrifolia), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak (Quercus dumosa).

(b) Southern California Black Walnut (Juglans californica var. californica)

(c) Western Sycamore (Platanus racemosa)

(d) California Bay (Umbellularia californica)

Protected Shrubs:

(a) Mexican Elderberry (Sambucus Mexicana

(b) Toyon (Heteromeles arbutifolia)

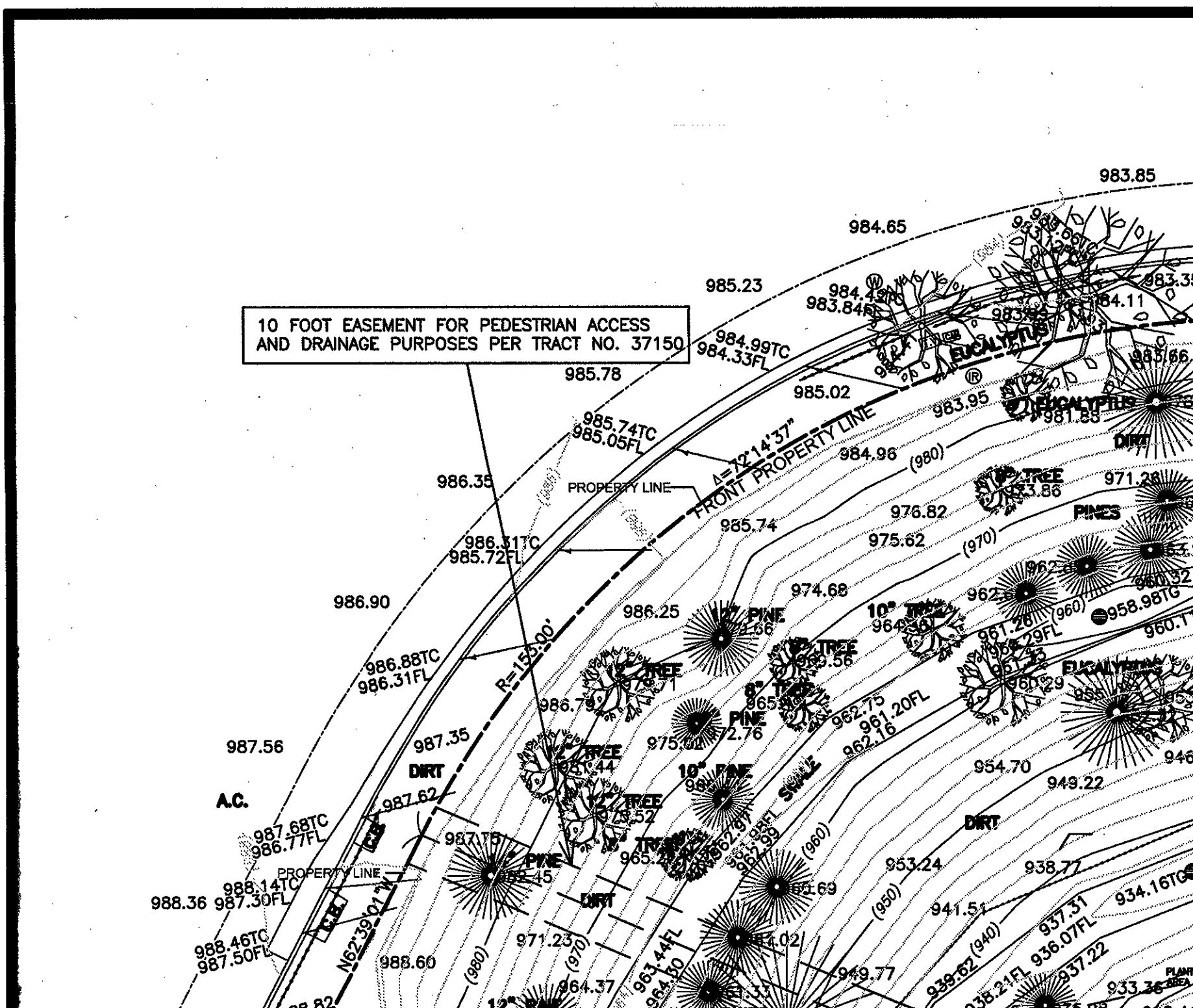
This definition shall not include any tree grown or held for sale by a licensed nursery, or trees planted or grown as a part of a tree planting program.

Tree Survey for 6937 W. Woodrow Wilson Drive, Los Angeles, 90077

Tree Key	Botanical Name	Common Name	Trunk Diameter	Condition	Tree Status
1	Jacaranda mimosifolia	Jacaranda	12"	Good	Non-Protected
2	Pinus halepensis	Aleppo Pine	14”	Good	Non-Protected
3	Pinus canariensis	Canary Island Pine	20"	Good	Non-Protected
4	Pinus halepensis	Aleppo Pine	18"	Good	Non-Protected
5	Pinus halepensis	Aleppo Pine	6"	Good	Non-Protected
6	Pinus canariensis	Canary Island Pine	12"	Good	Non-Protected
7	Pinus canariensis	Canary Island Pine	16"	Good	Non-Protected
8	Pinus canariensis	Canary Island Pine	12"	Good	Non-Protected
9	Pinus canariensis	Canary Island Pine	10"	Good	Non-Protected
10	Pinus canariensis	Canary Island Pine	10"	Good	Non-Protected
11	Pinus canariensis	Canary Island Pine	10"	Good	Non-Protected
12	Pinus canariensis	Canary Island Pine	12"	Good	Non-Protected
13	Schinus molle	Pepper Tree	16"	Good	Non-Protected
14	Pinus halepensis	Aleppo Pine	14"	Good	Non-Protected
15	Pinus canariensis	Canary Island Pine	12"	Good	Non-Protected
16	Pinus halepensis	Aleppo Pine	8"	Good	Non-Protected
17	Pinus canariensis	Canary Island Pine	10"	Good	Non-Protected
18	Pinus canariensis	Canary Island Pine	8"	Good	Non-Protected
19	Pinus canariensis	Canary Island Pine	12"	Good	Non-Protected
20	Pinus canariensis	Canary Island Pine	10"	Good	Non-Protected

Tree Survey for 6937 W. Woodrow Wilson Drive, Los Angeles, 90077 continued

Tree Key	Botanical Name	Common Name	Trunk Diameter or Height	Condition	Protected Tree
21	Pinus halepensis	Aleppo Pine	12"	Good	Non-Protected
22	Pinus halepensis	Aleppo Pine	18"	Good	Non-Protected
23	Pinus halepensis	Aleppo Pine	20"	Good	Non-Protected
24	Pinus halepensis	Aleppo Pine	18"	Good	Non-Protected
25	Pinus halepensis	Aleppo Pine	14"	Good	Non-Protected
26	Pinus halepensis	Aleppo Pine	M2: 14", 14”	Good	Non-Protected
27	Eucalyptus globulus	Blue Gum	24"	Good	Non-Protected
28	Pinus canariensis	Canary Island Pine	8"	Good	Non-Protected
29	Pinus canariensis	Canary Island Pine	8"	Good	Non-Protected
30	Pinus canariensis	Canary Island Pine	5"	Good	Non-Protected
31	Malosma laurina	Laurel Sumac	M8: 4", 4” 2”	Good	Non-Protected
32	Malosma laurina	Laurel Sumac	M4: 6”, 6”, 2”	Good	Non-Protected
33	Pinus halepensis	Aleppo Pine	8"	Good	Non-Protected
34	Malosma laurina	Laurel Sumac	M10: 3”, 3”, 3"	Good	Non-Protected
35	Malosma laurina	Laurel Sumac	M6: 4”, 4”, 4”	Good	Non-Protected
36	Malosma laurina	Laurel Sumac	M5: 5”, 4’, 4”	Good	Non-Protected
37	Malosma laurina	Laurel Sumac	M6: 4”, 4”, 3”	Good	Non-Protected
38	Malosma laurina	Laurel Sumac	M3: 6”, 2”, 2”	Good	Non-Protected


10 FOOT EASEMENT FOR PEDESTRIAN ACCESS
AND DRAINAGE PURPOSES PER TRACT NO. 37150
FRONT PROPERTY LINE
PROPERTY LINE
Δ=72°14'37"
R=153.00'
N62°39'01"W
A.C.
DIRT
EUCALYPTUS
PINES
SWALE
983.85
984.65
985.23
985.78
985.02
983.95
984.96
985.74
986.35
986.90
987.56
987.35
988.36
988.60
986.25
974.68
976.82
975.62
954.70
949.22
953.24
938.77
941.51
937.31
936.07FL
937.22
934.16TG
958.98TG
961.20FL
962.16
962.75
963.44FL
964.30
964.37
971.23
987.62
987.68TC
986.77FL
988.14TC
987.30FL
988.46TC
987.50FL
986.88TC
986.31FL
986.31TC
985.72FL
985.74TC
985.05FL
984.99TC
984.33FL
983.84FL
(980)
(970)
(960)
(950)
(940)

ISA QUALIFICATIONS

International Society of Arboriculture™
Tree Risk Assessment Qualification

Michael J Crane

Having successfully completed the requirements established by the Certification Board of the International Society of Arboriculture,™ the above named is hereby recognized as holding the ISA Tree Risk Assessment Qualification.

Chair, Certification Board
International Society of Arboriculture

Jim Skiera, Executive Director
International Society of Arboriculture

December 31, 2015
Expiration Date

The American Society of Consulting Arborists

in recognition of fulfillment of the requirements for Registered Consulting Arborist status

confers upon

Michael Crane, RCA #440

Registered Membership
January 18, 2006

President

ASCA
AMERICAN SOCIETY of CONSULTING ARBORISTS

Executive Director

---

dpr DEPARTMENT OF PESTICIDE REGULATION
LICENSING/CERTIFICATION PROGRAM

AGRICULTURAL PEST CONTROL ADVISER LICENSE

DATE OF ISSUE
01/01/2013

VALID THROUGH
12/31/2014

PCA 75893
MICHAEL J CRANE
PO BOX 51122
PASADENA CA 91115

ABCDEFG

International Society of Arboriculture
Board-Certified Master Arborist

Michael J. Crane

Having successfully completed the requirements set by the Arborist Certification Board of the International Society of Arboriculture, the above named is hereby recognized as an ISA Board-Certified Master Arborist

ISA

Jim Skiera, Executive Director
International Society of Arboriculture

Certification Number	Certified Since	Expiration Date
WE-6643B	Nov 9, 2006	Dec 31, 2012

CERTIFICATION OF PERFORMANCE

I, Michael Crane, certify that:

- I have personally inspected the tree(s) and the property referred to in this report and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party not upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the American Society of Consulting Arborists and the International Society of Arboriculture. I have been involved in the field of Horticulture in a full-time capacity for a period of more than 15 years.

Signed: _____

Registered Consulting Arborist #440; American Society of Consulting Arborist
Board Certified Master Arborist #WE 6643B; International Society of Arboriculture
Licensed California Agricultural Pest Control Adviser #AA08269

Date: October 18, 2023

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Mt. Washington, Los Angeles, CA

Biological Resources Report

City of Los Angeles, Los Angeles County, California

Subject Property:

APN: 4368003021
1400 Vista Moraga
Los Angeles, California 90049

Prepared for:

Tony Natsis
Los Angeles, CA 90049

Prepared by:

Marcus C. England
England | Ecology
mcengland.com

September 23, 2025

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Executive Summary

This report discusses the potential direct, indirect, and cumulative effects on biological resources due to proposed construction on a parcel approximately 3.3 acres in extent located at 1400 Vista Moraga in the community of Bel Air in the City of Los Angeles, Los Angeles County, California.

Based on the results of a field survey on March 17, 2025 and a desktop review that included in excess of 473 vegetation community, plant, and wildlife records, this report concludes the following:

- **Water Resources:** No natural water resources are present on or adjacent to the Project Site.
- **Vegetation Communities and Habitats:** The Project Site features existing development and landscaping and contains no natural communities.
- **Flora:** The Project Site does not support special status flora.
- **Fauna:** The Project Site is known to or has potential to support wildlife species with minor special status.

The proposed Project is a parcel split with no ground-disturbing activities proposed. As such, the Project would have no adverse effects on biological resources and no measures to avoid significant adverse effects are proposed. If development were proposed on the newly-created parcel, the Applicant will ensure the following measures are implemented:

- **Water Resources:** Run-off effects on water quality will be minimized to the extent feasible via compliance with the City-mandated Low Impact Development (LID) ordinance, which became effective in May 2012. LID comprises a set of site design approaches and best management practices that are designed to address runoff and pollution at the source. The LID requires the submittal of a Stormwater Mitigation Plan.
- **Invasive Species:** the landscape architect and contractor will avoid the use of invasive plants listed on the California Invasive Plant Council's Cal-IPC Inventory of invasive plants[1].
- **Nesting Birds:** To comply with the Migratory Bird Treaty Act, a pre-construction survey for nesting birds by a qualified biologist will take place within 300 feet of all project work areas within one week of the commencement of project infrastructure construction if work occurs during the nesting bird season, which is generally accepted as February 1 to August 31. To avoid potential take under the Migratory Bird Treaty Act, construction activities should not take place in the vicinity of any active bird nests. The recommended construction buffer zone around active bird nests varies by species and would need to be determined on an individual basis based on the opinion of the surveying biologist as agreed upon by the California Department of Fish and Wildlife.

[1] https://www.cal-ipc.org/plants/inventory/

Project Overview

This report discusses the potential direct, indirect, and cumulative effects on biological resources due to proposed construction on a parcel approximately 3.3 acres in extent located at 1400 Vista Moraga in the community of Bel Air in the City of Los Angeles, Los Angeles County, California (hereafter, "Project"). This report has been organized in a manner to be consistent with Los Angeles City Planning's *Biological Resources Report Template* (CP-4073) and *Biological Reporting Standards* (CP-4074), both dated January 11, 2023.

Project Information

This biological resources report is being prepared at the request of the Applicant, who states that this report format was requested by Los Angeles City Planning. **Table 1** (right) summarizes key Project information as required by CP-4073.

Project Name	1400 Vista Moraga
APN(s)	4368003021
Address(es)	1400 Vista Moraga, Los Angeles, California 90049
Applicant	Tony Natsis
Zoning	RE40-1-H-HCR (Residential)

Table 1. Project Summary

Project Location

The Project is proposed on approximately 3.3 acres of land located at 1400 Vista Moraga in the community of Bel Air in the City of Los Angeles, Los Angeles County, California. It is not located within an existing approved Specific Plan Area. On the Public Land Survey System, the Project Site is located within the San Vicente Y Santa Monica Land Grant of the US Geological Survey's 7.5-minute *Beverly Hills* quadrangle.

The Project's location is shown to the right in **Figure 1.** A Site Map is provided as **Exhibit 1** on the next page. The Project's location relative to Specific Plan Areas, the Public Land Survey System, and US Geological Survey 7.5-Minute Quads is shown on the following page in **Figures 2, 3,** and **4.**

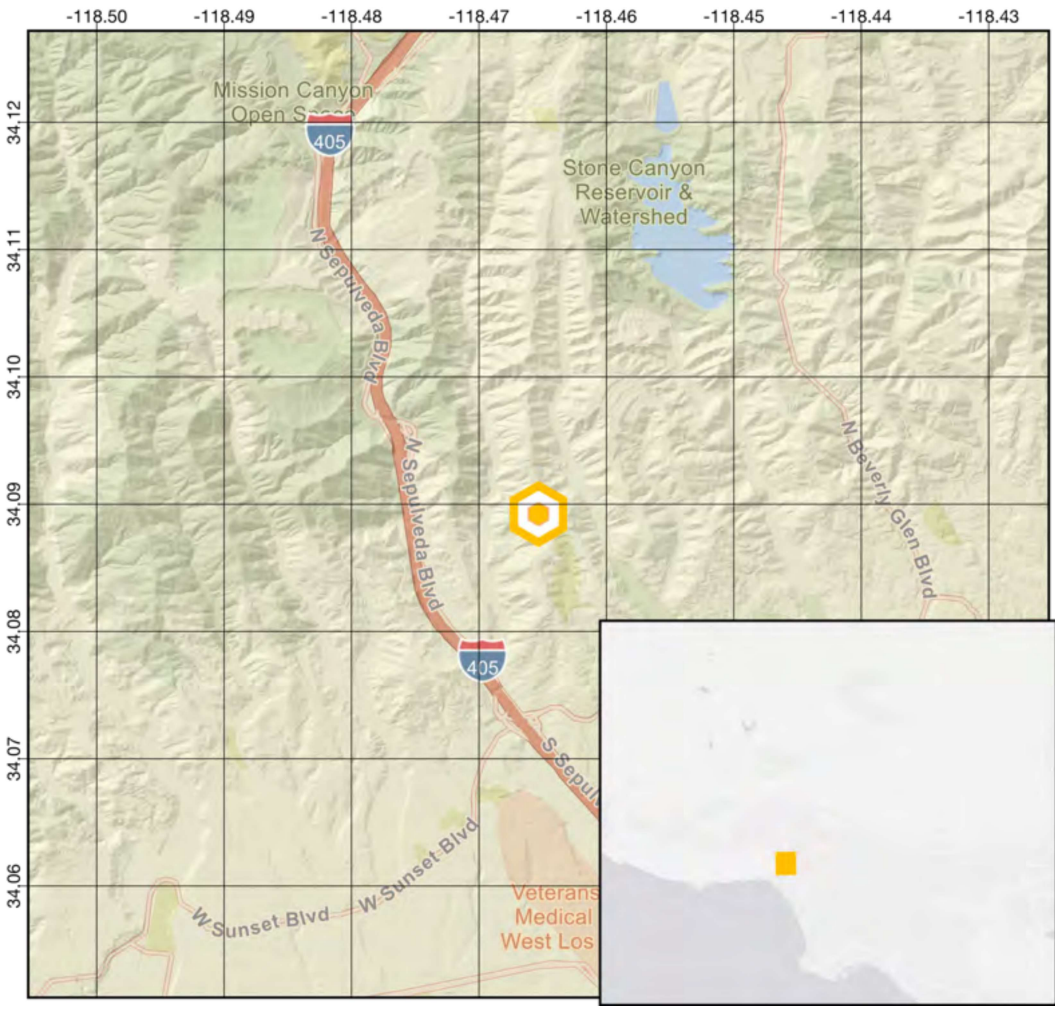
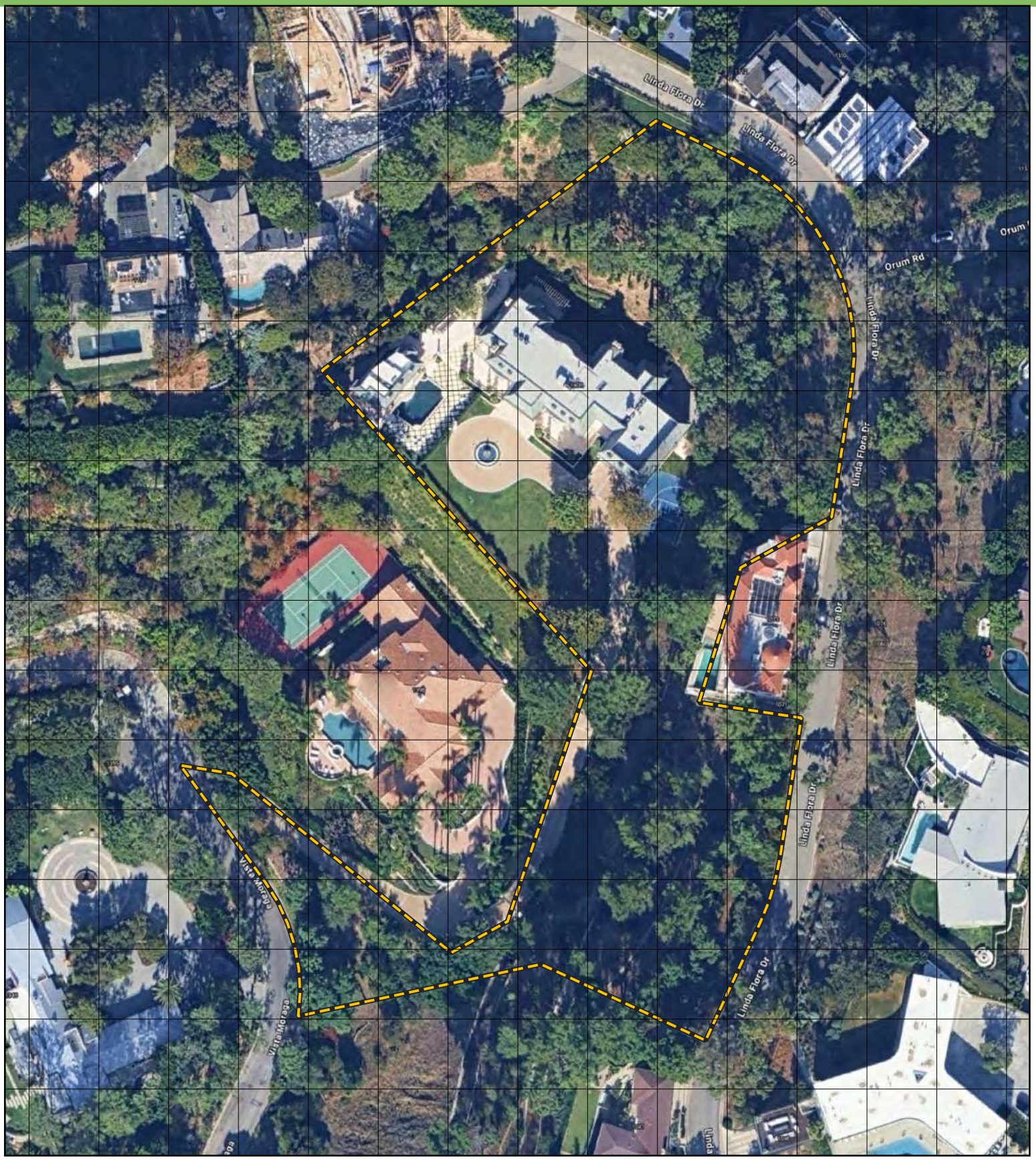


Figure 1. Project Location Map

Exhibit 1. Site Map

1400 Vista Moraga



Project Site Boundary

Reference Grid Overlay: 50 feet. Coordinate System: EPSG 3310.
Base Map: Google. Map Scale: 1:1104

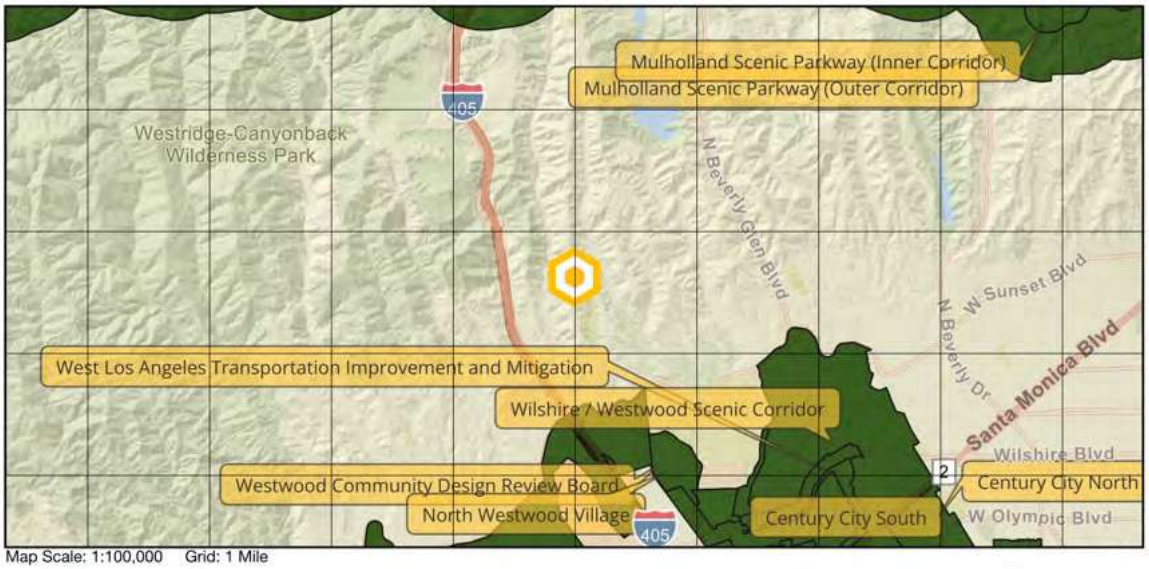


Figure 2. Project Location Relative to Specific Plan Areas

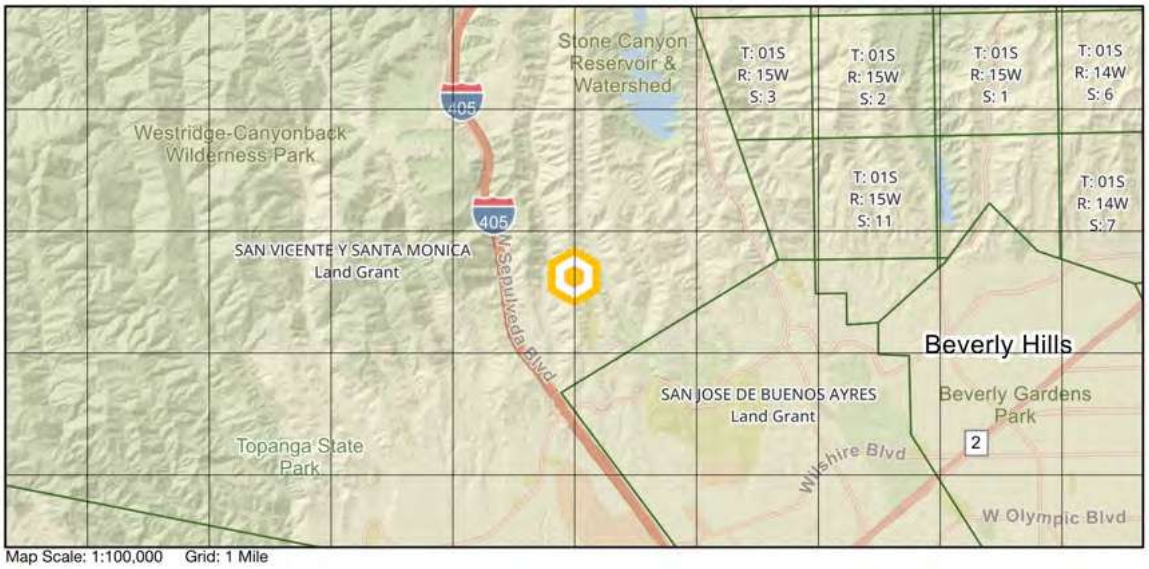


Figure 3. Project Location Relative to the Public Land Survey System

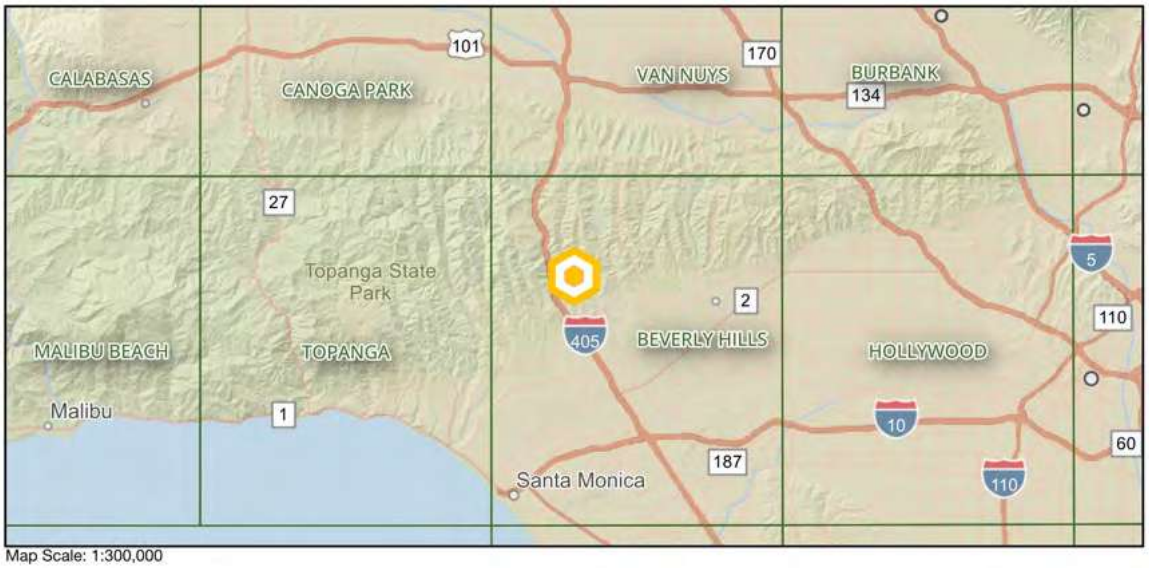


Figure 4. Project Location Relative to US Geological Survey 7.5-Minute Quads

Protected Areas

The nearest open space in the California Protected Areas Database (CPAD) is Getty View Park & Trailhead managed by the Mountains Recreation and Conservation Authority. It is located approximately 0.24 miles to the west. The nearest easement in the California Conservation Easement Database is located approximately 1.62 miles to the north. Protected areas in the CPAD are shown below in **Figure 5.**

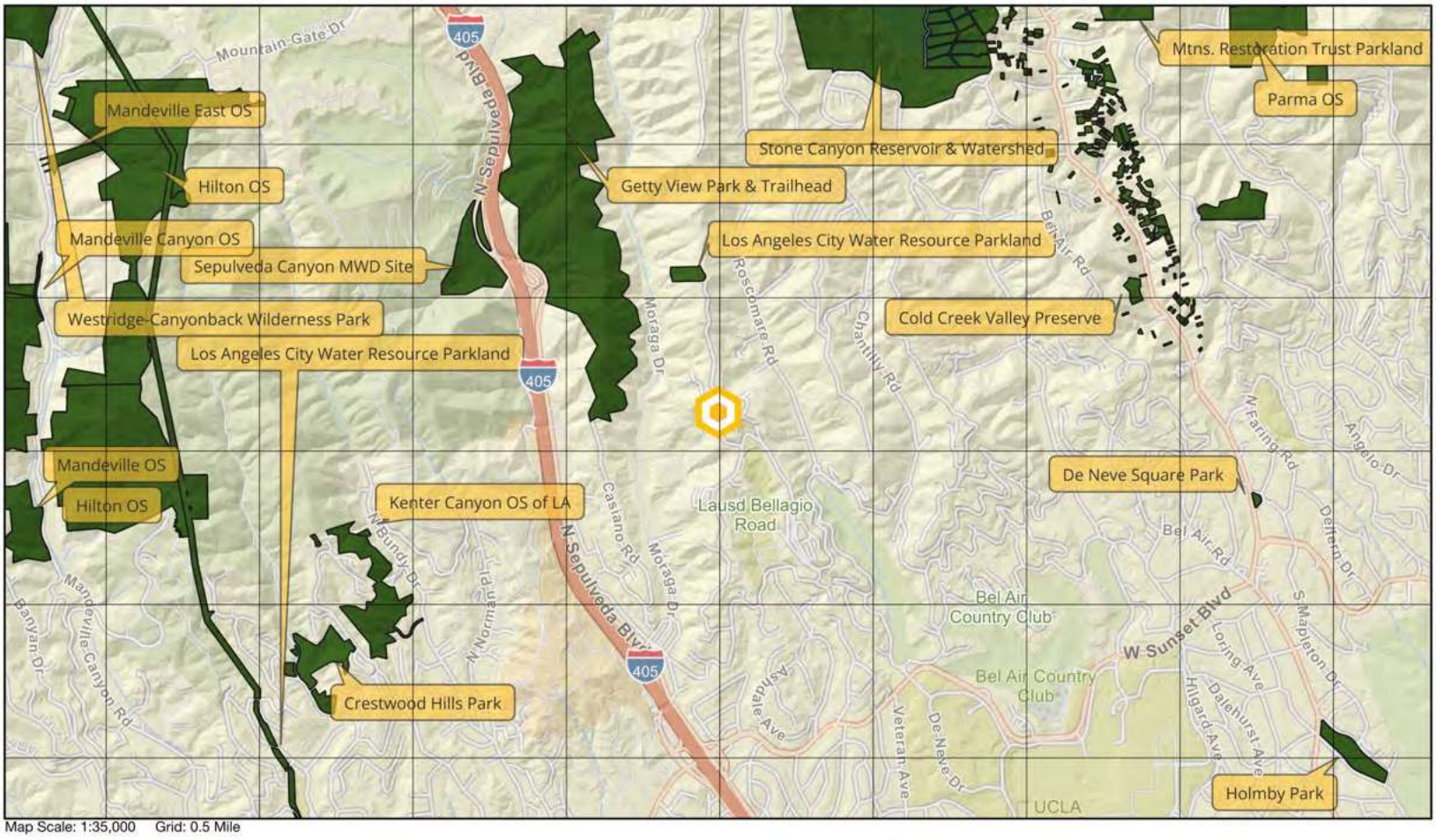
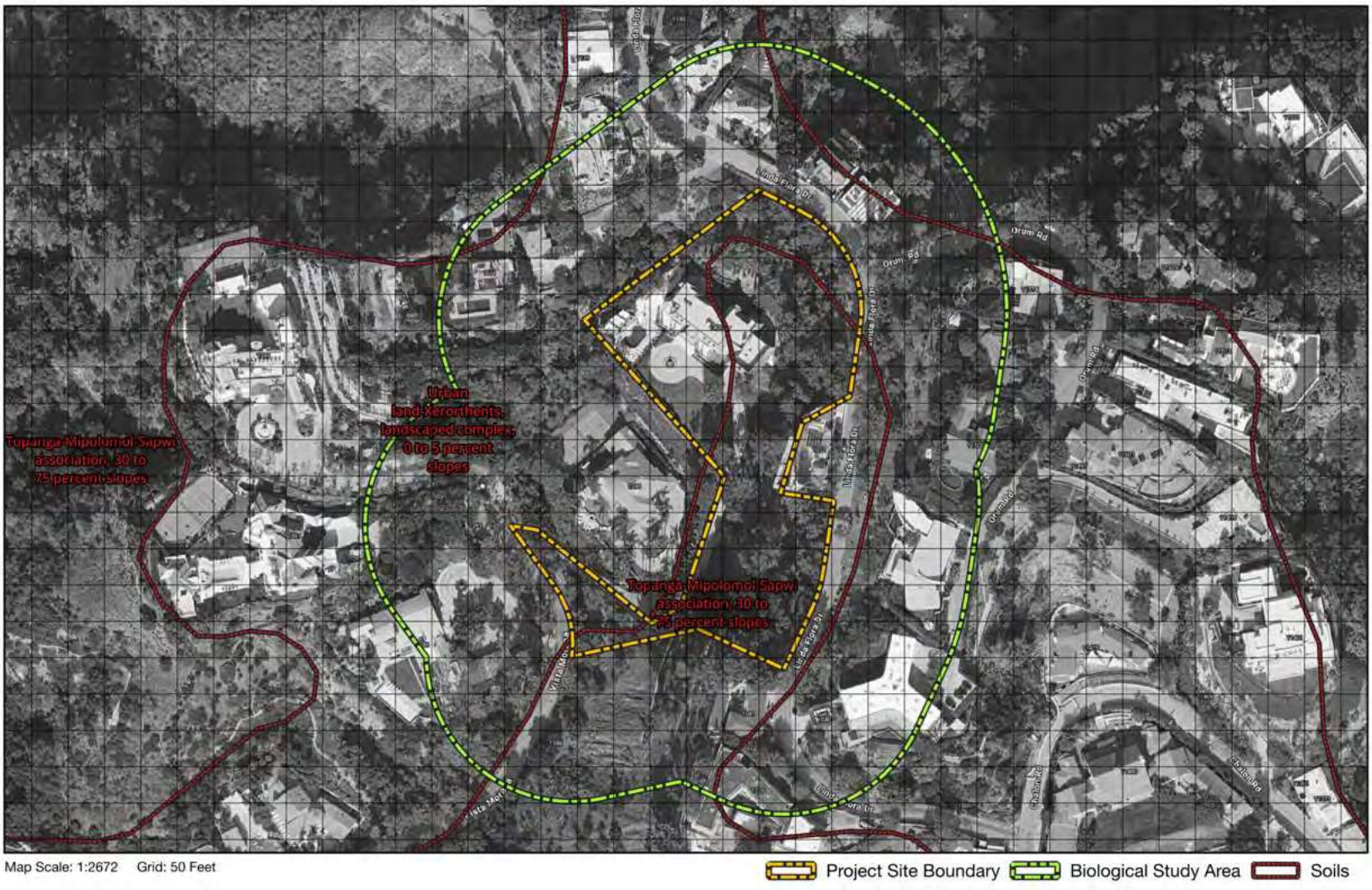


Figure 5. Protected Areas in the California Protected Areas Database

Existing Physical/Natural Site Features

The Project Site is on a west-facing slope with elevations ranging from approximately 825 to 990 feet above mean sea level, with an elevation of approximately 915 feet above mean sea level at the center of the Project Site. Two soil types are present on the Project Site. The first is Urban land-Xerorthents, landscaped complex, 0 to 5 percent slopes[2]. The parent material of this soil type is human-transported material consisting mostly of colluvium and/or residuum weathered from sedimentary rock. The typical soil profile is loam to a depth of 52 inches. The second soil type is Topanga-Mipolomol-Sapwi association, 30 to 75 percent slopes. The parent material of this soil type is colluvium and/or residuum weathered from sandstone, shale, and slate. The typical soil profile is gravelly loam or gravelly clay loam to a depth of 18 inches. Photographs depicting the Project Site are provided in the **Photo Log** attached to this report as **Appendix E.** Soils on the Project Site and surrounding area are shown in **Figure 6.** There are no unique physical or natural site features that have unusual or exceptional biological value such as cliff faces, rock outcrops, bluffs, or stream banks. The Biological Study Area's terrain features are shown in **Exhibit 2.**

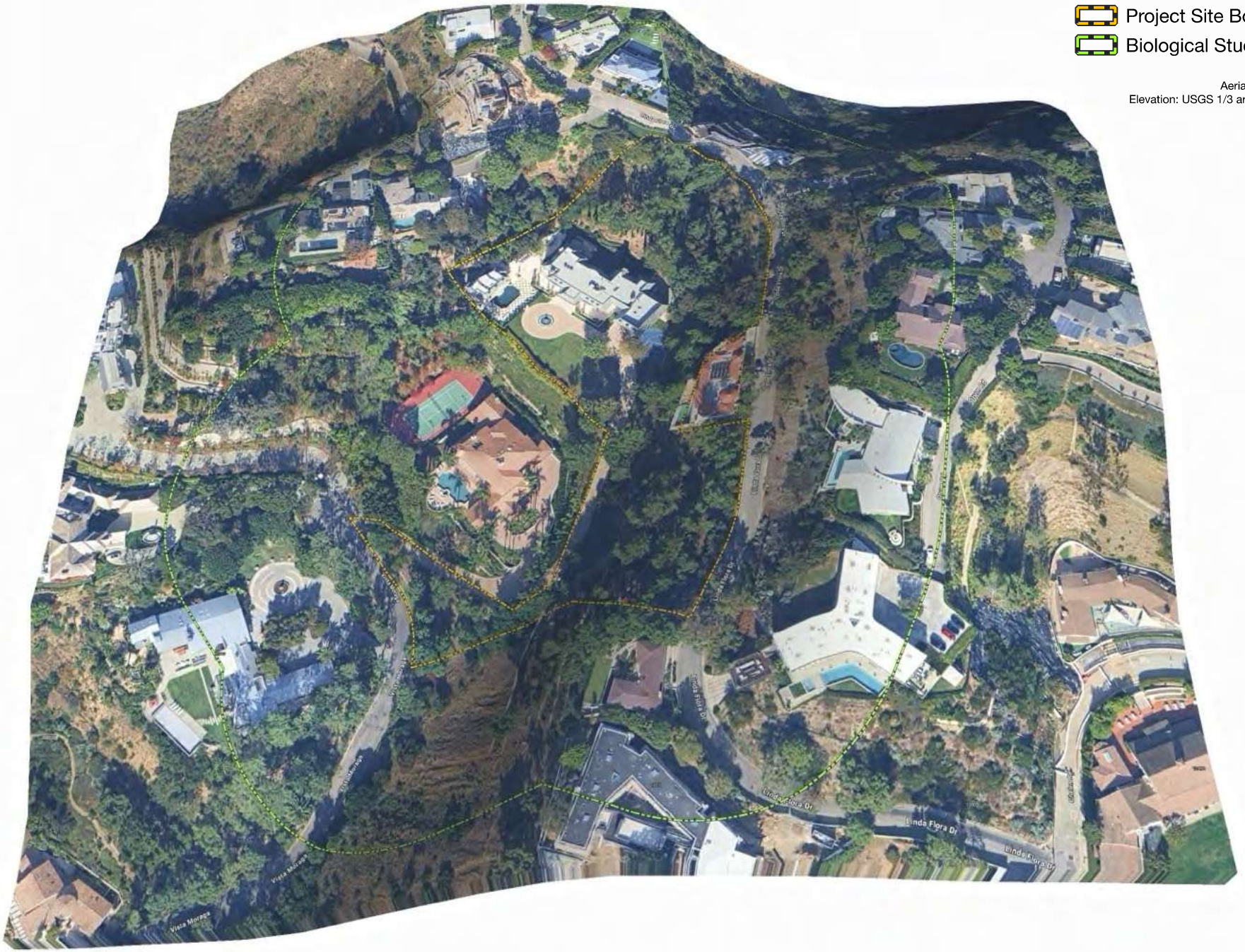


[2] https://websoilsurvey.sc.egov.usda.gov/app/

Figure 6. Soils on the Project Site

Exhibit 2. Terrain Map

1400 Vista Moraga



Site History

The City's CP-4073 reporting standards require a discussion of the Project Site's history, which is not information that is readily available, but can be assembled generally from historic aerial photos, such as those available on the UC Santa Barbara FrameFinder site[3] and Google Earth[4]. The images on the FrameFinder site are not georectified (making it difficult to place a Project Site boundary on them), but are useful for providing a general overview of land use history in the area. To that end, England|Ecology reviewed aerial photos from a series of years, three of which are provided below.

1994

This image from Google shows that the existing residence was present by 1994. Residences to the west of the Project Site appear to be under construction. The image referred to herein is provided as **Figure 7.**

Figure 7. Historic Aerial from 1994. Source: Google Earth.

1979

This image from FrameFinder shows that no residence was on the Project Site in that year. Development was present to the east, and it appears that the Project Site was largely cleared of shrubby vegetation. The image referred to herein is provided as **Figure 8.**

Figure 8. Historic Aerial from 1979. Source: FrameFinder

[3] https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

[4] https://www.google.com/intl/en_us/earth/

1938

This image from FrameFinder shows no development was present on the Project Site and a large area around it. Vegetation appears to be mostly chaparral. The image referred to herein is provided as **Figure 9.**

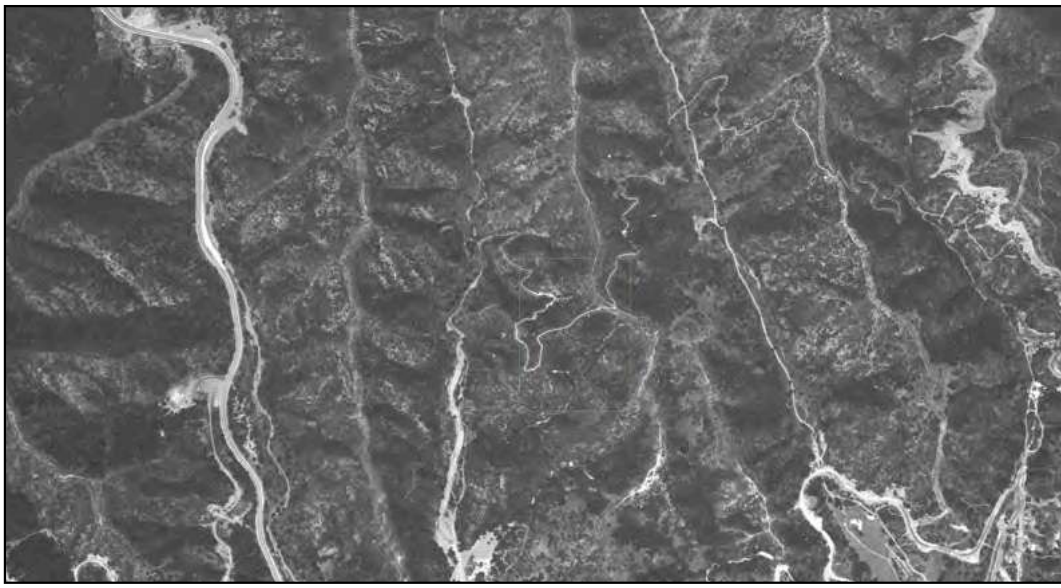


Figure 9. Historic Aerial from 1938. Source: FrameFinder

Fire History

Fire perimeters relative to the Project Site are shown below in **Figure 10.** Based on these data[5] the Project Site last burned in the 1961 Bel Air Fire.

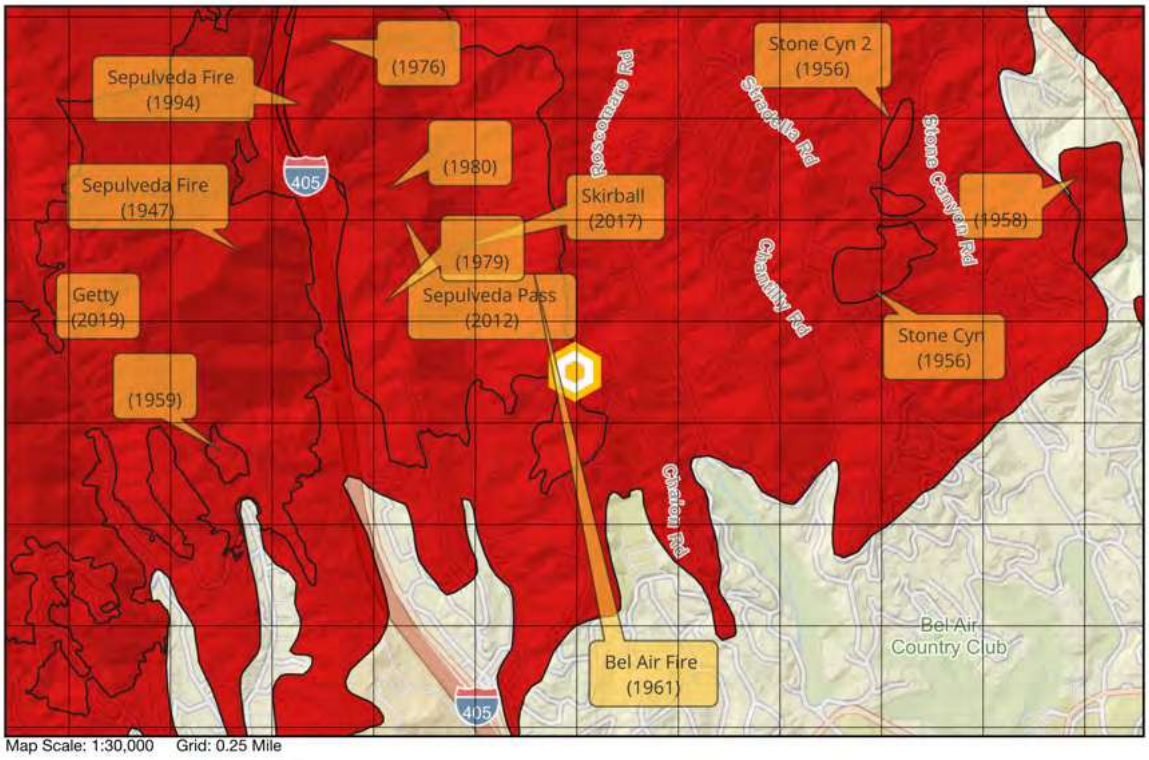


Figure 10. Fire Perimeters Relative to the Project Site

[5] https://www.fire.ca.gov/what-we-do/fire-resource-assessment-program

Proposed Development

This report has been prepared at the request of the Applicant for a proposed parcel split. No ground-disturbing activities are proposed at this time. The plan provided to England|Ecology during the preparation of this report is provided in **Appendix F.** The City has requested that in addition to the proposed parcel split, this report analyze the potential effects of maximal development (which is not currently proposed) within the newly-created parcel. Where applicable, effects analysis considers a development area of 5,366.16 square feet and allowable fencing of 6 feet in the side and rear yards, and 3.5 feet in the front yard.

Characteristics of the Surrounding Area

The City's CP-4073 reporting standards require a discussion of landscape characteristics within 500 feet of the Project Site, the limits for which are shown below in **Figure 11.** A discussion of landscape aspects is provided thereafter.

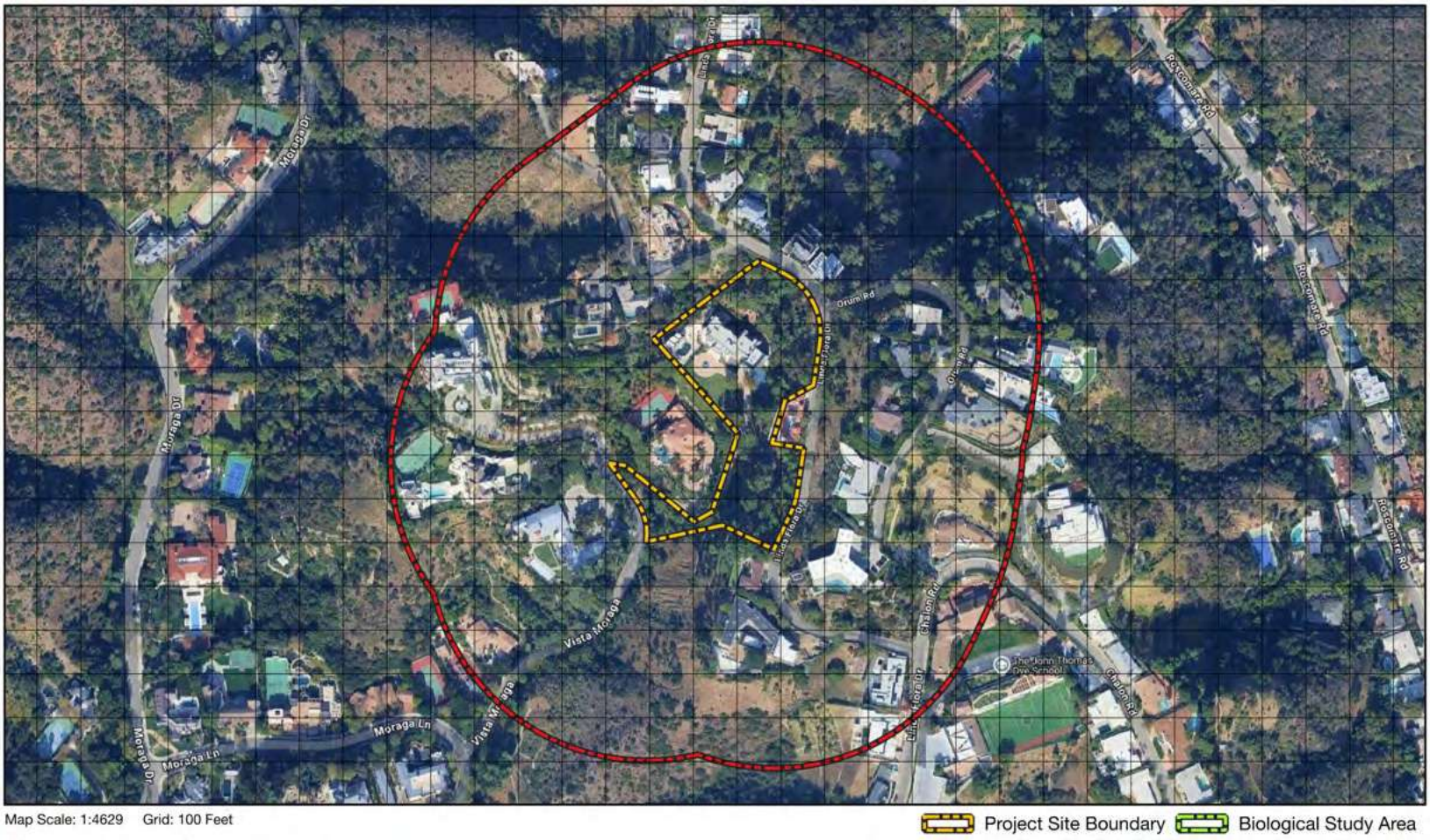


Figure 11. Aerial View of Surrounding Area

- **Impermeable Surfaces:** Impermeable Surfaces are parts of the built environment, including paved roads, sidewalks, walkways, and buildings. Based on field observations and current aerial photography, impermeable surfaces such roads, residences, and other structures occupy approximately 25% of the 500-foot radius, scattered throughout as various winding roads and houses.
- **Natural Vegetation:** Based on field observations and current aerial photography, natural vegetation communities are located at the southern and northern limits of the 500-foot radius.
- **Landscape Vegetation:** Based on field observations and current aerial photography, landscape vegetation such as maintained trees, shrubs, and forbs are the primary vegetation within the 500-foot radius.
- **Terrain:** Terrain within 500 feet is largely hilly. Aspect is variable.

- **Water Features:** There are no known water features within 500 feet of the Project Site.
- **General Anthropogenic Disturbance:** Based on field observations and current aerial photography, the area within 500 feet of the Project Site is residential in nature without any high traffic roads. As such, anthropogenic disturbance factors such as vehicle traffic, light, and noise are likely to be relatively low.
- **California Protected Areas Database:** There are no parks or other protected areas shown in the California Protected Areas Database within 500 feet of the Project Site.
- **California Conservation Easement Database:** There are no easements shown in the California Conservation Easement Database within 500 feet of the Project Site.

Applicable Regulations and Permits

The following summarizes regulations and other resource protection mechanisms that are known to be or potentially are applicable to biological resources on the Project Site. Key species status terms and their abbreviations, used later in this report, are in bold text.

Federal

Federal Endangered Species Act

The Federal Endangered Species Act (FESA) is the federal government's tool to protect rare and declining plant and wildlife species. It is implemented jointly by the US Fish and Wildlife Service (USFWS, terrestrial species) and the National Marine Fisheries Service. FESA protects species using the following status designations:

- An **endangered (FE)** species is a species of invertebrate, plant, or wildlife formally listed under FESA as facing extinction throughout all or a significant portion of its geographic range.
- A **threatened (FT)** species is a species of invertebrate, plant, or wildlife formally listed under FESA as likely to become endangered within the foreseeable future throughout all or a significant portion of its range.

A **proposed threatened (FPT)** or **proposed endangered (FPE)** species is one officially proposed for addition to the federal threatened or endangered species lists. A **candidate (FC)** species is one under review for listing, often due to the submittal of a petition by an outside entity.

"Take" of a federally endangered or threatened species or its habitat is prohibited by federal law without a special permit. The term "take", under FESA, means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in such conduct. "Harm" is defined to encompass "an act which actually kills or injures wildlife. Such an act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering" (50 CFR 17.3).

FESA also requires the USFWS to consider whether there are areas of habitat essential to conservation for each listed species. **Critical habitat (CH)** designations protect these areas, including habitat that is currently unoccupied but may be essential to the recovery of a species. An area is designated as critical habitat after the USFWS publishes a proposed Federal regulation in the Federal Register and then receives and considers public comments on the proposal. The final boundaries of critical habitat are officially designated when published in the Federal Register.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act of 1918 (MBTA) is a federal law governing the taking, killing, possession, transportation, and importation of various birds, their eggs, parts, and nests. The take of any number of a bird species listed as protected on any one of four treaty lists is governed by the MBTA's regulation of taking migratory birds for educational, scientific, and recreational purposes and requiring harvest to be limited to levels that prevent over utilization. The MBTA also prohibits taking, possession, import, export, transport, selling, purchase, barter, or offering for sale, purchase or barter, certain bird species, their eggs, parts, and nests, except as authorized under a valid permit (50 CFR 21.11).

Bald and Golden Eagle Protection Act

The **Bald and Golden Eagle Protection Act (BGEPA)** (16 U.S.C. 668-668c), enacted in 1940, and amended several times since then, prohibits anyone, without a permit issued by the Secretary of the Interior, from "taking" eagles, including their parts, nests, or eggs. The Act provides criminal penalties for persons who "take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle ... [or any golden eagle], alive or dead, or any part, nest, or egg thereof." The Act defines "take" as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb." For purposes of the guidelines, "disturb" means: "to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, 1) injury to an eagle, 2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or 3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior." In addition to immediate impacts, this definition also covers impacts that result from human-induced alterations initiated around a previously used nest site during a time when eagles are not present, if, upon the eagle's return, such alterations agitate or bother an eagle to a degree that interferes with or interrupts normal breeding, feeding, or sheltering habits, and causes injury, death or nest abandonment.

Birds of Conservation Concern

The **Birds of Conservation Concern (BCC)** list "identifies the migratory and non-migratory bird species (beyond those already designated as federally threatened or endangered) that represent [the USFWS's] highest conservation priorities. The list is based on an assessment of several factors, including population abundance and trends, threats on breeding and nonbreeding grounds and size of breeding and nonbreeding ranges. Bird species considered for the BCC include: nongame birds gamebirds without hunting seasons subsistence-hunted nongame birds in Alaska ESA candidate, proposed, and recently delisted species.[6]"

State of California

California Endangered Species Act

The California Endangered Species Act (CESA) is the State of California's tool to protect rare and declining plant and wildlife species. Plant and animal species may be designated threatened or endangered under CESA after a formal listing process by the California Fish and Game Commission. Implementation of CESA is by the California Department of Fish and Wildlife (CDFW). CESA protects species using the following status designations:

- An **endangered (CE)** species is a species of plant or wildlife whose prospects of survival and reproduction are in immediate jeopardy.
- A **threatened (CT)** species is a species of plant or wildlife present in such small numbers throughout its range that it is considered likely to become an endangered species in the near future in the absence of special protection or management.

A **candidate (CC)** species is one formally under review for listing. Candidates species are protected from take by CESA during the review process.

[6] https://fws.gov/media/birds-conservation-concern-2021pdf

Fully Protected Animals

CDFW describes the **Fully Protected (FP)** animals list as "the State's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, amphibians, reptiles, birds and mammals. Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research, relocation of the bird species for the protection of livestock, or if they are a covered species whose conservation and management is provided for in a Natural Community Conservation Plan.[7]"

Species of Special Concern

Species of special concern (SSC) is an informal designation used by the CDFW for some declining wildlife species that are not officially listed as endangered, threatened, or rare. This designation does not provide legal protection, but signifies that these species are recognized as vulnerable by CDFW.

California Rare Plant Ranks

While not a government agency, the California Native Plant Society (CNPS) is a statewide resource conservation organization that has developed an inventory of California's special-status plant species that is highly regarded by the agencies and biologists. This inventory is a summary of information on the distribution, rarity, and endangerment of California's vascular plants. Rare or potentially rare plant species are ranked using the following system **(CRPR)**:

- **1A:** Plants Presumed Extirpated in California and Either Rare or Extinct Elsewhere.
- **1B:** Plants Rare, Threatened, or Endangered in California and Elsewhere
- **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

After each rarity ranking, there is also a threat ranking:

- **0.1:** Seriously threatened in California (over 80% of 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)

[7] https://wildlife.ca.gov/Conservation/Fully-Protected

California Fish and Game Code Sections 3503, 3503.5, 3513

These California Fish and Game Code sections protect all birds, birds of prey, and all nongame birds, as well as their eggs and nests, for species that are not already listed as fully protected and that occur naturally within the state. Sections 3503 and 3503.5 of the CFGC stipulate the following regarding eggs and nests: Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by California Fish and Game Code or any regulation made pursuant thereto; and Section 3503.5 states that is it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by CFGC or any regulation adopted pursuant thereto. Section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

California Environmental Quality Act

Appendix G of the CEQA Guidelines is used by public agencies to determine whether a project may have a significant impact on biological resources. Under Appendix G (Section IV), a project may have a significant impact on biological resources if it would:

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

In addition, Section 15065(a) of the CEQA Guidelines establishes that a significant impact may occur if "[t]he project has the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, [or] reduce the number or restrict the range of an endangered, rare or threatened species."

City of Los Angeles

City of Los Angeles Protected Tree and Shrub Relocation and Replacement Ordinance

The Protected Tree and Shrub Relocation and Replacement Ordinance took effect in February 2021. As defined in Section 46.01 of the Los Angeles Municipal Code, “protected tree or shrub" means any of the following Southern California indigenous tree species, which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree, or any of the following Southern California indigenous shrub species, which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub:

- Protected Trees:
    - Oak tree including Valley Oak (*Quercus lobata*) and California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak (*Quercus berberidifolia*).
    - Southern California Black Walnut (*Juglans californica*).
    - Western Sycamore (*Platanus racemosa*).
    - California Bay (*Umbellularia californica*).
- Protected Shrubs:
    - Mexican Elderberry (*Sambucus mexicana*).
    - Toyon (*Heteromeles arbutifolia*).

Sections 46.02 to 46.06 of the Los Angeles Municipal Code describe mitigation measures for tree impacts and penalties for violating the ordinance.

Methods

This report is informed by data from an expansive desktop review and a field survey, the methods for which are described below. From this section forward, the more biologically accurate terms *taxon* and *taxa* are used in place of the term *species* used in most regulations because of the fluid nature of modern taxonomy, with special status assignments often being made for subspecies and populations instead of entire species. The term *species* is only used where applicable to the discussion.

Definitions

Resource Status Designations Considered

A variety of agencies and respected non-profit organizations assess the conservation status of plant and wildlife taxa and habitats, however, not all are applicable to this report. The following special status designations were considered when determining special status taxa and habitats to be discussed:

- **Federal Status:** Taxa listed as **Endangered (FE)** or **Threatened (FT)**, as well as taxa **Proposed as Endangered (FPE)**, **Proposed as Threatened (FPT)**, **Proposed for Delisting (FPD)**, and **Candidates (FC)** for listing under the Federal Endangered Species Act. Bald and Golden Eagles protected by the **Bald and Golden Eagle Protection Act (BGEPA)** and **USFWS-listed Birds of Conservation Concern** are also included.
- **California Status:** Taxa listed as **Endangered (CE)** or **Threatened (CT)**, as well as taxa that are **Candidates for Endangered (CCE)** status, **Threatened (CCT)** status, or **Delisting (CCD)** under the California Endangered Species Act. Also considered are taxa listed as **Fully Protected (FP)** and **Species of Special Concern (SSC).**
- **CNPS Status:** California Rare Plant Ranks (CRPR) 1, 2, and 3.
- **NatureServe Element Ranks:** NatureServe element state ranks were only considered for taxa when other criteria did not apply. Taxa were included with ranks of **S1 (Critically Imperiled)**, **S2 (Imperiled)**, and **S3 (Vulnerable).**
- **Vegetation Communities:** All vegetation communities mapped by the CNDDB.
- **Protected Trees and Shrubs:** trees and shrubs protected by the City of Los Angeles Protected Tree and Shrub Relocation and Replacement Ordinance are discussed in the analysis of flora.

Study Areas

The following are the study areas referenced in the Biological Site Conditions Assessment:

- **Project Site:** The Project Site includes the 3.29 acres of land being considered for entitlements and directly surveyed for this report.
- **Biological Study Area:** The Biological Study Area includes the Project Site and a 200 foot buffer. For this Project, the Biological Study Area measures 16.18 acres in extent. Known or potentially-occurring biological resources were examined closely within the Biological Study Area, but may not have been directly surveyed because of access restrictions.

- **Regional Study Area:** The Regional Study Area is the area for which taxa and habitat records were pulled from most biological resource databases. It includes the 7.5-minute US Geological Survey quadrangle the Project Site is located in and all surrounding quadrangles: *Beverly Hills, Burbank, Canoga Park, Hollywood, Inglewood, Topanga, Van Nuys*, and *Venice*. The Regional Study Area is depicted in the **Desktop Review Report** provided as **Appendix D.**

Desktop Review

Databases

England|Ecology conducted a review of literature and data sources to characterize biological conditions and to compile records of special status biological resources that could potentially occur on the Project Site. The resources used for this analysis are described below.

- **Soils:** Soils on and in the vicinity of the Project Site were assessed using the Web Soil Survey tools provided by the US Department of Agriculture[8].
- **Water:** Potential water resources were examined using the US Geological Survey's National Hydrography Dataset[9] and the USFWS National Wetlands Inventory[10].
- **Vegetation Communities:** potentially-occurring sensitive vegetation community records were pulled from the California Natural Diversity Database (CNDDB)[11] for the Regional Study Area.
- **Flora and Fauna:** potentially-occurring special status plant and wildlife records were pulled from the following data sources:
    - Designated and proposed critical habitat layers from the US Fish & Wildlife Service[12]. Taxa were included if critical habitat was proposed or designated within the Regional Study Area.
    - CNDDB records from within the Regional Study Area.
    - The California Native Plant Society (CNPS) Rare Plant Inventory[13] records from within the Regional Study Area.
    - The USFWS-managed Information for Planning and Consultation (IPaC) database[14] for records returned when uploading the boundary of the Project Site.

[8] https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm

[9] https://www.usgs.gov/national-hydrography/national-hydrography-dataset

[10] https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper

[11] California Natural Diversity Database (CNDDB). March 12, 2025. State and Federally Listed Endangered, Threatened, and Rare Plants of California. California Department of Fish and Wildlife. Sacramento, CA.

12 https://ecos.fws.gov/ecp/report/critical-habitat

[13] https://rareplants.cnps.org

[14] https://ipac.ecosphere.fws.gov/

In addition, records were searched locally within eBird[15] and iNaturalist[16].

Site-Specific Reports

During the preparation of this report, England|Ecology was provided with the following report pertaining to biological resources on the Project Site, the data from which was incorporated into this report where applicable:

- **Arborist Report:** an arborist report was completed for this Project by Arbor Care, Inc. in October 2023[17]. Hereafter, this report will be referred to as the "Arborist Report".

This report is provided in **Appendix F.**

Field Survey

England|Ecology principal biologist Marcus C. England conducted a general biological survey on the Project Site of sufficient detail to document the presence/absence and condition of water resources, vegetation communities and habitats, and flora and fauna observed. This provided a baseline for understanding the potential for occurrence of special status biological resources.

The Project Site was easily covered on foot walking transects of convenience to examine biological resources. Where necessary, observations were made with Leica Noctivid 8x42 binoculars and documented with a Nikon D500 camera paired with a Sigma 150-600mm lens. All other observations were documented using various applications and functions on an iPhone 15 Pro, including the Solocator[18] app for photographic documentation of site conditions and the QField[19] app for collecting spatial (e.g., photo and resource locations) and non-spatial (e.g., floral and faunal lists) tabular data. After the survey was completed, data in QField was synchronized to a geospatial database using QGIS[20] 3.40.

Table 2. Survey Dates, Times, and Weather Conditions

Monday, March 17, 2025 0915-1015h (1 hours) Marcus C. England	No Wind No Fog No Rain No Snow	56°F 13°C		No Wind No Fog No Rain No Snow	60°F 16°C

Occurrence Potential

England|Ecology assessed the potential for occurrence of special status plant and wildlife taxa and habitats based on data provided by the desktop review and observations made during the field survey. For taxa for which field observations could not definitively determine occurrence, the following information was considered:

[15] https://ebird.org

[16] https://inaturalist.org

[17] Arbor Care, Inc. 2023. Tree Survey. 1400 N. Vista Moraga, Los Angeles, 90049. 9 pages.

[18] https://solocator.com/

[19] https://qfield.org/

[20] https://www.qgis.org/en/site/

- **Range:** The Regional Study Area—from which records were gathered—is a large area capturing many taxa that would not be expected to occur in the Biological Study Area. In general, range determinations were made as follows:
    - **Flora:** The range of the taxon is based on an export of point records of that taxon from Calflora[21] with each record provided a buffer of 10km. If the Biological Study Area was within that mapped range, it could be considered outside of range if the elevations in the Biological Study Area were more than ten percent outside of the known elevation range of the taxon. If alternative sources are used they are included in the notes.
    - **Fauna:** The range of the taxon was determined differently based on the taxonomic group:
        - **Invertebrates and Fish:** An export of records of that taxon from the Global Biodiversity Information Facility[22] with each record provided a buffer of 10km. If alternative sources are used they are included in the notes.
        - **Amphibians, Reptiles, Birds, and Mammals:** California Wildlife Habitat Relationships[23] range data from the California Department of Fish and Wildlife. If alternative sources are used they are included in the notes.
- **Habitat:** If the Biological Study Area was determined to be outside of the taxon's range, habitat was not assessed and is labeled "N/A". If the Biological Study Area was determined to be within the taxon's range, the quality of the habitats in the Biological Study Area to support any portion of that taxon's life cycle was assessed and labeled as "Low", "Medium", or "High". The rationale for that determination is provided in the Notes of the desktop review report.

These occurrence potential assignments are defined below:

- **Present:** Taxa or habitat/vegetation community is known to occur on the Project Site based on recent surveys, CNDDB (within 10 years), or other records.
- **High:** Taxa with known recent recorded occurrences/populations near the Project Site and highly suitable habitat occurs within the Project Site. Highly suitable habitat includes all necessary elements to support the taxon (e.g., elevation, hydrology, soils, cover, habitat type, food resources).
- **Moderate:** Taxa with known recent recorded occurrences/populations near the Project Site; however, habitat within the Project Site has been moderately disturbed, fragmented, or is small in extent. Moderately suitable habitat includes several elements to support the taxon (e.g., elevation, hydrology, soils, cover, habitat type, food resources). Furthermore, moderately suitable habitat may also be located at the edge of the taxon's range, or there are no reported occurrences nearby.

[21] https://www.calflora.org/

[22] https://gbif.org

[23] https://wildlife.ca.gov/Data/CWHR

- **Low:** Taxa with few known recent recorded occurrences/populations near the Project Site and habitat within the Project Site is highly disturbed or extremely limited. A low potential is assigned to annual or perennial plant taxa that may have been detectable during a focused survey in the appropriate blooming period but was not found; however, small populations or scattered individuals are still considered to have a low potential to occur. Additionally, taxa for which poor-quality habitat may support the taxon within the Project Site, but the reported extant range is far outside the Project Site and/or any species observations would anticipate being migratory (i.e., not likely to reproduce within the Project Site).

- **None:** Taxa or habitat/vegetation community are not expected to be present because focused surveys were conducted and the taxon or habitat/vegetation community was not detected, or the taxon was found in the desktop review, but suitable habitat (soil, vegetation, elevational range) was not found on the Project Site, or the Project Site is not within the known geographic range of the species.

The potential for bird species were further distinguished into those that may: 1) nest within or near the Project Site; 2) forage within or near the Project Site; and/or 3) occur on or near the Project Site only as transients during migratory flights or other dispersal events.

Geospatial & Tabular Data Storage

All GIS-based resource analysis was conducted in QGIS 3.40, with either local data copies stored in a GeoPackage database or using a web service provided by the organization housing the data. Data specific to the Project Site is stored in a statewide GeoPackage database file.

Taxonomy & Nomenclature

It is important within a given report to use a consistent taxonomy for clarity in communication, especially as the various sources used in the research for a report may not use the same taxonomy and nomenclature. The taxonomic database underpinning England|Ecology's work is updated monthly from NatureServe[24]. NatureServe's taxonomy includes an Element Code for each taxon. These same Element Codes are used by a variety of agencies and organizations, including the California Department of Fish and Wildlife in the CNDDB and the California Native Plant Society in their Rare Plant Inventory. The Element Code provides a basis for linking records from disparate data sources. In all cases in this report, the taxonomic order and nomenclature are NatureServe's[25], with the exception of the special status flora discussion which is linked to a monthly export of the Rare Plant Inventory. As such, while this report largely capitalizes common names consistent with the NatureServe taxonomy, tabular data exported for special status floral analysis does *not* use this convention, as it is not used by the California Native Plant Society.

[24] https://www.natureserve.org/classifying-biodiversity

[25] The author does not always agree with NatureServe's taxonomy (such as where it varies from that of the American Ornithological Society), but it provides a consistent basis for discussion across taxonomic groups.

Biological Site Conditions Assessment

This biological site conditions assessment describes the Project Site's biological resources based on the desktop review and field survey. The format of this section of the report is consistent with Los Angeles City Planning's *Biological Resources Report Template* (CP-4073) and *Biological Reporting Standards* (CP-4074), both dated January 11, 2023.

Water Resources

The following section discusses observed or potential water resources on and in the vicinity of the Project Site. A formal jurisdictional delineation was not conducted as part of data gathering for this report.

Literature Review

As described in the Methods section above, during the preparation of this report England|Ecology reviewed data from the National Hydrography Dataset and the National Wetlands Inventory. This review found the following:

- **National Hydrography Dataset:** The National Hydrography Dataset shows no flowlines within 500 feet, no area features within 500 feet, no water bodies within 500 feet, and no point features within 500 feet.
- **National Wetlands Inventory:** The National Wetlands Inventory shows no features within 500 feet.

These data are discussed in the Data Analysis section below and shown on **Figure 12.**

Field Methodology

A discussion of methods, including the date, time, and weather parameters is provided in the Methods section of this report and summarized in **Table 2.** Specific to water resources, while a formal jurisdictional delineation was not conducted, the entirety of the Project Site was searched for natural water resources. This included searching for ponded water, depressions that could hold ponded water, flowing water, stream channels or other indicators of ephemeral flowing water, and riparian plant species.

Data Analysis

Resource Presence/Absence

Per the National Hydrography Dataset, the Project Site is located within the Ballona Creek HU-12 drainage which is a subcomponent of the Ballona Creek HU-10 drainage. No hydrological features are mapped on the Project Site by the National Hydrography Dataset or the National Wetlands Inventory. No natural water features or indicators of the presence of ephemeral water features were observed on the Project Site during England|Ecology's survey.

Potential Project Effects

This effects discussion is organized to comply with the written requirements in CP-4073, which provides direction on how Planning wants potential Project effects discussed, including Avoidance and Minimization Measures, Direct Effects, Indirect Effects, and Cumulative Effects. CP-4074 does not include guidance for effects discussions except for Mountain Lion. For each type of effect the guidance from CP-4073 is *quoted in italics*.

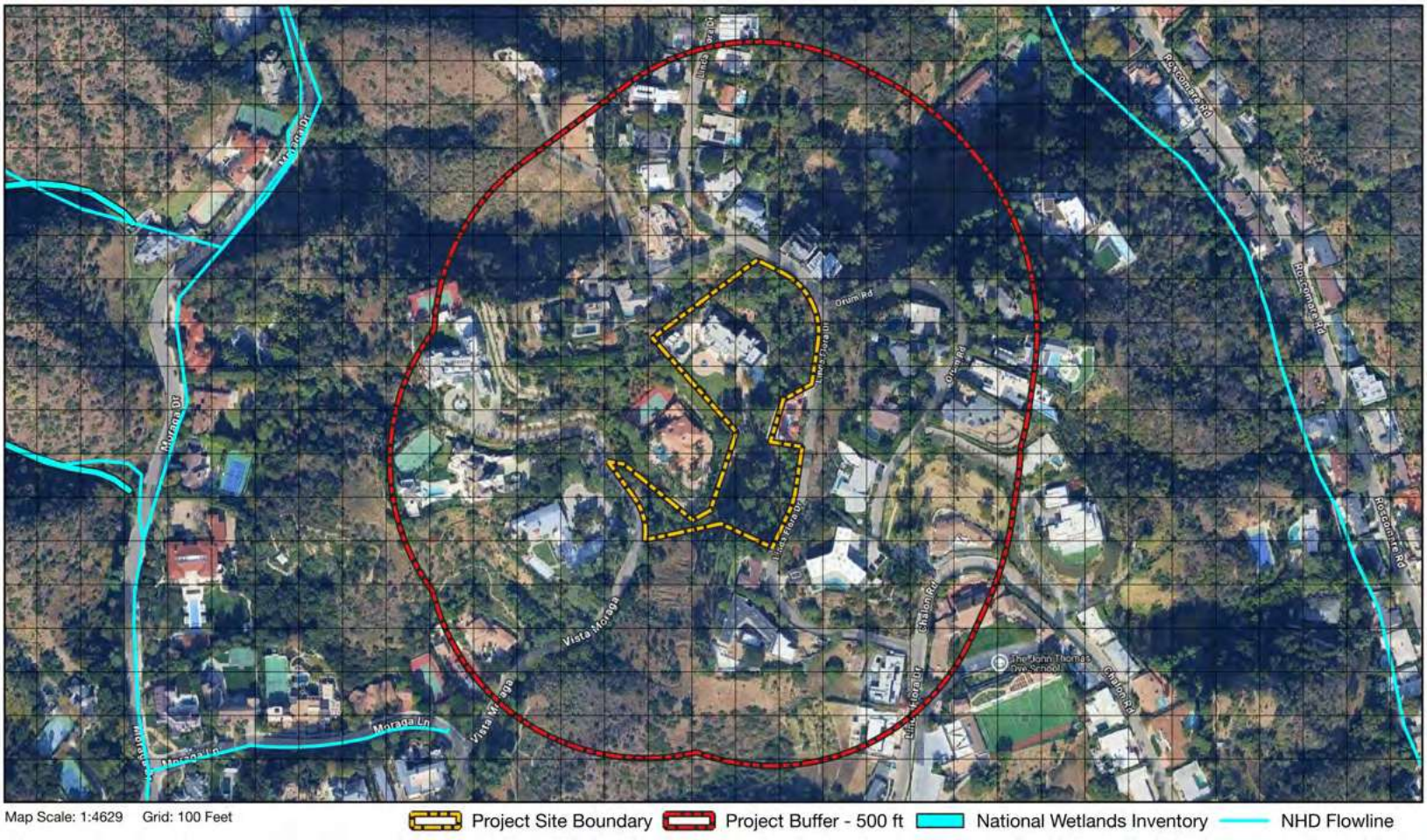


Figure 12. National Hydrography Dataset and National Wetlands Inventory Data

Avoidance and Minimization Measures

CP-4073 requires discussion of *how the project has been designed to avoid and minimize impacts to surface water resources, such as siting the building footprint more than 100 feet away from the water body*. As no water bodies are present on or adjacent to the Project Site, no such considerations would be required of any Project. The proposed Project, however, is a parcel split which would have no ground-disturbing effects. If development were proposed on the newly-created parcel, no avoidance and minimization measures for water resources would be required.

Direct Effects

CP-4073 states that direct effects *may occur if the project has surface water resources or other riparian habitat occurring in areas that will be disturbed either by development or used as construction staging areas*, further requiring to *provide acreage of water resources that will be impacted by the project*. As no natural water resources are present on or adjacent to the Project Site, no direct effects on water resources or other riparian habitat would occur as a result of any Project. The proposed Project, however, is a parcel split which would have no ground-disturbing effects and no direct effects on

water resources. If development were proposed on the newly-created parcel there would be no direct effects on water resources.

Indirect Effects

CP-4073 advises that indirect effects are those effects *that may occur from adding or modifying human infrastructure that leads to hydrologic interruptions.* The proposed Project is a parcel split which would have no ground-disturbing effects. As such, the proposed Project would not have adverse indirect effects on water resources. If development were proposed on the newly-created parcel, such development would occur on an undeveloped site within an otherwise developed area. Construction would result in new impermeable surfaces that would alter the site's existing hydrological regime and adversely affect water quality. A **Water Resources** measure pertains to these indirect effects and is described below.

Cumulative Effects

For cumulative effects, CP-4073 states that effects *may occur from cumulative losses of surface water resources and/or riparian habitat,* requiring that this report *describe recent projects within a 500-foot radius and whether their impacts together with the project may create significant cumulative losses of surface water resources or other riparian habitat.* As previously described in the required **Site History** and **Characteristics of the Surrounding Area** sections of this report, the Project Site is located within an area of existing and long-standing residential development. Significant cumulative impacts on water resources within this area occurred over several decades from the 1930s to the 1990s. Today, most Projects occurring within this area are small Projects that do not significantly change the extent and character of existing conditions relative to water resources. As such, the proposed Project would not be expected to contribute to any modern day significant cumulative losses of surface water resources or other riparian habitat.

Measures to Avoid Significant Adverse Effects

As the Project being analyzed herein is a proposed parcel split with no ground-disturbing activities, no measures are proposed to avoid significant adverse effects on water resources.

In order to avoid significant adverse effects on water resources the Applicant will ensure the following measure is implemented if development occurs on the newly-created parcel:

- **Water Resources:** Run-off effects on water quality will be minimized to the extent feasible via compliance with the City-mandated Low Impact Development (LID) ordinance, which became effective in May 2012. LID comprises a set of site design approaches and best management practices that are designed to address runoff and pollution at the source. The LID requires the submittal of a Stormwater Mitigation Plan.

General Conclusions

The proposed Project will not have significant direct, indirect, or cumulative effects on water resources as no natural water features are present on the Project Site and no ground-disturbing activities are proposed. If development occurs on the newly-created parcel, potential adverse indirect effects on water resources will be avoided through implementation of a Water Resources measure describing compliance with the City-mandated Low Impact Development ordinance.

Vegetation Communities & Habitats

The following section discusses vegetation communities and habitats in the Biological Study Area, including known resources and the potential for occurrence of special status resources.

Literature Review

A review of the CNDDB determined a total of seven sensitive vegetation communities are mapped within the Regional Study Area. These are discussed in the Data Analysis section below and in the Desktop Review Report provided as **Appendix D.**

Field Methodology

A discussion of methods, including the date, time, and weather parameters is provided in the Methods section of this report and summarized in **Table 2.** Mapped vegetation had the potential to fall into two categories:

- **Natural Alliance:** native or non-native natural vegetation communities that are recognized by the Manual of California Vegetation[26], a classification system recognized by most agencies. Areas with heavy anthropogenic influence, such as seasonal ground disturbance from fuel modification, are tagged as "Disturbed". Most alliances provide some level of habitat for wildlife, though it can be minimal when disturbed or dominated by invasive plant species.

- **Land Cover:** areas of hardscape, water features, and landscaping that do not fall into the alliance classification scheme. This may include tree-dominated landscapes that do have an associated alliance (such as oak and *Eucalyptus* woodlands) but are not in a natural state, such as those found in heavily residential areas.

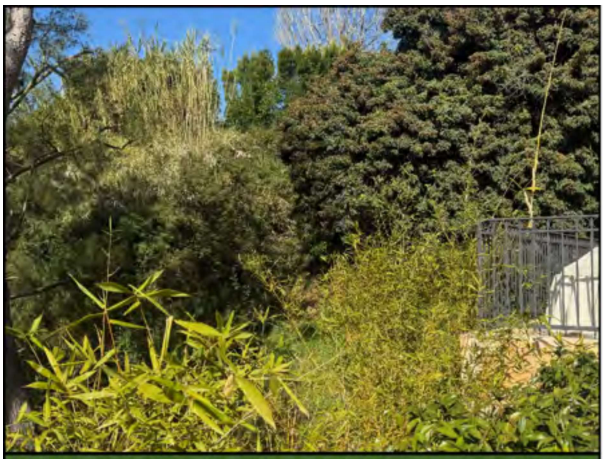
Data Analysis

Resource Presence/Absence

General Resource Analysis

England|Ecology mapped vegetation communities and land cover types on the Project Site and the 200-foot Biological Study Area based upon recent aerial photography and field observations. This resulted in the classification/mapping of six land cover types in the Biological Study Area. These are discussed below and shown on **Exhibit 3.** Summary boxes for each vegetation description are color-matched to their polygons in **Exhibit 3** for ease of reference. No natural alliances were present in the Biological Study Area.

[26] https://vegetation.cnps.org/



CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 9.17 acres (56.6%)
Project Site Extent: 2.29 acres (69.57%)

Landscape - Tree & Shrub

Non-Alliance Land Cover

Project-Specific Discussion: The "tree & shrub" landscape type is a mix of taller vegetation dominated by non-native trees and typically set in a managed landscape environment. In some cases, native trees are included in this land cover type when part of landscaping and not a functional natural community. Habitat value of this land cover type varies significantly, however, urban environments with significant tall tree cover often harbor a large number of wildlife. This is particularly true of birds.

CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 1.54 acres (9.53%)
Project Site Extent: 0.25 acres (7.44%)

Landscape - Forb

Non-Alliance Land Cover

Project-Specific Discussion: The "forb" landscape type includes all managed but typically artificially-planted areas of vegetation that are shorter than shrubs. This land cover type includes lawns. These areas have some value for wildlife, as landscape flowers provide food for hummingbirds and butterflies, and lawns can provide foraging areas for some birds and small mammals. Their overall habitat value, however, is significantly lower than any natural habitat they may have replaced. This land cover type is also typically dominated by non-native and often invasive plant species.

CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 4.88 acres (30.12%)
Project Site Extent: 0.73 acres (22.3%)

Disturbed - Impermeable Surface

Non-Alliance Land Cover

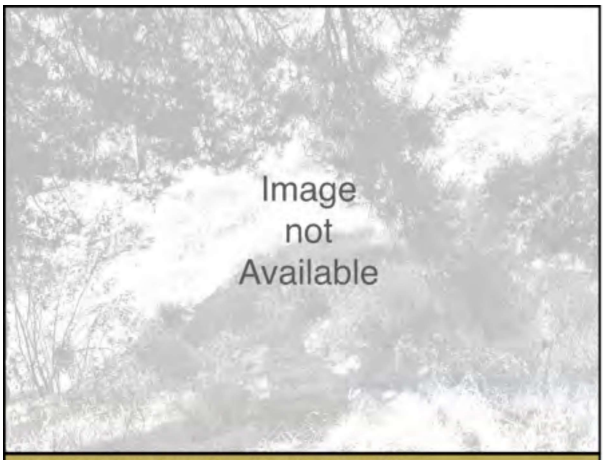
Project-Specific Discussion: Impermeable Surfaces are parts of the built environment, including paved roads, sidewalks, walkways, and buildings. In general, areas mapped as this land cover type have little value for wildlife and are not considered habitat.

CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 0.16 acres (0.99%)
Project Site Extent: 0.02 acres (0.69%)

Artificial Water Feature

Non-Alliance Land Cover

Project-Specific Discussion: Artificial water features are man-made, typically small bodies of water. The majority of these are swimming pools, which generally have no practical wildlife value. In some cases, small ponds and large fountains may be mapped as this land cover type. These often do have wildlife value, particularly given Southern California's arid environment.



CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 0.38 acres (2.34%)
Not represented on Project Site.

Residential - Undifferentiated

Non-Alliance Land Cover

Project-Specific Discussion: Areas mapped as Residential-Undifferentiated were graded and under construction during the survey or were recently constructed and graded and under construction in the aerial photography used for mapping. When complete, these areas would be one of other land cover types such as Impermeable Surface or Landscaping.

CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 0.07 acres (0.41%)
Not represented on Project Site.

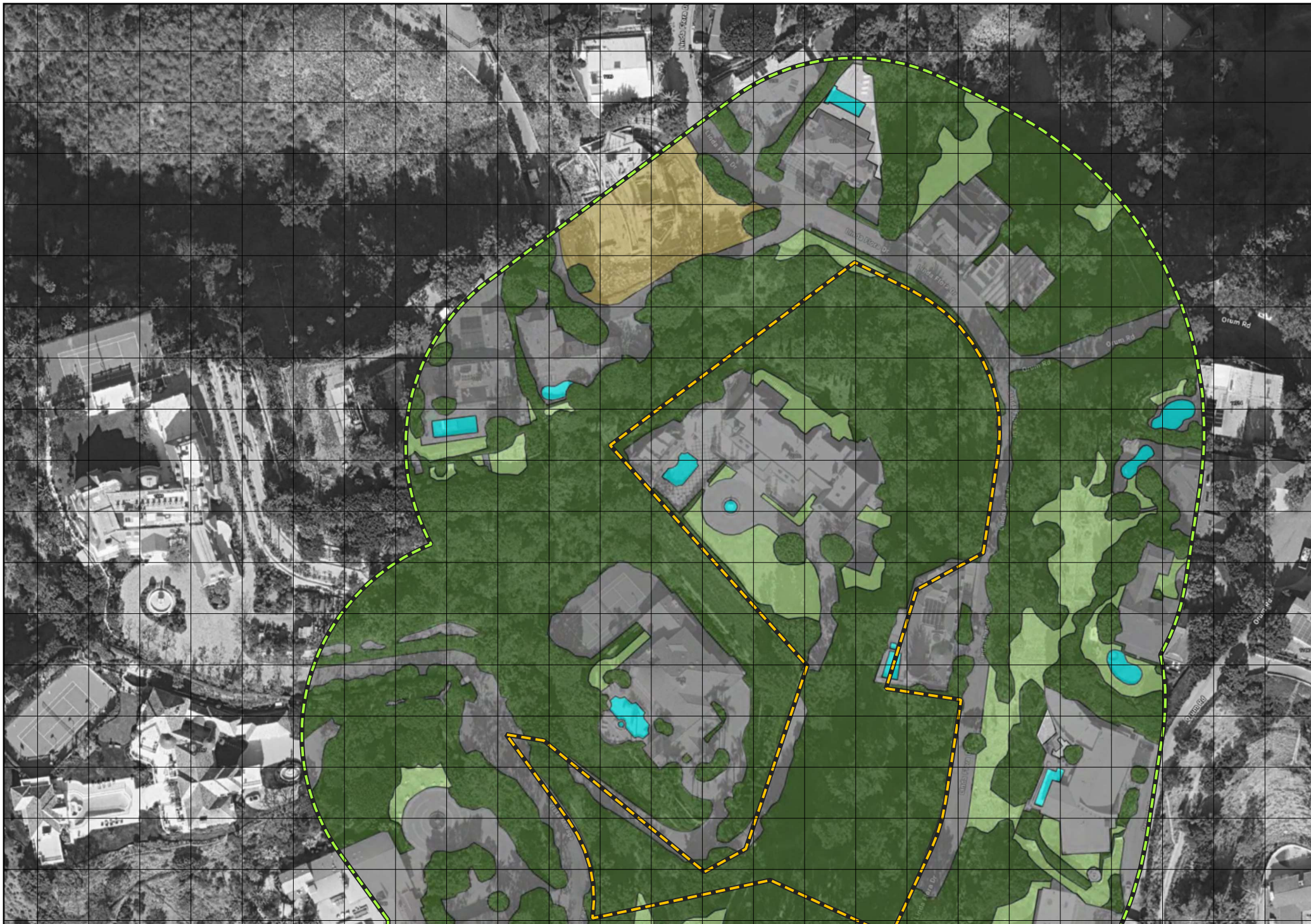
Disturbed - Permeable Surface

Non-Alliance Land Cover

Project-Specific Discussion: Permeable Surfaces are parts of the built environment, including compacted but unpaved areas devoid of vegetation, gravel, and unimproved roads. In general, areas mapped as this land cover type have little value for wildlife and are not considered habitat, though in some cases—such as unimproved roads—they may occur within habitat.

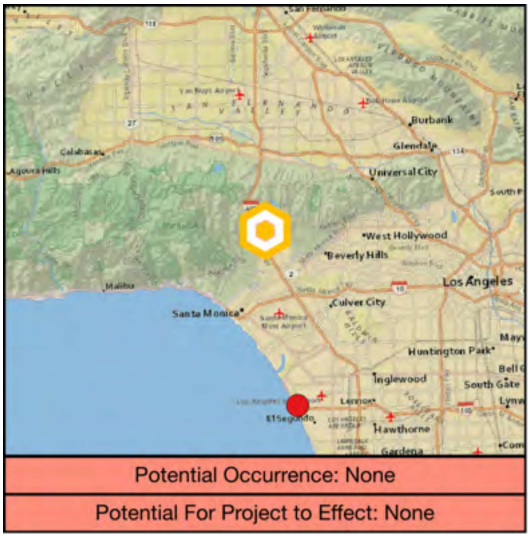
Exhibit 3. Vegetation Communities & Land Cover

1400 Vista Moraga



Special Status Resource Analysis

The seven sensitive vegetation communities mapped by the CNDDB as occurring within the Regional Study Area are shown below. The maps show the centroids of the CNDDB records in order to spatially depict the occurrences relative to the Project Site. The accounts highlight determinations of their potential occurrence on the Project Site as well as their potential to be adversely affected by the Project based on field observations.



Potential Occurrence: None

Potential For Project to Effect: None

Southern Dune Scrub

Global Rank:	G1
State Rank:	S1.1
Taxon Code:	CTT21330CA
CNDDB Records:	1
Taxon Group:	Dune
Habitats:	Coastal dunes
Notes:	—

Potential Occurrence: None

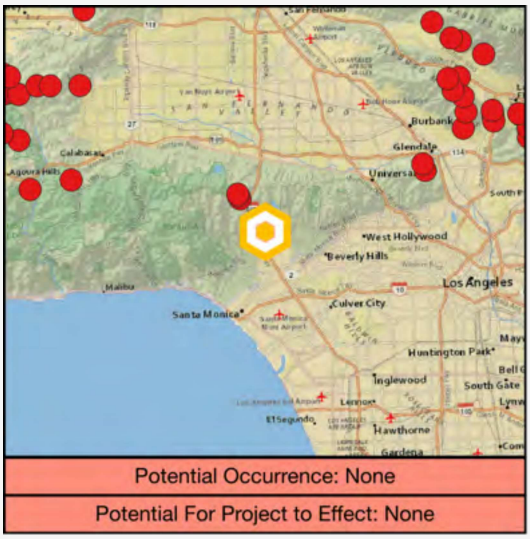
Potential For Project to Effect: None

Riversidian Alluvial Fan Sage Scrub

Global Rank:	G1
State Rank:	S1.1
Taxon Code:	CTT32720CA
CNDDB Records:	1
Taxon Group:	Scrub
Habitats:	Coastal scrub
Notes:	—

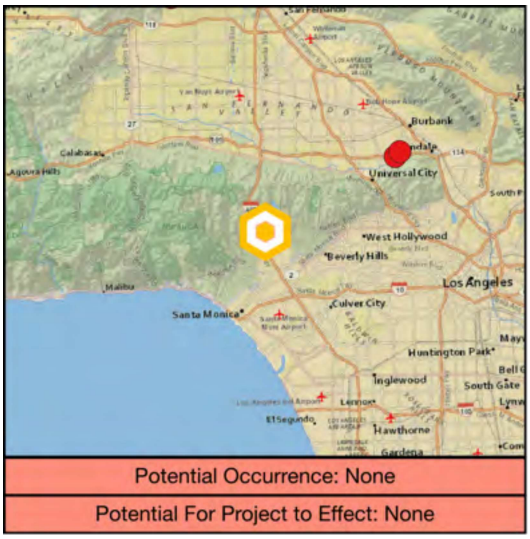
Southern Coastal Salt Marsh

Global Rank:	G2
State Rank:	S2.1
Taxon Code:	CTT52120CA
CNDDB Records:	1
Taxon Group:	Marsh
Habitats:	Marsh & swamp; Wetland
Notes:	—



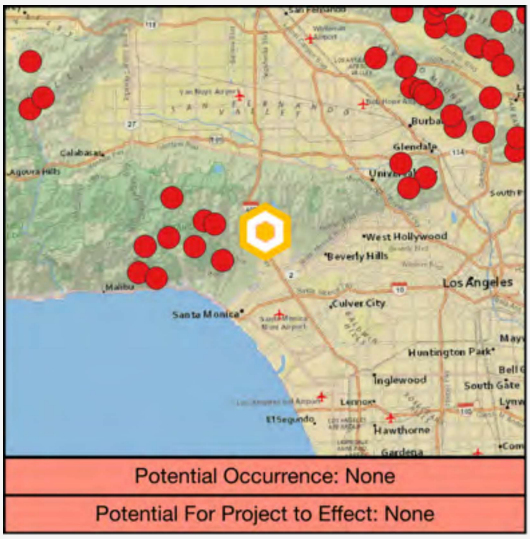
Southern Coast Live Oak Riparian Forest

Global Rank:	G4
State Rank:	S4
Taxon Code:	CTT61310CA
CNDDB Records:	9
Taxon Group:	Riparian
Habitats:	Riparian forest
Notes:	—



Southern Cottonwood Willow Riparian Forest

Global Rank:	G3
State Rank:	S3.2
Taxon Code:	CTT61330CA
CNDDB Records:	1
Taxon Group:	Riparian
Habitats:	Riparian forest
Notes:	—



Southern Sycamore Alder Riparian Woodland

Global Rank:	G4
State Rank:	S4
Taxon Code:	CTT62400CA
CNDDB Records:	20
Taxon Group:	Riparian
Habitats:	Riparian woodland
Notes:	—

California Walnut Woodland

Global Rank:	G2
State Rank:	S2.1
Taxon Code:	CTT71210CA
CNDDB Records:	9
Taxon Group:	Woodland
Habitats:	Cismontane woodland
Notes:	—

Potential Project Effects

This effects discussion is organized to comply with the written requirements in CP-4073, which provides direction on how Planning wants potential Project effects discussed, including Avoidance and Minimization Measures, Direct Effects, Indirect Effects, and Cumulative Effects. CP-4074 does not include guidance for effects discussions except for Mountain Lion. For each type of effect the guidance from CP-4073 is *quoted in italics*. Neither guidance document separates vegetation communities from the discussion of flora, as has been done in this report, as vegetation communities comprise the habitat within which flora and fauna are found.

Avoidance and Minimization Measures

CP-4073 requires discussion of *how the project has been designed to avoid and minimize impacts to flora, such as reconfiguring the building footprint to avoid impact/removal of trees and native vegetation.* No native vegetation is present on the Project Site, therefore, no avoidance measures would be required of any Project, including any

development that could be proposed on the newly-created parcel. The proposed Project, however, is a parcel split which would have no ground-disturbing effects.

Direct Effects

CP-4073 guidance only addresses direct effects on individual flora species, not vegetation communities or habitats. As no natural vegetation communities are present on or adjacent to the Project Site, no direct effects on such communities would occur as a result of any Project, including any development that could be proposed on the newly-created parcel, which at most could affect 5,366 square feet of Landscape - Tree & Shrub, which is predominantly comprised of non-native plants. The proposed Project, however, is a parcel split which would have no ground-disturbing effects and no direct effects on vegetation communities.

Indirect Effects

CP-4073 advises that indirect effects are those effects that *may occur from brush clearance for fuel modification requirements on adjacent properties, addition of invasive species, etc.* The proposed Project is a parcel split which would have no ground-disturbing effects. As such, the proposed Project would not have adverse indirect effects on vegetation communities. If development were proposed on the newly-created parcel:

- **Brush clearance:** brush clearance for fuel modification requirements has the potential to adversely affect habitat values on adjacent undeveloped areas. The proposed Project is located within an area with extensive existing development and vegetation clearance and the scope of such an effect would not be significant relative to the existing condition.

- **Invasive species:** the introduction of new or significantly modified residential development into an area brings with it the potential of invasive species being planted within landscaping which could escape into surrounding undeveloped areas and diminish habitat values. With the exception of legal requirements controlling the sale of invasive plants at nurseries, little can be done to prevent the planting of invasives by residents long term. Relative to this specific Project, it is located within an area with extensive existing development and the scope of such an effect would not be significant relative to the existing condition. Nonetheless, an **Invasive Species** measure is provided below.

Cumulative Effects

For cumulative effects, CP-4073 states that effects *may occur from cumulative losses in the local populations of a sensitive/special status species*, requiring that this report *describe recent projects within a 500-foot radius and whether their impacts together with the project may create significant cumulative losses for any particular sensitive/special status species.* For this section, however, we will replace special status species with native or natural vegetation communities. As previously described in the required **Site History** and **Characteristics of the Surrounding Area** sections of this report, the Project Site is located within an area of existing and long-standing residential development. Significant cumulative impacts on vegetation communities within this area occurred over several decades from the 1930s to the 1990s. Today, most Projects occurring within this area are small Projects that do not significantly change the extent and character of existing conditions relative to vegetation. As such, the proposed Project would not be expected to contribute to any modern day significant cumulative losses of vegetation communities and habitats.

Measures to Avoid Significant Adverse Effects

As the Project being analyzed herein is a proposed parcel split with no ground-disturbing activities, no measures are proposed to avoid significant adverse effects on vegetation communities. In order to avoid significant adverse effects on vegetation communities the Applicant will ensure the following measure is implemented if development were to occur on the newly-created parcel:

- **Invasive Species:** the landscape architect and contractor will avoid the use of invasive plants listed on the California Invasive Plant Council's Cal-IPC Inventory of invasive plants[27].

General Conclusions

The proposed Project will not have significant direct, indirect, or cumulative effects on vegetation communities as no natural vegetation communities are present on the Project Site and no ground-disturbing activities are proposed. If development were proposed on the newly-created parcel, potential adverse indirect effects on vegetation communities will be avoided through implementation of an Invasive Species measure requiring the avoidance of invasive plants in the landscape palette.

[27] https://www.cal-ipc.org/plants/inventory/

Flora

The following section discusses flora in the Biological Study Area, including known resources and the potential for occurrence of special status resources.

Literature Review

The floral literature review identified 46 special status taxa to be considered for their potential occurrence. This was based on records from the following sources:

- **CNDDB:** 118 occurrences of 38 floral taxa in the CNDDB for the Regional Study Area.
- **CNPS:** 64 floral taxa in the CNPS Rare Plant Inventory for the Regional Study Area.
- **IPaC:** Two floral taxa recommended for consideration by IPaC based on an upload of the Project Site boundary.
- **Critical Habitat:** One floral taxon with proposed or designated critical habitat in the Regional Study Area.

All special status flora considered for this report are discussed in the Data Analysis section below and in the Desktop Review Report provided as **Appendix D.** Per the guidance in CP-4073 and CP-4074, taxa with occurrence potentials of Low and None will not be discussed further.

Field Methodology

A discussion of methods, including the date, time, and weather parameters is provided in the Methods section of this report and summarized in **Table 2.** Plant taxa were identified and recorded along with their approximate abundance and condition in a geospatial database. Landscape plants were largely ignored unless they were native taxa maintained within landscaping, or if they were potentially of biological importance.

Data Analysis

Resource Presence/Absence

General Resource Analysis

The list of 13 floral taxa detected by England|Ecology is provided in the **Floral & Faunal Compendium** provided as **Appendix C.** No special status floral taxa from the Desktop Review were detected. One taxon protected by the City of Los Angeles Protected Tree and Shrub Relocation and Replacement Ordinance was detected, outside of the area addressed by the Arborist Report (which only provided data on the proposed parcel to be split). The known or expected status of all special status flora analyzed for this report are described in the next section.

Special Status Resource Analysis

Of the 46 special status floral taxa analyzed for this report, 0 were determined to be Present, 0 were determined to have a High potential for occurrence, 0 were determined to have a Moderate potential for occurrence, 0 were determined to have a Low potential for occurrence, and 46 were determined to have no potential for occurrence. These data are summarized in the Desktop Review Report provided in **Appendix D.** The accounts below summarize taxa determined to have moderate or higher occurrence potential.

Critical Habitat

While critical habitat for a plant listed under the Federal Endangered Species Act has been designated within the Regional Study Area, no critical habitat is present on or near the Biological Study Area, including the Project Site. Critical habitat locations are described in the attached **Desktop Review Report** and shown in **Figure 12.**

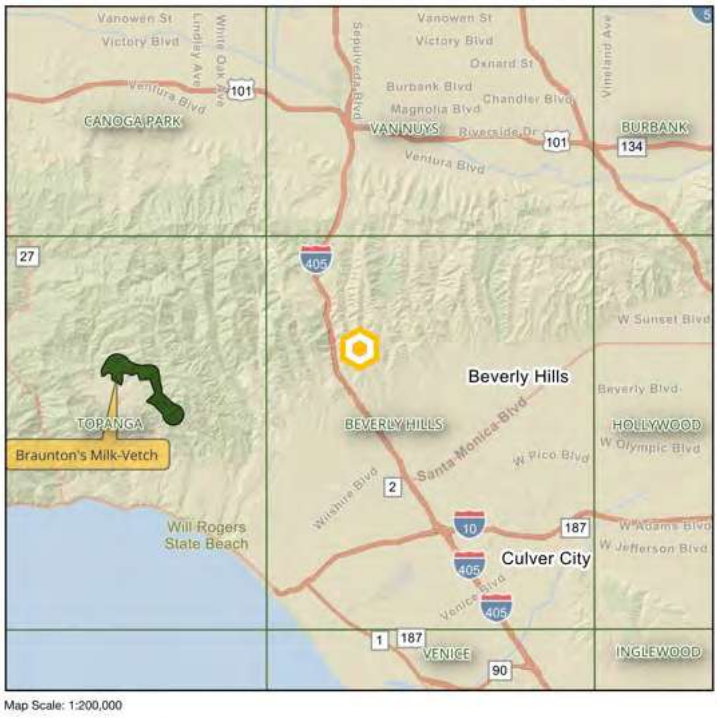


Figure 12. Critical habitat for plants in a portion of the Regional Study Area

Potential Protected Trees and Shrubs

The following summarizes the presence or absence of taxa that are potentially protected by the City of Los Angeles Protected Tree and Shrub Relocation and Replacement Ordinance:

- Protected Trees:
    - California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak (*Quercus berberidifolia*): not present.
    - Southern California Black Walnut (*Juglans californica*): not present.
    - Western Sycamore (*Platanus racemosa*): present.
    - California Bay (*Umbellularia californica*): not present.
- Protected Shrubs:
    - Mexican Elderberry (*Sambucus mexicana*): not present.
    - Toyon (*Heteromeles arbutifolia*): not present.

The Arborist Report addressing the proposed parcel to be split is provided in **Appendix F.** As stated previously, the sycamore is not represented in the Arborist Report as it is outside of the area covered by that report.

Potential Project Effects

This effects discussion is organized to comply with the written requirements in CP-4073, which provides direction on how Planning wants potential Project effects discussed, including Avoidance and Minimization Measures, Direct Effects, Indirect Effects, and Cumulative Effects. CP-4074 does not include guidance for effects discussions except for Mountain Lion. For each type of effect the guidance from CP-4073 is *quoted in italics*. Neither guidance document separates vegetation communities from the discussion of flora, as has been done in this report, as vegetation communities comprise the habitat within which flora and fauna are found.

Avoidance and Minimization Measures

CP-4073 requires discussion of *how the project has been designed to avoid and minimize impacts to flora, such as reconfiguring the building footprint to avoid impact/removal of trees and native vegetation.* The proposed Project is a parcel split which would have no ground-disturbing effects. No avoidance or minimization measures are required. If development were proposed on the newly-created parcel, no avoidance and minimization measures for floral resources would be required.

Direct Effects

CP-4073 states that direct effects *may occur if a flora species is identified within areas that will be disturbed either by development or used as construction staging areas*. The guidance further describes the particulars of analyzing direct effects on special status plants. As no special status flora are present on or adjacent to the Project Site, no direct effects on special status flora would occur as a result of any Project, including any development that may ultimately be proposed in the newly-created parcel. The proposed Project, however, is a parcel split which would have no ground-disturbing effects and no direct effects on flora.

Indirect Effects

CP-4073 advises that indirect effects are those effects that *may occur from brush clearance for fuel modification requirements on adjacent properties, addition of invasive species, etc.* The proposed Project is a parcel split which would have no ground-disturbing effects. As such, the proposed Project would not have adverse indirect effects on floral resources. If development were proposed on the newly-created parcel:

- **Brush clearance:** brush clearance for fuel modification requirements has the potential to adversely affect habitat values on adjacent undeveloped areas. The proposed Project is located within an area with extensive existing development and vegetation clearance and the scope of such an effect would not be significant relative to the existing condition.

- **Invasive species:** the introduction of new or significantly modified residential development into an area brings with it the potential of invasive species being planted within landscaping which could escape into surrounding undeveloped areas and diminish habitat values. With the exception of legal requirements controlling the sale of invasive plants at nurseries, little can be done to prevent the planting of invasives by residents long term. Relative to this specific Project, it is located within an area with extensive existing development and the scope of such an effect would not be significant relative to the existing condition. Nonetheless, an **Invasive Species** measure is provided below.

Cumulative Effects

For cumulative effects, CP-4073 states that effects *may occur from cumulative losses in the local populations of a sensitive/special status species*, requiring that this report *describe recent projects within a 500-foot radius and whether their impacts together with the project may create significant cumulative losses for any particular sensitive/special status species.* As previously described in the required **Site History** and **Characteristics of the Surrounding Area** sections of this report, the Project Site is located within an area of existing and long-standing residential development. Significant cumulative impacts on flora within this area occurred over several decades from the 1930s to the 1990s. Today, most Projects occurring within this area are small Projects that do not significantly change the extent and character of existing

conditions relative to vegetation. As such, the proposed Project would not be expected to contribute to any modern day significant cumulative losses of flora.

Measures to Avoid Significant Adverse Effects

As the Project being analyzed herein is a proposed parcel split with no ground-disturbing activities, no measures are proposed to avoid significant adverse effects on special status plants. In order to avoid significant adverse effects on vegetation communities the Applicant will ensure the following measure is implemented if development were to occur on the newly-created parcel:

- **Invasive Species:** The Invasive Species measure proposed in the Vegetation Communities & Habitats section above.

General Conclusions

No special status plants are known to occur or expected to occur on the Project Site. The proposed Project will not have significant direct, indirect, or cumulative effects on special status plants as no special status plants are present on the Project Site and no ground-disturbing activities are proposed. If development were proposed on the newly-created parcel, potential adverse indirect effects on vegetation communities will be avoided through implementation of an Invasive Species measure requiring the avoidance of invasive plants in the landscape palette.

Fauna

The following section discusses fauna in the Biological Study Area, including known resources and the potential for occurrence of special status resources.

Literature Review

The faunal literature review identified 77 special status taxa to be considered for their potential occurrence. This was based on records from the following sources:

- **CNDDB:** 313 occurrences of 58 faunal taxa in the CNDDB for the Regional Study Area.
- **IPaC:** 24 faunal taxa recommended for consideration by IPaC based on an upload of the Project Site boundary.
- **Critical Habitat:** Four faunal taxa with proposed or designated critical habitat in the Regional Study Area.

All special status fauna considered for this report are discussed in the Data Analysis section below and in the Desktop Review Report provided as **Appendix D**. Per the guidance in CP-4073 and CP-4074, taxa with occurrence potentials of Low and None will not be discussed further.

Field Methodology

A discussion of methods, including the date, time, and weather parameters is provided in the Methods section of this report and summarized in **Table 2**. All wildlife species directly observed, heard (e.g., bird song), or for which sign was observed (e.g., gopher burrows, scat, etc.) were recorded in a geospatial database. While larger bird nests—such as those used by raptors and corvids—were searched for as they can be used across years, a time-intensive nesting bird survey was not conducted as the results would be irrelevant to the Project's timeline. The site was also assessed for potential bat roosting habitat, suitability for wildlife movement, and use by other wildlife taxa of importance where applicable.

Data Analysis

Resource Presence/Absence

General Resource Analysis

The list of 17 faunal taxa detected by England|Ecology is provided in the **Floral & Faunal Compendium** provided as **Appendix C**. This list includes 0 amphibian, 0 reptile, 16 bird, and one mammal detections during fieldwork conducted on the Project Site. The most commonly observed taxa were Botta's Pocket Gopher (*Thomomys bottae*), Ruby-crowned Kinglet (*Corthylio calendula*), and Lesser Goldfinch (*Spinus psaltria*). A total of two special status faunal taxa were detected. The known or expected status of all special status fauna analyzed for this report are described in the next section.

Special Status Resource Analysis

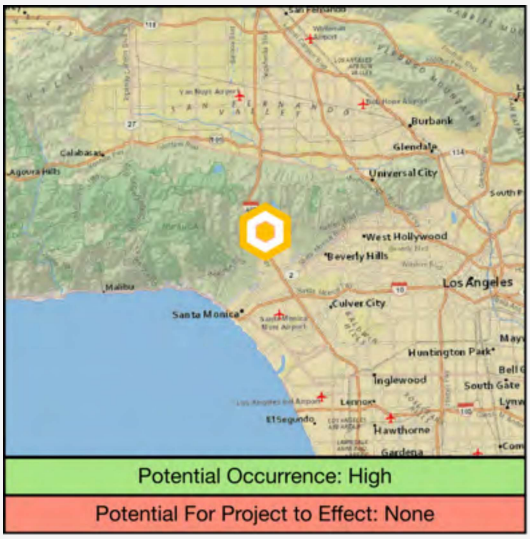
Of the 77 special status faunal taxa analyzed for this report, two were determined to be Present, five were determined to have a High potential for occurrence, four were determined to have a Moderate potential for occurrence, six were determined to have a Low potential for occurrence, and 60 were determined to have no potential for occurrence. These

data are summarized in the Desktop Review Report provided in **Appendix D.** The accounts below summarize taxa determined to have moderate or higher occurrence potential. The maps show the centroids of the CNDDB records in order to spatially depict the occurrences relative to the Project Site (for taxa that are in the CNDDB). All data, including habitat descriptions, is directly from the CNDDB.

American Peregrine Falcon

Falco peregrinus anatum

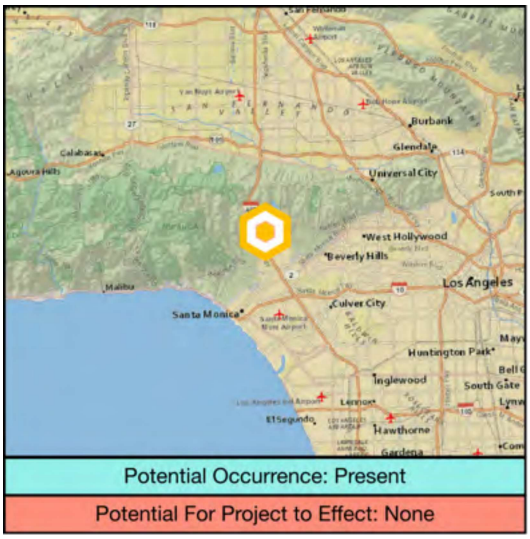
Legal Status:	FD, CD, S3S4
Source(s):	CNDDB(2)
Taxon Code:	ABNKD06071
Natural History:	NEAR WETLANDS, LAKES, RIVERS, OR OTHER WATER; ON CLIFFS, BANKS, DUNES, MOUNDS; ALSO, HUMAN-MADE STRUCTURES. NEST CONSISTS OF A SCRAPE OR A DEPRESSION OR LEDGE IN AN OPEN SITE.
Range Notes:	—
Habitat Suitability:	High. No suitable nesting habitat on or near the Project Site. CWHR Predicted Habitat: High quality. EnglandlEcology agrees.
Notes:	This taxon is most widespread in the winter when it occurs in a wide range of habitats, including dense urban areas, where it feeds mostly on medium-sized birds. If Peregrine Falcon occurs on the Project Site at all, it is likely an uncommon occurrence and would most likely be observed as a flyover while hunting.
Habitats:	Potentially found in Artificial Water Feature, Disturbed - Impermeable Surface, Disturbed - Permeable Surface, Landscape - Forb, Landscape - Tree & Shrub, Residential - Undifferentiated



Western Screech-Owl

Megascops kennicottii

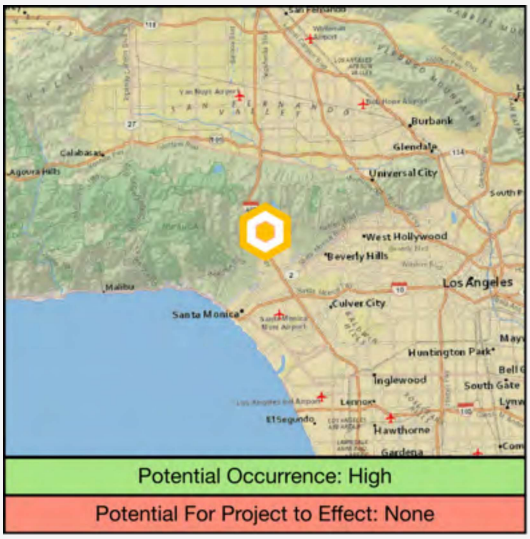
Legal Status:	BCC
Source(s):	IPaC
Taxon Code:	ABNSB01040
Natural History:	No CNDDB habitat description available
Range Notes:	—
Habitat Suitability:	High. CWHR Predicted Habitat: High quality. EnglandlEcology agrees.
Notes:	—
Habitats:	Potentially found in Landscape - Tree & Shrub



Allen's Hummingbird

Selasphorus sasin

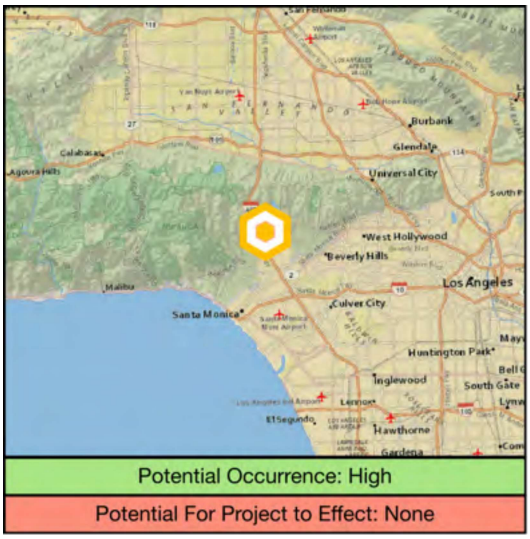
Legal Status: BCC
Source(s): IPaC
Taxon Code: ABNUC51030
Natural History: No CNDDB habitat description available
Range Notes: —
Habitat Suitability: High. CWHR Predicted Habitat: High quality. EnglandlEcology agrees.
Notes: This taxon has adapted to and benefits from nectar-rich landscaped environments, increasing its range and numbers in recent years.
Habitats: Potentially found in Landscape - Tree & Shrub



Nuttall's Woodpecker

Dryobates nuttallii

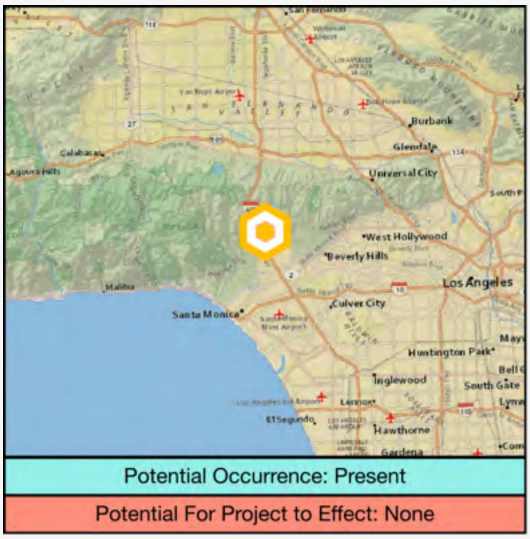
Legal Status: BCC
Source(s): IPaC
Taxon Code: ABNYF07020
Natural History: No CNDDB habitat description available
Range Notes: —
Habitat Suitability: High. CWHR Predicted Habitat: Medium quality. EnglandlEcology disagrees. Present in nearly all wooded areas of Los Angeles.
Notes: —
Habitats: Potentially found in Landscape - Tree & Shrub



Oak Titmouse

Baeolophus inornatus

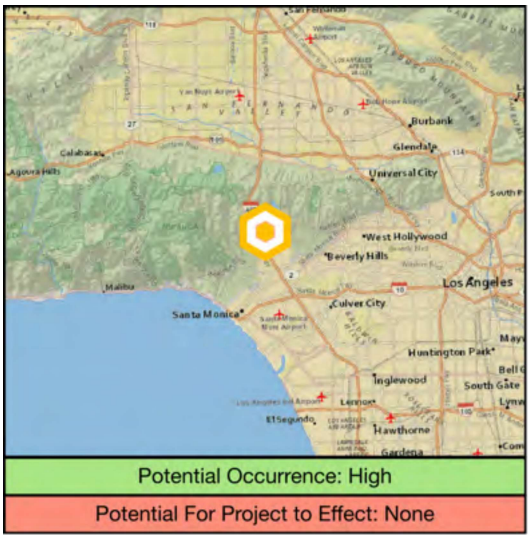
Legal Status: BCC
Source(s): IPaC
Taxon Code: ABPAW01100
Natural History: No CNDDB habitat description available
Range Notes: —
Habitat Suitability: High. CWHR Predicted Habitat: High quality. EnglandlEcology agrees.
Notes: —
Habitats: Potentially found in Landscape - Tree & Shrub



Wrentit

Chamaea fasciata

Legal Status: BCC
Source(s): IPaC
Taxon Code: ABPBJ26010
Natural History: No CNDDB habitat description available
Range Notes: —
Habitat Suitability: High. CWHR Predicted Habitat: High quality. EnglandlEcology agrees.
Notes: —
Habitats: Potentially found in Landscape - Tree & Shrub



California Thrasher

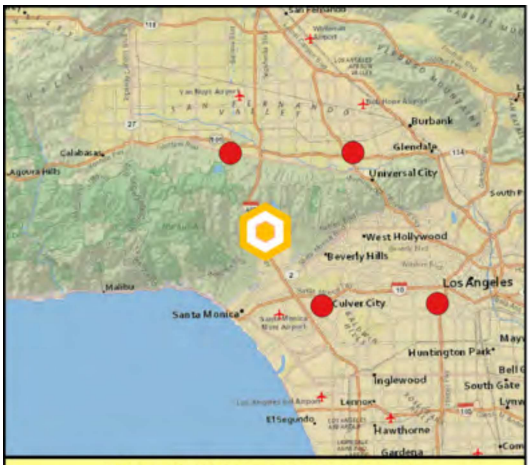
Toxostoma redivivum

Legal Status: BCC
Source(s): IPaC
Taxon Code: ABPBK06080
Natural History: No CNDDB habitat description available
Range Notes: —
Habitat Suitability: High. CWHR Predicted Habitat: High quality. EnglandlEcology agrees.
Notes: —
Habitats: Potentially found in Landscape - Tree & Shrub

Lawrence's Goldfinch

Spinus lawrencei

Legal Status: S4, BCC
Source(s): IPaC
Taxon Code: ABPBY06100
Natural History: NESTS IN OPEN OAK OR OTHER ARID WOODLAND AND CHAPARRAL, NEAR WATER. NEARBY HERBACEOUS HABITATS USED FOR FEEDING. CLOSELY ASSOCIATED WITH OAKS.
Range Notes: —
Habitat Suitability: Medium. CWHR Predicted Habitat: Medium quality. EnglandlEcology agrees.
Notes: Lawrence's Goldfinch populations move frequently following preferred food sources, especially fiddleneck. No breeding habitat is present on the Project Site. Only likely to occur sporadically during seasonal movements.
Habitats: Potentially found in Landscape - Tree & Shrub



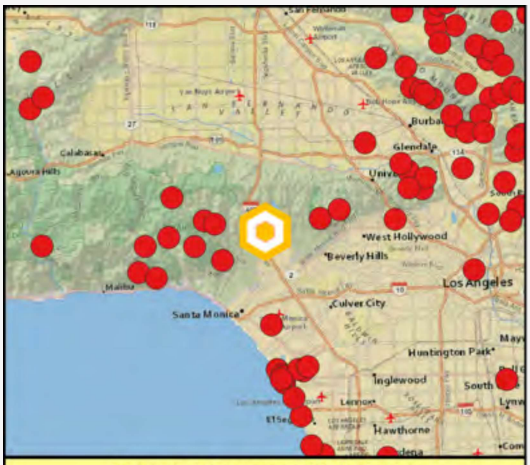
Potential Occurrence: Moderate

Potential For Project to Effect: None

Pallid Bat

Antrozous pallidus

Legal Status: SSC, S3
Source(s): CNDDB(4)
Taxon Code: AMACC10010
Natural History: DESERTS, GRASSLANDS, SHRUBLANDS, WOODLANDS AND FORESTS. MOST COMMON IN OPEN, DRY HABITATS WITH ROCKY AREAS FOR ROOSTING. ROOSTS MUST PROTECT BATS FROM HIGH TEMPERATURES. VERY SENSITIVE TO DISTURBANCE OF ROOSTING SITES.
Range Notes: —
Habitat Suitability: Medium. CWHR Predicted Habitat: Medium quality. EnglandIEcology agrees.
Notes: No potential roosting habitat was identified during the survey. If present, only likely to use the Project Site for foraging overflights.
Habitats: Potentially found in Artificial Water Feature, Disturbed - Impermeable Surface, Disturbed - Permeable Surface, Landscape - Forb, Landscape - Tree & Shrub, Residential - Undifferentiated



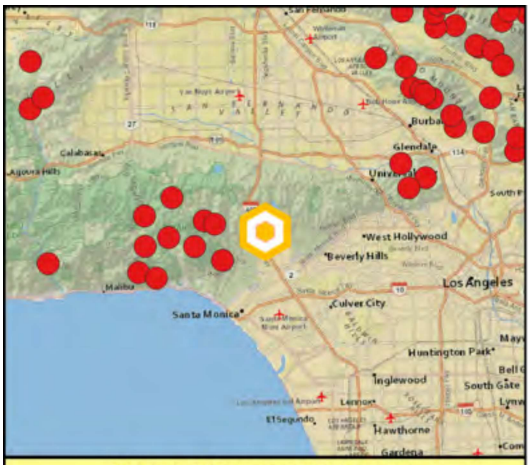
Potential Occurrence: Moderate

Potential For Project to Effect: None

San Diegan Legless Lizard

Anniella stebbinsi

Legal Status: SSC, S3
Source(s): CNDDB(36)
Taxon Code: ARACC01060
Natural History: GENERALLY SOUTH OF THE TRANSVERSE RANGE, EXTENDING TO NORTHWESTERN BAJA CALIFORNIA. OCCURS IN SANDY OR LOOSE LOAMY SOILS UNDER SPARSE VEGETATION. DISJUNCT POPULATIONS IN THE TEHACHAPI AND PIUTE MOUNTAINS IN KERN COUNTY. VARIETY OF HABITATS; GENERALLY IN MOIST, LOOSE SOIL. THEY PREFER SOILS WITH A HIGH MOISTURE CONTENT.
Range Notes: —
Habitat Suitability: Medium. CWHR Predicted Habitat: Medium quality.
Notes: —
Habitats: Potentially found in Landscape - Tree & Shrub



Potential Occurrence: Moderate

Potential For Project to Effect: None

San Bernardino Ring-necked Snake

Diadophis punctatus modestus

Legal Status: S2?
Source(s): CNDDB(1)
Taxon Code: ARADB10015
Natural History: MOST COMMON IN OPEN, RELATIVELY ROCKY AREAS. OFTEN IN SOMEWHAT MOIST MICROHABITATS NEAR INTERMITTENT STREAMS. AVOIDS MOVING THROUGH OPEN OR BARREN AREAS BY RESTRICTING MOVEMENTS TO AREAS OF SURFACE LITTER OR HERBACEOUS VEG.
Range Notes: —
Habitat Suitability: Medium. CWHR Predicted Habitat: Medium quality. EnglandIEcology agrees.
Notes: —
Habitats: Potentially found in Landscape - Tree & Shrub

Critical Habitat

While critical habitat for wildlife listed under the Federal Endangered Species Act has been designated or proposed within the Regional Study Area, no critical habitat is present on or near the Biological Study Area, including the Project Site. Critical habitat locations are described in the attached **Desktop Review Report** and shown in **Figure 13.**

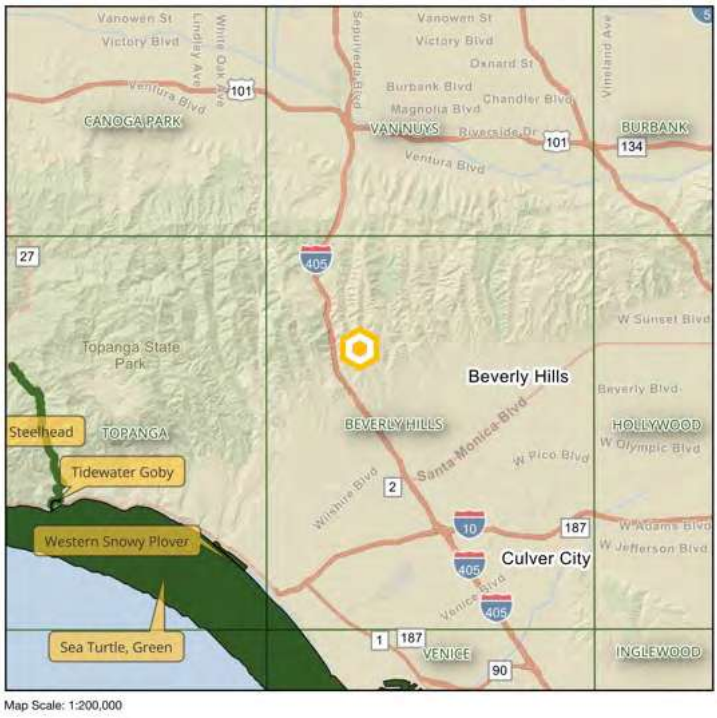


Figure 13. Critical habitat for wildlife in a portion of the Regional Study Area

Mountain Lion

Planning document CP-4074 requires consideration of the potential presence of Mountain Lion (*Puma concolor*). Guidance language provided in CP-4074 is provided in italics:

- *Habitat suitable for mountain lion dens, including caves, large natural cavities within rocky areas, or vegetation thickets deemed appropriate for use by mountain lions based on size and other characteristics (e.g., proximity to human development, surrounding habitat). Habitat use should be based on two behavior categories: reproductive behavior (communication and denning), or non-reproductive behavior (moving and feeding), and any natural communities on the project site that are suitable for either behavior*: There was no habitat on the site suitable for Mountain Lions for reproductive or non-reproductive behavior. This is because of the following observed factors: existing development of the Project Site, surrounding human development, and lack of natural habitats.

- *Evidence of mountain lion presence (e.g., direct observation, tracks, scat, carcasses or bones of prey species) in the vicinity of identified suitable habitat*: No evidence of Mountain Lion presence was detected during the survey and none would be expected.

- *Habitat suitable for mule deer, including the presence of grasses and forbs, woodland vegetation (especially acorn mast), chaparral vegetation (especially chamise shrubs), and riparian vegetation*: While Mule Deer likely occur periodically, there is no natural habitat for Mule Deer on or near the Project Site.

- *Evidence of mule deer presence (e.g., direct observation, tracks, scat, carcasses)*: No evidence of Mule Deer presence was detected during the survey and none would be expected.

As Mountain Lion would not be expected to occur, the proposed Project would not have an adverse effect on Mountain Lions.

Bats

Planning document CP-4074 requires an assessment of bat habitat for day and night roosts. Guidance language provided in CP-4074 is provided in italics:

- *Habitat suitable for bats, including trees (e.g., palm trees, large old trees with cavities, dead trees), cliff faces, rock outcroppings, structure overhangs (e.g., roof overhangs on houses and sheds), and bridges*: There are numerous palm trees and large old trees (though perhaps none with cavities, and structure overhangs), but no cliff faces, rock outcroppings, structure overhangs, or bridges. Potential roosting habitat for the one special status bat with potential to occur was not identified on the proposed lot.

- *Evidence of bat presence (e.g., direct observation (alive or dead), guano deposits, urine stains, vocalizations) in the vicinity of identified suitable habitat*: No evidence of bat presence was observed.

- *The proximity of suitable bat habitat to prime foraging areas, such as water sources (e.g., artificial lakes, reservoirs, pools, rivers, drainages, or storm channels)*: The nearest potential prime foraging area for bats is Stone Canyon Reservoir located approximately 1.3 miles to the northeast.

If bats are present, it would most likely be for aerial foraging during nighttime.

Nesting Birds

Birds – including native species protected by the Migratory Bird Treaty Act and California Fish and Game Code – have the potential to nest in nearly any environment, including those heavily altered by anthropogenic activity. Planning document CP-4074 provides specific guidance for assessing the potential for nesting birds. Guidance language provided in CP-4074 is provided in italics:

- *Describe the methodology used to assess the project site for suitable nesting birds, with specific reference to long-term nesting species such as raptors (hawks, owls, falcons) and colonial waterbirds (e.g., herons and egrets). Please ensure that the entire vicinity of the subject property (e.g., out to 500') is evaluated, both for these long-term nests, as well as for their foraging habitat. If no nesting birds are found, summarize the negative survey results*: The entirety of the Project Site was directly surveyed as described in the *Methods* section of this report. To the extent feasible, larger trees out to 500 feet from the Project Site were assessed remotely using 8X42 Leica Noctivid binoculars, looking for visible evidence of larger platform nests. Raptors and corvids were also observed during the survey for behavioral indicators of nest location. The Project Site is not in a location where colonial waterbirds would be expected to nest. No raptor or corvid nests were detected during the survey.

- *Surveys should identify habitat suitable for nesting birds, including trees, shrubs, and structure overhangs (e.g., roof overhangs on houses and sheds)*: Nesting on the Project Site by smaller bird species would be expected during the nesting season. Potential nest locations include landscape shrubs and trees and existing structures on the Project Site.

- *Evidence of nesting birds (e.g., photos of nests with birds inside)*: No nesting birds were detected during the survey, however, a specific and time-intensive nesting bird survey, watching for behavioral indicators of nesting behavior, was not conducted.

Wildlife Movement

Wildlife movement corridors are important for maintaining population levels and genetic diversity. As such, effects on wildlife movement are an important consideration when discussing the natural resources of any area. At a small enough scale, any project or activity can potentially affect the movement of wildlife if any wildlife are present at all. In general,

however, the term "wildlife movement corridor" means an area of habitat that is important for the movement of wildlife between larger habitat areas or cores. For the proposed Project, England|Ecology considered the following relative to the importance of lands on the Project Site for wildlife movement:

- **The South Coast Missing Linkages Project:** The South Coast Missing Linkages Project[28] was a 2008 inter-agency effort to identify and conserve the highest-priority linkages in the South Coast Ecoregion. The nearest linkage to the Project Site is Santa Monica - Sierra Madre located approximately 12.05 miles to the west.

- **The California Essential Habitat Connectivity Project:** The California Essential Habitat Connectivity Project[29] was a 2010 project commissioned by the California Department of Fish and Wildlife and Caltrans which identified remaining blocks of contiguous natural habitat in California (i.e., natural landscape blocks) and modeled linkages between neighboring large natural landscape blocks. The nearest linkage to the Project Site is Castro Peak/Santa Monica Mtns - Pine Mountain/Sespe Condor located approximately 11.4 miles to the west.

Figure 14. City of Los Angeles Wildlife Movement Connectivity Data

- **City of Los Angeles Wildlife Connectivity:** The City of Los Angeles provides remotely-sensed habitat connectivity data[30] for assessing potential wildlife movement. The data is provided at a 30 meter resolution. The data shows most of the Biological Study Area as having restricted movement, with some small but disconnected patches suggesting movement could occur. A map depicting these data for the Biological Study Area is provided as **Figure 14.**

[28] http://www.scwildlands.org/

[29] https://wildlife.ca.gov/Science-Institute/Habitat-Connectivity

[30] https://geohub.lacity.org/maps/labos::citywide-wildlife-connectivity/about

- **Direct Observations:** The Project Site is developed, is surrounded by other residential development, has surrounding walls and fencing, and has no natural vegetation communities. All of which would suggest the Project Site is not part of any potential wildlife movement corridor.

Based on the above observations, lands on the Project Site would not be a component of an existing wildlife movement corridor nor would any new development on the Project Site be expected to significantly obstruct wildlife movement beyond existing conditions.

Protected Areas for Wildlife & Wildlife Movement Pathways

The Project Site may be located[31] within the Santa Monica Mountains East PAW as described in the *Protected Areas for Wildlife & Wildlife Movement Pathways* (PAWs) report prepared by ESA for Los Angeles City Planning in February 2021[32]. Relative to the criteria described for that PAW, the Project Site:

- Criterion 1: Supports Endangered & Threatened Plants/Wildlife: the PAWs report states that this PAW "Supports Endangered or Threatened wildlife species." While this is true in many preserved open space areas and areas nearby, there is no evidence that the Project Site supports endangered and threatened plants and/or wildlife. The habitats on-site are unlikely to do so as noted in the sensitive flora and fauna discussions above and in the attached **Desktop Review Report.**

- Criterion 2: Supports Unique/Restricted Distribution in Southern California: the PAWs report states that this PAW "Supports sensitive natural plant communities and special-status plant and wildlife species (e.g., CRPR plant species, SSC wildlife species)." The Project Site does not support natural plant communities, as noted previously in the **Vegetation Communities & Habitats** section of this report. As described in the **Flora** section of this report, as well as the attached **Desktop Review Report**, the Project Site would not be expected to harbor CRPR plant species. As described in the **Fauna** section of this report, as well as the attached **Desktop Review Report**, the Project Site has potential to harbor the following SSC wildlife species: Pallid Bat and San Diegan Legless Lizard.

- Criterion 3: Supports Unique/Restricted Distribution in Los Angeles: as noted in the PAWs report, this Criterion is not satisfied for the PAW so it is not discussed further.

- Criterion 4: Supports Linkages/Constrained Linkages: the PAWs report states that this PAW "Supports Linkages/ Constrained Linkages". As noted earlier in this report in the Wildlife Movement section, the Project Site is not in a position to provide connectivity between habitat blocks.

- Criterion 5: Supports Breeding/Feeding/Resting/Migrating Grounds with Limited Availability in Southern California/ Los Angeles: the PAWs report states that this PAW "Supports a variety of bird species, and is important for preserving biodiversity." It is, indeed, the case the Project Site supports a variety of bird species as do most vegetated areas of Southern California. As described below in Potential Project Effects, the Project would not be expected to significant adverse effects on bird species.

[31] Spatial data with these boundaries has not been made public. The only reference available are low resolution maps in the PAWs Report.

[32] ESA. 2021. Protected Areas for Wildlife & Wildlife Movement Pathways. Report prepared for Los Angeles City Planning. 354 pages.

- Criterion 6: Restoration Foreseeable: as noted in the PAWs report, this Criterion is not satisfied for the PAW so it is not discussed further.

Potential Project Effects

This effects discussion is organized to comply with the written requirements in CP-4073, which provides direction on how Planning wants potential Project effects discussed, including Avoidance and Minimization Measures, Direct Effects, Indirect Effects, and Cumulative Effects. CP-4074 does not include guidance for effects discussions except for Mountain Lion. For each type of effect the guidance from CP-4073 is *quoted in italics*.

Avoidance and Minimization Measures

CP-4073 requires discussion of *how the project has been designed to avoid and minimize impacts to fauna, such as incorporating minimal landscape lighting and wildlife-friendly fencing*. The proposed Project is a parcel split which would have no ground-disturbing effects. No avoidance or minimization measures are required. If development were proposed on the newly-created parcel, no avoidance and minimization measures for faunal resources would be required due to the lack of important locations or habitats for special status resources.

Direct Effects

CP-4073 states that direct effects *may occur if a fauna species is identified as nesting, foraging or otherwise occurring in areas that will be disturbed either by development or used as construction staging areas.* The guidance further describes the particulars of analyzing direct effects on special status wildlife, and states that direct effects *may also occur if the project may restrict or block the entrances/exits of a wildlife corridor*. The Project's potential to directly affect different categories of wildlife is discussed below:

- **Invertebrates:** No special status invertebrates are expected to occur on or adjacent to the Project Site, therefore, no measures would be required of any Project to avoid significant adverse effects on special status invertebrates.

- **Fish:** No special status fish are expected to occur on or adjacent to the Project Site, therefore, no measures would be required of any Project to avoid significant adverse effects on special status fish.

- **Amphibians:** No special status amphibians are expected to occur on or adjacent to the Project Site, therefore, no measures would be required of any Project to avoid significant adverse effects on special status amphibians.

- **Reptiles:** While two special status reptiles have moderate or higher potential to occur on the Project Site, one of these taxa is a California Species of Special Concern, which is an administrative designation and carries no formal legal status[33]. The other has no formal legal status. No measures would be required of any Project to avoid significant adverse effects on special status reptiles.

- **Birds:** While special status birds are present or have a high potential for occurrence, those occurring and potentially occurring are: seven Birds of Conservation Concern, which are non-threatened and non-endangered taxa with an administrative designation that carries no formal legal status, and one delisted raptor for which no nesting habitat is present. The Project, however, is a proposed parcel split with no ground-disturbing effects. If

[33] https://wildlife.ca.gov/Conservation/SSC#394871319-how-are-sscs-addressed-under-the-california-environmental-quality-act

development were proposed on the newly-created parcel, such development would not be expected to cause significant new habitat impacts for these taxa, nor would it be expected to cause direct mortality because of the typical mobility of birds. If work occurs during the nesting season for most birds (generally defined as February 1 to August 31), there is potential to have significant adverse effects on birds protected by the Migratory Bird Treaty Act and California Fish and Game Code (which is most native bird species). A **Nesting Birds** measure is described below to avoid a potentially significant direct effect on nesting birds.

- **Mammals (Except Bats):** No special status non-bat mammals are expected to occur on or adjacent to the Project Site, therefore, no measures would be required of any Project to avoid significant adverse effects on special status non-bat mammals.

- **Bats:** While one special status bat has moderate or higher potential to occur on the Project Site, this taxon is a California Species of Special Concern, which is an administrative designation and carries no formal legal status[34]. As stated in the species account, potential roosting habitat was not identified in the Project area during the survey. The Project is a proposed parcel split with no ground-disturbing effects. Any proposed development would not be expected to adversely affect potential roosting habitat.

- **Wildlife Movement:** As described previously in the section on **Wildlife Movement**, the Project Site is not important to wildlife movement or a component of a known or potential wildlife movement corridor. As such, no measures would be required of any Project to avoid significant adverse effects on wildlife movement.

Indirect Effects

CP-4073 advises that indirect effects are those effects *that may occur from adding wildlife barriers (e.g., fencing) or modifying human infrastructure commonly utilized by wildlife (e.g., culverts)*. The proposed Project is a parcel split. As such, the proposed Project would not have adverse indirect effects on faunal resources. If development were proposed on the newly-created parcel, any new fencing that may be installed (6 feet in the side and rear yards, and 3.5 feet in the front yard) would not result in a significant indirect effect on wildlife movement due to the installation of wildlife barriers as the property is already fenced. There are no known plans to modify human infrastructure commonly used by wildlife.

Cumulative Effects

For cumulative effects, CP-4073 states that effects *from cumulative losses in the local populations of a sensitive/special status species or in a general wildlife corridor,* requiring that this report *describe recent projects within a 500-foot radius and whether their impacts together with the project may create significant cumulative losses for any particular sensitive/special status species or general wildlife connectivity.* As previously described in the required **Site History** and **Characteristics of the Surrounding Area** sections of this report, the Project Site is located within an area of existing and long-standing residential development. Significant cumulative impacts on habitats, species populations, and wildlife movement within this area occurred over several decades from the 1930s to the 1990s. Today, most Projects occurring within this area are small Projects that do not significantly change the extent and character of existing conditions relative to these aspects of wildlife use of the local environment. As such, the proposed Project would not be expected to contribute to any modern day significant cumulative losses habitat, species, or connectivity.

[34] https://wildlife.ca.gov/Conservation/SSC#394871319-how-are-sscs-addressed-under-the-california-environmental-quality-act

Measures to Avoid Significant Adverse Effects

As the Project being analyzed herein is a proposed parcel split with no ground-disturbing activities, no measures are proposed to avoid significant adverse effects on special status fauna. If development were to be proposed on the newly-created parcel, the Applicant will ensure the following measures are implemented:

- **Nesting Birds:** To comply with the Migratory Bird Treaty Act, a pre-construction survey for nesting birds by a qualified biologist will take place within 300 feet of all project work areas within one week of the commencement of project infrastructure construction if work occurs during the nesting bird season, which is generally accepted as February 1 to August 31. To avoid potential take under the Migratory Bird Treaty Act, construction activities should not take place in the vicinity of any active bird nests. The recommended construction buffer zone around active bird nests varies by species and would need to be determined on an individual basis based on the opinion of the surveying biologist as agreed upon by the California Department of Fish and Wildlife.

General Conclusions

The Project Site provides or has potential to provide habitat to the following special status faunal resources:

- Two fauna taxa determined to be Present: Allen's Hummingbird, and Wrentit;
- Five fauna taxa determined to a High potential for occurrence: American Peregrine Falcon, California Thrasher, Nuttall's Woodpecker, Oak Titmouse, and Western Screech-Owl;
- Four fauna taxa determined to have a Moderate potential for occurrence: Lawrence's Goldfinch, Pallid Bat, San Diegan Legless Lizard, and San Bernardino Ring-necked Snake;
- Nesting birds protected by the Migratory Bird Treaty Act and California Fish and Game Code.

The proposed Project will not have significant direct, indirect, or cumulative effects on special status wildlife as no ground-disturbing activities are proposed. If development were proposed on the newly-created parcel, significant direct, indirect, or cumulative effects on special status wildlife species or their habitat would not be expected with the implementation of a measure for Nesting Birds. No other measures are recommended for special status fauna.

Conclusions and Recommendations

This report discussed the potential direct, indirect, and cumulative effects on biological resources due to proposed construction on a parcel approximately 3.3 acres in extent located at 1400 Vista Moraga in the community of Bel Air in the City of Los Angeles, Los Angeles County, California.

Based on the results of a field survey on March 17, 2025 and a desktop review that included in excess of 473 vegetation community, plant, and wildlife records, this report concluded the following:

- **Water Resources:** No natural water resources are present on or adjacent to the Project Site.
- **Vegetation Communities and Habitats:** The Project Site features existing development and landscaping and contains no natural communities.
- **Flora:** The Project Site does not support special status flora.
- **Fauna:** The Project Site is known to or has potential to support wildlife species with minor special status.

The proposed Project is a parcel split with no ground-disturbing activities proposed. As such, the Project would have no adverse effects on biological resources and no measures to avoid significant adverse effects are proposed. If development were proposed on the newly-created parcel, the Applicant will ensure the following measures are implemented:

- **Water Resources:** Run-off effects on water quality will be minimized to the extent feasible via compliance with the City-mandated Low Impact Development (LID) ordinance, which became effective in May 2012. LID comprises a set of site design approaches and best management practices that are designed to address runoff and pollution at the source. The LID requires the submittal of a Stormwater Mitigation Plan.
- **Invasive Species:** the landscape architect and contractor will avoid the use of invasive plants listed on the California Invasive Plant Council's Cal-IPC Inventory of invasive plants[35].
- **Nesting Birds:** To comply with the Migratory Bird Treaty Act, a pre-construction survey for nesting birds by a qualified biologist will take place within 300 feet of all project work areas within one week of the commencement of project infrastructure construction if work occurs during the nesting bird season, which is generally accepted as February 1 to August 31. To avoid potential take under the Migratory Bird Treaty Act, construction activities should not take place in the vicinity of any active bird nests. The recommended construction buffer zone around active bird nests varies by species and would need to be determined on an individual basis based on the opinion of the surveying biologist as agreed upon by the California Department of Fish and Wildlife.

[35] https://www.cal-ipc.org/plants/inventory/

Appendix A. Biological Reporting Standards Acknowledgement of Compliance

APPLICATIONS

BIOLOGICAL REPORTING STANDARDS ACKNOWLEDGMENT

ACKNOWLEDGMENT OF COMPLIANCE

Biological report preparers must sign and include the following acknowledgment in the report:

I attest that I meet the requirements for a Qualified Biologist and California Department of Fish and Wildlife (CDFW) qualifications for botanical field surveyors, both as defined in the Biological Reporting Standards document (CP-4074).

I attest that the creation of the Biological Resources Report complied with all the following standardized requirements in the Biological Reporting Standards document (CP-4074), unless explicitly noted otherwise. Any deviations from the above standards have been detailed and justified in the Biological Resources Report.

Name of Lead Biologist _____

Lead Biologist Signature **Date** _____

Names of Additional Biologists _____

_____

Company Name & Contact Information _____

_____

_____

Appendix B. Report Contributors

All fieldwork, report text, and maps were prepared by Marcus C. England whose resume follows.

Marcus C. England
Principal Biologist

Marcus C. England offers over two decades of experience, with expertise in avian biology, population ecology, project permitting, technical writing, and GIS and project experience in all industries.

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Mt. Washington, Los Angeles, CA

Summary

Marcus C. England is an experienced principal biologist with expertise in avian biology, population ecology, project permitting, technical writing, geographic information systems, and database management. He has led teams on large and complex projects in all industries across the western United States. He has a recovery permit to conduct surveys for California Gnatcatcher, Southwestern Willow Flycatcher, and Yellow-billed Cuckoo and has extensive experience conducting protocol surveys for Least Bell's Vireo, Burrowing Owl, Swainson's Hawk, and Desert Tortoise. England has a thorough knowledge of the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA) and Federal Endangered Species Act (FESA) and how these state and federal policies, as well as local land use and environmental policies, apply to the project permitting process. England has written biological resources assessments and biological assessments for some of the largest development projects in the state of California, including projects in Sacramento, Kern, Ventura, Los Angeles, Orange, San Bernardino, Riverside, and San Diego counties and has successfully supported project permitting under an array of regional habitat conservation plans statewide. He has also written due diligence documents for large projects in northern California, Arizona, New Mexico and Nevada. He currently sits on the Science Advisor Panel for the Clark County (Nevada) Multiple Species Habitat Conservation Plan.

Employment History

Independent Consulting Biologist
dba England|Ecology (now England|Ecology, LLC)
Jan 2010 - Jun 2011, Oct 2016 - Mar 2020, Mar 2023 - Present — Los Angeles, CA

- Author proposals, respond to RFP needs for teaming partners
- Conduct all aspects of fieldwork, data management, report writing, mapping
- Business planning, marketing, relationship development

Director of Biological Resources
Bargas Environmental Consulting
Mar 2020 - Mar 2023 — Sacramento, CA

- Corporate leader, department head, and project manager
- Conduct all aspects of fieldwork, data management, report writing, mapping

Vice President
Bloom Biological
Jun 2011 - Oct 2016 — Santa Ana, CA

- Lead development of corporate business strategy, obtain new work contracts
- Manage staff and biological data, conduct fieldwork, author reports, mapping

Director of Biological Services
Natural Resource Consultants
Jun 2003 - Dec 2009 — Laguna Beach, CA
Write proposals, manage staff and biological data

- Conduct all aspects of fieldwork, data management, report writing, mapping
- Conduct fieldwork, author reports

Chief Ornithologist
Lamanai Field Research Center
Sep 1998 - Jun 2000 — Belize, Central America

- Develop and implement ecosystem-scale research on birds
- Manage volunteer biologists, lead birding tours, develop new tour clients

Permits

Recovery Permit TE-082233
US Fish and Wildlife Service
Jan 2005 - Present

- California Gnatcatcher, Southwestern Willow Flycatcher, Yellow-billed Cuckoo

Scientific Collecting Permit SC-11354
California Department of Fish & Wildlife
Jan 2010 - Present

Expertise

Field Biology
- Specialist in avian ecology and identification
- Sensitive species surveys including Desert Tortoise, California Gnatcatcher, Burrowing Owl, Least Bell's Vireo, Swainson's Hawk, Golden Eagle among many others
- Large-scale vegetation mapping projects and impact analysis
- CEQA, NEPA, FESA, NCCPs
- GPS and mobile field data collection systems

Geospatial
- Desktop software: ArcGIS, QGIS, GRASS
- Server and geodatabases: PostGIS, Spatialite
- Web mapping: Google Maps, OpenLayers

Project Management
- Array of projects in many industries
- Oversight of large multidisciplinary teams
- Reliably on time and within budget
- Collaborate with clients, agencies, other stakeholders

Office
- Operating systems: MacOS, Windows, Linux
- Mobile: iOS, iPadOS, Android
- Productivity Software: MS Office, Apple iWork
- Data Management: MS Access, Excel, Ninox, PowerApps, PostgreSQL
- Server: SharePoint, Plone, Linux

Education

B.Sc. in EEO Biology
The Ohio State University
Mar 1993 - Jun 1998

Management Development for Entrepreneurs
UCLA Anderson School of Management
Sep 2021 - Jan 2022

Certificate in Tropical Ornithology
Estación Biológica La Suerte, Costa Rica
Jun 1996 - Jul 1996

Below: *contemplating the upcoming day's work during implementation of a contract with the US Bureau of Land Management to survey Pygmy Rabbits in a remote area of northern Nevada in September 2017. England|Ecology led a three-person team that completed the work on time and under budget.*

Marcus C. England
Selected Project History

2017 to Present

Upper Westside Specific Plan | Upper Westside, LLC

Apr 2019 - Apr 2022
Sacramento County, California
Swainson's Hawk, Giant Gartersnake
PM, Surveyor, Author
Biological Resources Assessment

As project manager and Director for Bargas, England conducted one year of Swainson's Hawk (SWHA) protocol surveys, managed SWHA and other species' survey efforts for two additional years, and authored a biological resources assessment addressing the potential effects of the proposed project on resources, including SWHA and Giant Gartersnake, within the context of the requirements of the Natomas Basin HCP and the Metro Air Park HCP, collectively addressing 22 covered plant and animal species.

Descanso Gardens Wildlife Management Plan | Descanso Gardens Guild

Jan 2019 - Dec 2019
Los Angeles County, California
Special Status Species, Wildlife Habitats, Impacts
PM, Surveyor, Author
Wildlife Management Plan

This contract sought to provide solutions to some of the challenges of operating public gardens in a natural environment using guidance from nearby and similar facilities. The plan's goals were to increase the quality of native habitats for wildlife, minimize visitor-wildlife conflict, protect planted garden areas and facilities from wildlife damage, promote environmental research and education, and promote a regional habitat linkage. Fieldwork for the plan included 10 months of diurnal and nocturnal surveys as well as widespread camera trapping.

Harris Beach Management Unit Wildlife Assessment | Oregon Parks & Recreation

Jan 2018 - Dec 2019
Brookings, Oregon
Colonial Waterbirds, Marine Mammals, Spotted Owl
PM, Surveyor, Author
Wildlife Assessment

England|Ecology was contracted by OPRD to prepare a wildlife assessment report. Because of the size of the survey area, the field component lasted two weeks and included wildlife and habitat documentation (including remote camera trapping), hiking every trail available within the included parks, and camping with Harris Beach and Alfred A. Loeb state parks. Final deliverables included geospatial data and a report documenting what is known and not known about the wildlife and habitats of the park unit, with suggestions for future research and management priorities.

Smith Rock State Park Wildlife Assessment | Oregon Parks & Recreation

Jan 2017 - Jun 2017
Deschutes County, Oregon
Special Status Species, Bald and Golden Eagles
PM, Surveyor, Author
Wildlife Assessment

England|Ecology was contracted by the Oregon Parks & Recreation Department to prepare a wildlife assessment report for Smith Rock State Park located in central Oregon. The project required extensive pre-survey research; five field days on-site with over 30 miles of hiking, wildlife and habitat documentation (including remote camera trapping); and preparation of new geospatial data and an extensive report documenting what is known and not known about the wildlife and habitats of the park, with suggestions for future research and management priorities.

Owyhee Roads Fuelbreak Project | US Bureau of Land Management

Jul 2017 - Oct 2017
Humboldt County, Nevada
Pygmy Rabbit
PM, Surveyor
Letter report, GIS data

England|Ecology was contracted by the US Bureau of Land Management (BLM) to conduct surveys for Pygmy Rabbit on 2,068 acres of BLM-managed lands. Two subcontractors were trained on survey methodology and identification of Pygmy Rabbit sign. The survey was completed over two weeks, involving 114 miles of transect walking per surveyor in often adverse weather conditions and over rough terrain. Final deliverables to the BLM included a report, photos, and geospatial data.

2016 and Prior

High Speed Rail Project - Bakersfield to Palmdale

T.Y. Lin

Jan 2015 - Oct 2016
Los Angeles and Kern Counties, California
Swainson's Hawk, Golden Eagle
PM, Surveyor, Author, GIS
Biological Resources Letter Report

Raptor Conservation Strategy

Mitsubishi Cement & US Forest Service

Jan 2016 - Oct 2016
San Bernardino National Forest, California
Golden Eagle
PM, Surveyor, Author
Biological Resources Letter Report

Santa Clara River Riparian Surveys

Newhall Land

Jan 2010 - Oct 2016
Los Angeles and Ventura Counties, CA
Least Bell's Vireo, Southwestern Willow Flycatcher
PM, Surveyor, Author
Biological Resources Letter Report

Montebello Hills Conservation & Development Project

Cook-Hill Properties

Jan 2007 - Dec 2009
Los Angeles County, California
California Gnatcatcher, Coastal Sage Scrub Restoration
PM, Surveyor, Author
Biological Resources Assessment, Biological Assessment

Terranea Resort

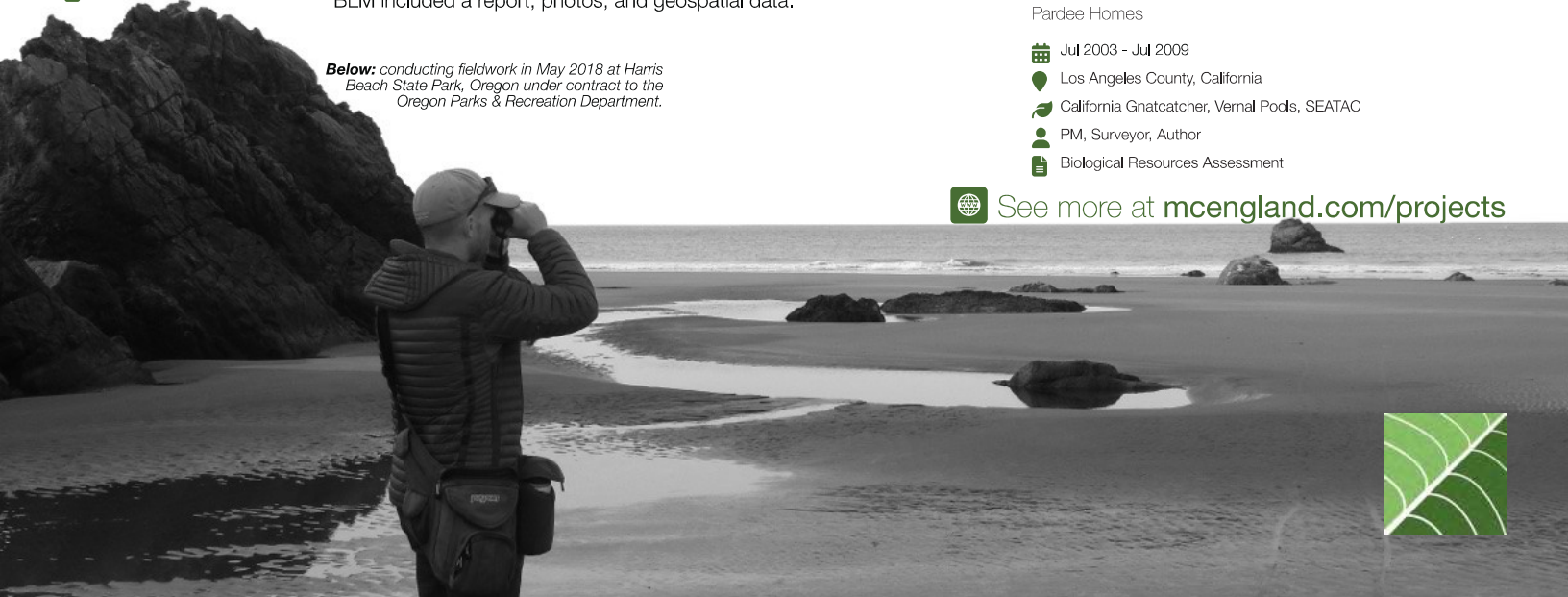
Long Point Development

Jan 2005 - Jul 2008
Los Angeles County, California
California Gnatcatcher, Coastal Sage Scrub Restoration
PM, Surveyor, Author
Biological Resources Assessment

Skyline Ranch

Pardee Homes

Jul 2003 - Jul 2009
Los Angeles County, California
California Gnatcatcher, Vernal Pools, SEATAC
PM, Surveyor, Author
Biological Resources Assessment



Below: *conducting fieldwork in May 2018 at Harris Beach State Park, Oregon under contract to the Oregon Parks & Recreation Department.*

See more at **mcengland.com/projects**

Appendix C. Floral & Faunal Compendia

Inserted after this cover page is a database-generated report summarizing floral and faunal observations.

Floral and Faunal Compendia

1400 Vista Moraga

This database-generated report summarizes the plant and wildlife taxa detected during the survey conducted on March 17, 2025 by England|Ecology. Documented during the survey was the presence of 13 plant taxa and 17 wildlife taxa, the latter including 0 amphibian, 0 reptile, 16 bird, and 1 mammal detections. Landscape plantings are not included unless of potential biological importance.

The data presented here were collected in the field using the QField app on an iPhone 15 Pro. After fieldwork was completed, data were synced to QGIS desktop. All taxonomy and nomenclature follows NatureServe. The reference taxonomy from NatureServe was last updated in October 2024. This report was generated using QGIS 3.40.

Group	Common Name	Scientific Name	Abundance	Phenology	Global Rank	State Rank	Fed Status	State Status	CRPR	Notes
Dicots	Laurel Sumac	Malosma laurina	Uncommon	Vegetative	—	—	—	—	—	Young sprouts in landscape
Dicots	Brazilian Peppertree	Schinus terebinthifolius	Uncommon	Vegetative	—	—	—	—	—	—
Dicots	Spiny-leaf Sowthistle	Sonchus asper	Uncommon	Vegetative	—	—	—	—	—	—
Dicots	Castor-bean	Ricinus communis	Uncommon	Vegetative	—	—	—	—	—	—
Dicots	Black Medic	Medicago lupulina	Uncommon	Vegetative	—	—	—	—	—	—
Dicots	Rosemary	Rosmarinus officinalis	Common	Flowering	—	—	—	—	—	Landscape
Dicots	California Sycamore	Platanus racemosa	Uncommon	Vegetative	—	—	—	—	—	—
Dicots	Thymeleaf Speedwell	Veronica serpyllifolia	Common	Vegetative	—	—	—	—	—	—
Monocots	Golden Bamboo	Phyllostachys aurea	Common	Vegetative	—	—	—	—	—	—
Other	Other	Other	Uncommon	Vegetative	—	—	—	—	—	Eucalyptus sp.
Other	Other	Other	Common	Vegetative	—	—	—	—	—	Pinus sp.
Other	Other	Other	Uncommon	Vegetative	—	—	—	—	—	Quercus sp.
Other	Other	Other	Uncommon	Vegetative	—	—	—	—	—	Geranium rotundifolium

Fauna

Group	Common Name	Scientific Name	Count	Type	G Rank	S Rank	FESA	CESA	CDFW	Notes
Birds	Red-tailed Hawk	Buteo jamaicensis	1	Fly-over	G5	—	—	—	—	—
Birds	Mourning Dove	Zenaida macroura	2	Fly-over	G5	—	—	—	—	—
Birds	Allen's Hummingbird	Selasphorus sasin	—	Heard Only	G5	—	—	—	—	—
Birds	Black Phoebe	Sayornis nigricans	1	Observed	G5	—	—	—	—	—
Birds	American Crow	Corvus brachyrhynchos	2	Fly-over	G5	—	—	—	—	—
Birds	House Wren	Troglodytes aedon	1	Observed	G5	—	—	—	—	—
Birds	Ruby-crowned Kinglet	Corthylio calendula	—	Heard Only	G5	—	—	—	—	—
Birds	Wrentit	Chamaea fasciata	—	Heard Only	G5	—	—	—	—	—
Birds	Orange-crowned Warbler	Leiothlypis celata	—	Heard Only	G5	—	—	—	—	—
Birds	Yellow-rumped Warbler	Setophaga coronata	—	Heard Only	G5	—	—	—	—	—
Birds	California Towhee	Melozone crissalis	—	Heard Only	G4	—	—	—	—	—
Birds	Spotted Towhee	Pipilo maculatus	—	Heard Only	G5	—	—	—	—	—
Birds	Song Sparrow	Melospiza melodia	—	Heard Only	G5	—	—	—	—	—
Birds	Dark-eyed Junco	Junco hyemalis	2	Observed	G5	—	—	—	—	—
Birds	House Finch	Haemorhous mexicanus	4	Observed	G5	—	—	—	—	—
Birds	Lesser Goldfinch	Spinus psaltria	—	Heard Only	G5	—	—	—	—	—
Mammals	Botta's Pocket Gopher	Thomomys bottae	—	Sign	G5	—	—	—	—	—

Appendix D. Desktop Review of Special Status Biological Resources

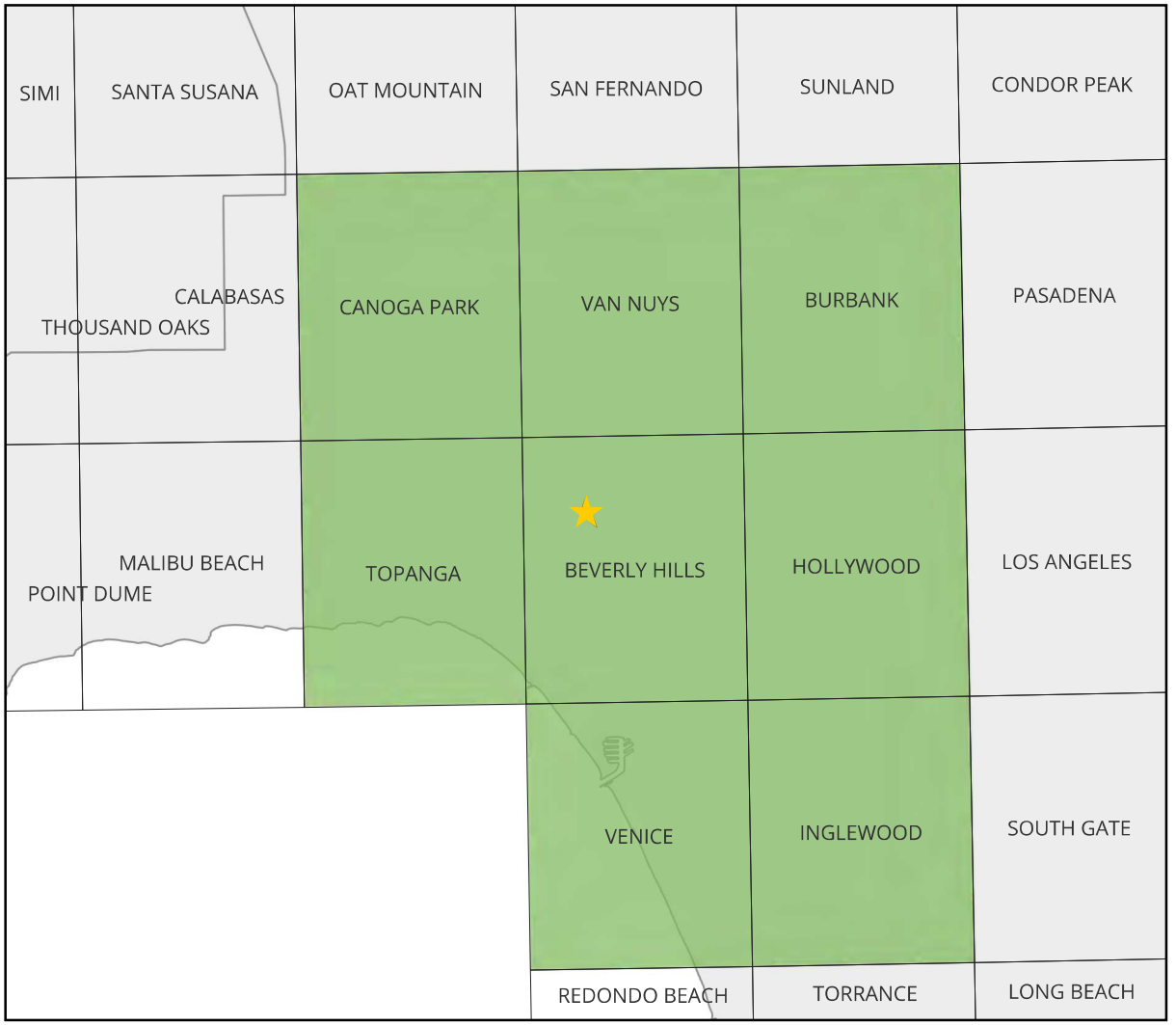
Inserted after this cover page is a database-generated report summarizing the results of England|Ecology's desktop review of special status biological resources.

Desktop Review of Special Status Biological Resources

1400 Vista Moraga

This database-generated report summarizes the potential for occurrence of sensitive vegetation communities and special status flora and fauna based on known occurrences within a Regional Study Area that includes the Beverly Hills, Burbank, Canoga Park, Hollywood, Inglewood, Topanga, Van Nuys, and Venice USGS 7.5-minute quadrangles. A map of the Regional Study Area is provided below.

The desktop analysis resulted in 473 records from the California Department of Fish and Wildlife's California Natural Diversity Database (CNDDB), 64 records from the California Native Plant Society's Rare Plant Inventory, 5 records of critical habitat designated under the Federal Endangered Species Act, and 26 records from the US Fish & Wildlife Service's Information for Planning and Consultation (IPaC) database. This report was generated using QGIS 3.40.



Vegetation Communities

The section of the report summarizes the potential for occurrence on the Project Site of 7 sensitive vegetation communities documented within the CNDDB as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Group
A logical grouping of vegetation community types applied by the CNDDB.

Community
The vegetation community or wildlife habitat mapped by the CNDDB. Currently, the CNDDB uses Holland (1986) for communities, which is considered an out-of-date classification system not otherwise used by CDFW.

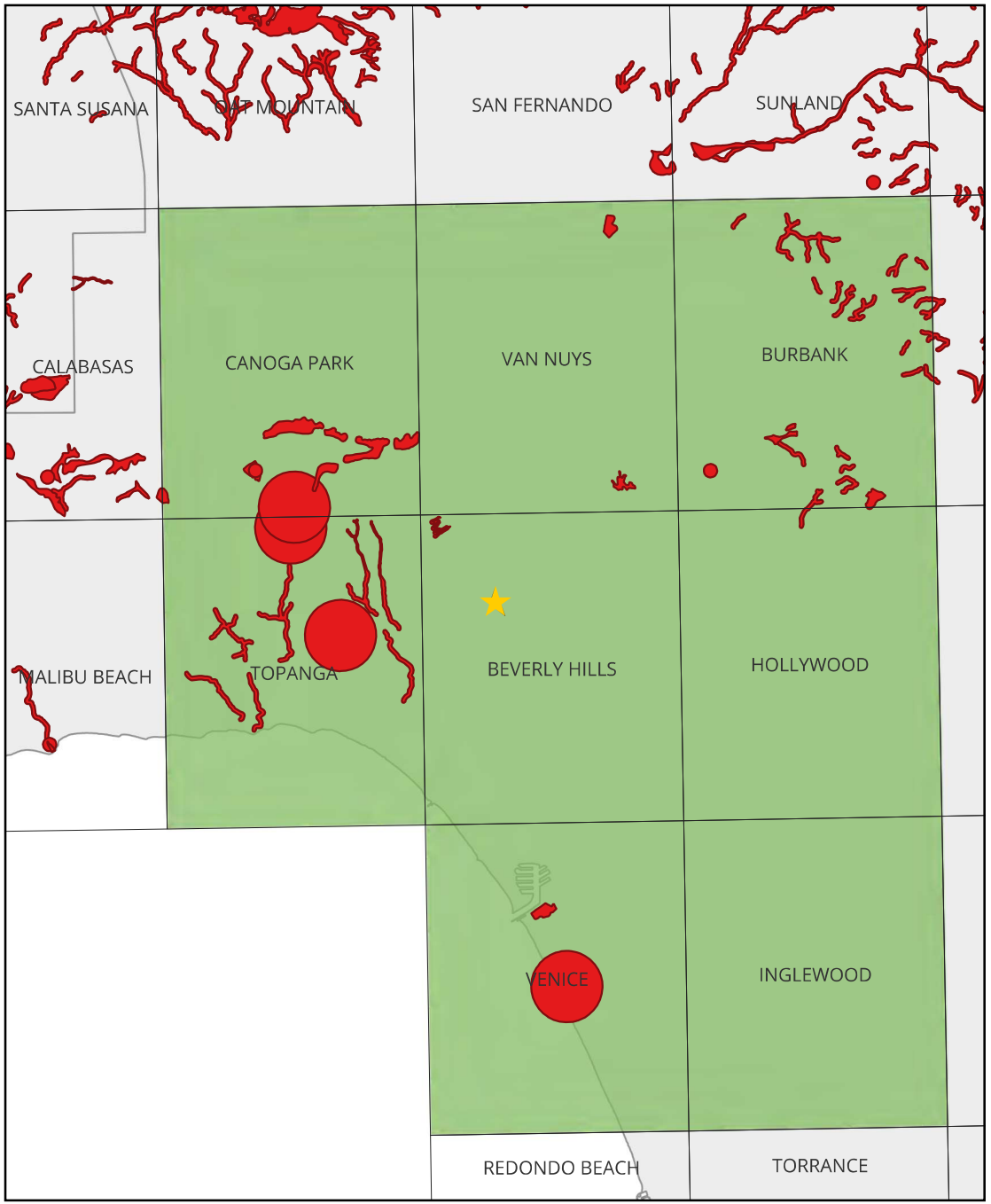
State Rank
A numbered sensitivity standard created by NatureServe and adopted by most state agencies, including CDFW. Most important are S1 (Critically Imperiled), S2 (Imperiled), and S3 (Vulnerable).

CNDDB
The number of CNDDB records for that vegetation community or habitat in the Regional Study Area.

Occurrence
The expectation that community could occur on the Project Site. This is usually either "Present" or "None" if a survey has been completed, as communities are observable.

Impact
The potential that implementation of the Project would impact that community.

Notes
Clarifying notes, if any are needed.



Group	Community	State Rank	CNDDB	Occurrence	Impact	Notes
Dune	Southern Dune Scrub	S1.1	1	None	None	—
Scrub	Riversidian Alluvial Fan Sage Scrub	S1.1	1	None	None	—
Marsh	Southern Coastal Salt Marsh	S2.1	1	None	None	—
Riparian	Southern Coast Live Oak Riparian Forest	S4	9	None	None	—
Riparian	Southern Cottonwood Willow Riparian Forest	S3.2	1	None	None	—
Riparian	Southern Sycamore Alder Riparian Woodland	S4	20	None	None	—
Woodland	California Walnut Woodland	S2.1	9	None	None	—

Flora

The section of the report summarizes the potential for occurrence on the Project Site of 46 special status flora taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. For special status plants, the taxonomy is consistent with that used by the California Native Plant Society (CNPS).

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CNPS (CNPS Rare Plant Inventory), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for plants includes its California Rare Plant Rank (CRPR) from CNPS, status - if any - under the federal and state Endangered Species Acts, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat and blooming period of the taxon directly from the CNPS database.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. "Range" includes the distribution of modern records (e.g., iNaturalist and Calflora) and elevation. Options are Yes or No.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

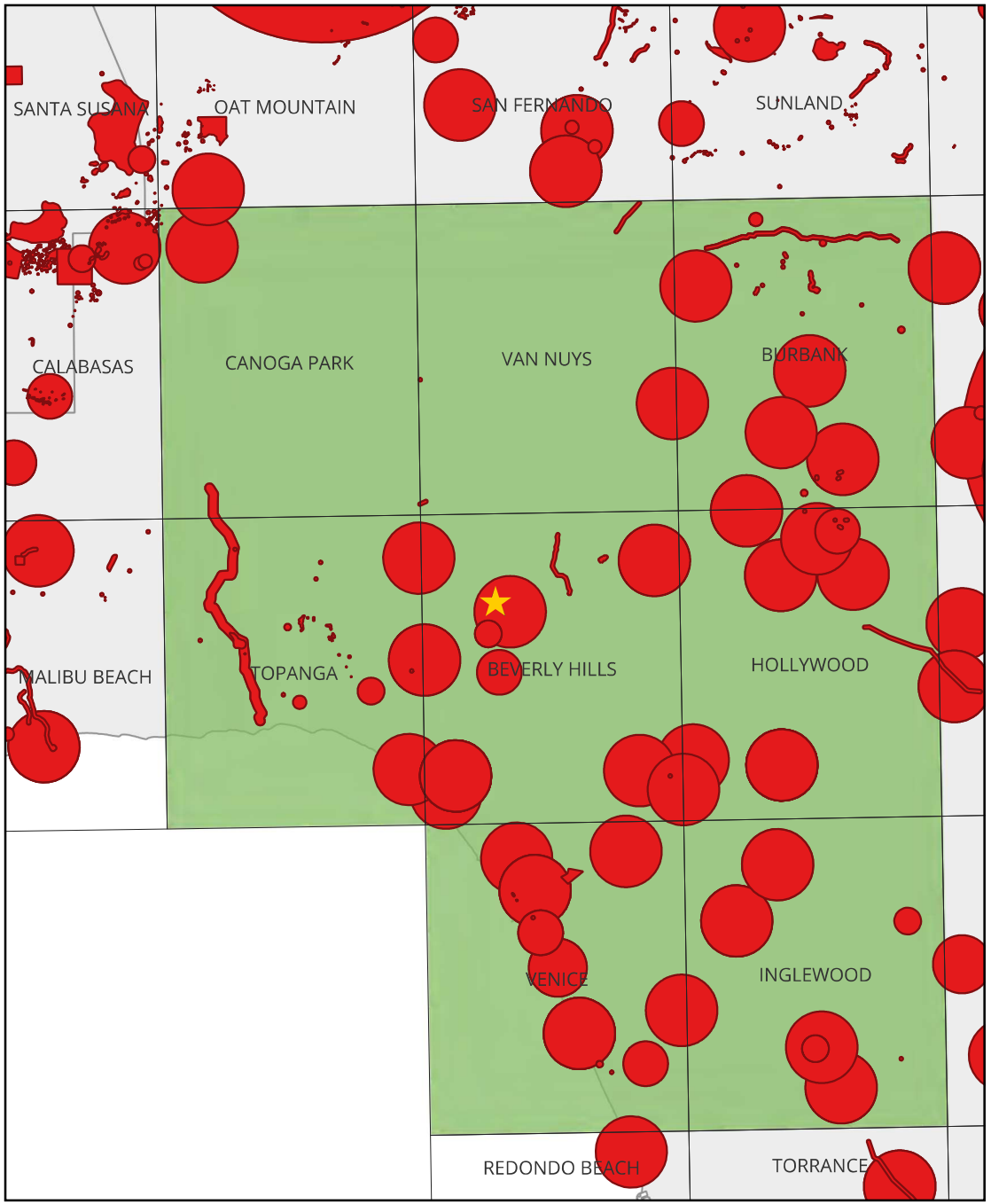
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
San Diego Button-celery (Eryngium aristulatum var. parishii)	CNDDB(1), CNPS	CRPR 1B.1, FE, CE, S1	Coastal scrub, Valley and foothill grassland, Vernal pools (Mesic) from 65-2035ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 164 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Orcutt's Pincushion (Chaenactis glabriuscula var. orcuttiana)	CNDDB(5), CNPS	CRPR 1B.1, S1	Coastal bluff scrub (sandy), Coastal dunes from 0-330ft. Blooms Jan-Aug.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 83 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
White Rabbit-tobacco (Pseudognaphalium leucocephalum)	CNDDB(3), CNPS	CRPR 2B.2, S2	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland (Gravelly, Sandy) from 0-6890ft. Blooms (Jul)Aug-Nov(Dec).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 225 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Santa Susana Tarplant (Deinandra minthornii)	CNDDB(2), CNPS	CRPR 1B.2, CR, S2	Chaparral, Coastal scrub (Rocky) from 920-2495ft. Blooms Jul-Nov.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 57 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Southern Tarplant (Centromadia parryi ssp. australis)	CNDDB(7), CNPS	CRPR 1B.1, S2	Marshes and swamps (margins), Valley and foothill grassland (vernally mesic), Vernal pools from 0-1575ft. Blooms May-Nov.	Yes	None	None	None	—
Coulter's Goldfields (Lasthenia glabrata ssp. coulteri)	CNDDB(5), CNPS	CRPR 1B.1, S2	Marshes and swamps (coastal salt), Playas, Vernal pools from 5-4005ft. Blooms Feb-Jun.	Yes	None	None	None	—
San Bernardino Aster (Symphyotrichum defoliatum)	CNDDB(2), CNPS	CRPR 1B.2, S2	Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Marshes and swamps, Meadows and seeps, Valley and foothill grassland (vernally mesic) (Streambanks) from 5-6695ft. Blooms Jul-Nov.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 166 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Greata's Aster (Symphyotrichum greatae)	CNDDB(2), CNPS	CRPR 1B.3, S2	Broadleafed upland forest, Chaparral, Cismontane woodland, Lower montane coniferous forest, Riparian woodland (Mesic) from 985-6595ft. Blooms Jun-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 136 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Nevin's Barberry (Berberis nevinii)	CNDDB(3), CNPS, IPaC	CRPR 1B.1, FE, CE, S1	Chaparral, Cismontane woodland, Coastal scrub, Riparian scrub (Gravelly (sometimes), Sandy (sometimes)) from 230-2705ft. Blooms (Feb)Mar-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 131 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Beach Spectaclepod (Dithyrea maritima)	CNDDB(4), CNPS	CRPR 1B.1, CT, S1	Coastal dunes, Coastal scrub (sandy) from 10-165ft. Blooms Mar-May.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 71 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Suffrutescent Wallflower (Erysimum suffrutescens)	CNPS	CRPR 4.2, S3	Chaparral (maritime), Coastal bluff scrub, Coastal dunes, Coastal scrub from 0-490ft. Blooms Jan-Jul(Aug).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 172 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Gambel's Water Cress (Nasturtium gambelii)	CNDDB(1), CNPS, IPaC	CRPR 1B.1, FE, CT, S1	Marshes and swamps (brackish, freshwater) from 15-1085ft. Blooms Apr-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 51 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Marsh Sandwort (Arenaria paludicola)	CNDDB(1), CNPS	CRPR 1B.1, FE, CE, S1	Marshes and swamps (brackish, freshwater) (Openings, Sandy) from 10-560ft. Blooms May-Aug.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 34 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Coulter's Saltbush (Atriplex coulteri)	CNDDB(2), CNPS	CRPR 1B.2, S2	Coastal bluff scrub, Coastal dunes, Coastal scrub, Valley and foothill grassland (Alkaline (sometimes), Clay (sometimes)) from 10-1510ft. Blooms Mar-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 100 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
South Coast Saltscale (Atriplex pacifica)	CNDDB(1), CNPS	CRPR 1B.2, S2	Coastal bluff scrub, Coastal dunes, Coastal scrub, Playas from 0-460ft. Blooms Mar-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 183 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Davidson's Saltscale (Atriplex serenana var. davidsonii)	CNDDB(2), CNPS	CRPR 1B.2, S1	Coastal bluff scrub, Coastal scrub (Alkaline) from 35-655ft. Blooms Apr-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 30 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Coastal Goosefoot (Chenopodium littoreum)	CNDDB(1), CNPS	CRPR 1B.2, S1	Coastal dunes from 35-100ft. Blooms Apr-Aug.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 55 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Lucky Morning-glory (Calystegia felix)	CNDDB(2), CNPS	CRPR 1B.1, S1	Meadows and seeps (sometimes alkaline), Riparian scrub (alluvial) (Alkaline (sometimes), Loam (sometimes)) from 100-705ft. Blooms Mar-Sep.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 26 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Blochman's Dudleya (Dudleya blochmaniae ssp. blochmaniae)	CNDDB(1), CNPS	CRPR 1B.1, S2	Chaparral, Coastal bluff scrub, Coastal scrub, Valley and foothill grassland (Clay (often), Rocky, Serpentine) from 15-1475ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 175 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Santa Monica Dudleya (Dudleya cymosa ssp. ovatifolia)	CNDDB(1), CNPS	CRPR 1B.1, FT, S1	Chaparral, Coastal scrub (Rocky, Volcanic (sometimes)) from 490-5495ft. Blooms Mar-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 21 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Many-stemmed Dudleya (Dudleya multicaulis)	CNDDB(1), CNPS	CRPR 1B.2, S2	Chaparral, Coastal scrub, Valley and foothill grassland (Clay (often)) from 50-2590ft. Blooms Apr-Jul.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 73 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Braunton's Milk-vetch (Astragalus brauntonii)	CNDDB(12), CNPS, CH	CRPR 1B.1, FE, S2	Chaparral, Coastal scrub, Valley and foothill grassland (Burned areas (sometimes), Carbonate, Disturbed areas (sometimes), Sandstone (usually)) from 15-2100ft. Blooms Jan-Aug.	Yes	None	None	None	Potential critical habitat is located 4 miles to the southwest.
Ventura Marsh Milk-vetch (Astragalus pycnostachyus var. lanosissimus)	CNDDB(2), CNPS	CRPR 1B.1, FE, CE, S1	Coastal dunes, Coastal scrub, Marshes and swamps (edges, coastal salt, brackish) from 5-115ft. Blooms (Jun)Aug-Oct.	Yes	N/A	None	None	Project Site is outside of elevation range of taxon. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Coastal Dunes Milk-vetch (Astragalus tener var. titi)	CNDDB(2), CNPS	CRPR 1B.1, FE, CE, S1	Coastal bluff scrub (sandy), Coastal dunes, Coastal prairie (mesic) (Mesic (often), Vernally Mesic (often)) from 5-165ft. Blooms Mar-May.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 22 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Nuttall's Scrub Oak (Quercus dumosa)	CNDDB(2), CNPS	CRPR 1B.1, S3	Chaparral, Closed-cone coniferous forest, Coastal scrub (Clay, Loam, Sandy) from 50-1310ft. Blooms Feb-Apr(May-Aug).	Yes	None	None	None	—
San Gabriel Oak (Quercus durata var. gabrielensis)	CNPS	CRPR 4.2, S3	Chaparral, Cismontane woodland from 1475-3280ft. Blooms Apr-May.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 295 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Mud Nama (Nama stenocarpa)	CNDDB(1), CNPS	CRPR 2B.2, S1S2	Marshes and swamps (lake margins, riverbanks) from 15-1640ft. Blooms Jan-Jul.	Yes	None	None	None	—
South Coast Branching Phacelia (Phacelia ramosissima var. austrolitoralis)	CNPS	CRPR 3.2, S3	Chaparral, Coastal dunes, Coastal scrub, Marshes and swamps (coastal salt) (Rocky (sometimes), Sandy) from 15-985ft. Blooms Mar-Aug.	Yes	None	None	None	—

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Brand's Star Phacelia (Phacelia stellaris)	CNDDB(2), CNPS	CRPR 1B.1, S1	Coastal dunes, Coastal scrub from 5-1310ft. Blooms Mar-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 68 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Fragrant Pitcher Sage (Lepechinia fragrans)	CNPS	CRPR 4.2, S3	Chaparral from 65-4300ft. Blooms Mar-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 187 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
White-veined Monardella (Monardella hypoleuca ssp. hypoleuca)	CNDDB(2), CNPS	CRPR 1B.3, S3	Chaparral, Cismontane woodland from 165-5005ft. Blooms (Apr)May-Aug(Sep-Dec).	Yes	None	None	None	—
Davidson's Bushmallow (Malacothamnus davidsonii)	CNPS	CRPR 1B.2, S2	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland from 605-3740ft. Blooms Jun-Jan.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 500 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Salt Spring Checkerbloom (Sidalcea neomexicana)	CNDDB(3), CNPS	CRPR 2B.2, S2	Chaparral, Coastal scrub, Lower montane coniferous forest, Mojavean desert scrub, Playas (Alkaline, Mesic) from 50-5020ft. Blooms Mar-Jun.	Yes	None	None	None	—
Lewis' Evening-primrose (Camissoniopsis lewisii)	CNPS	CRPR 3, S4	Cismontane woodland, Coastal bluff scrub, Coastal dunes, Coastal scrub, Valley and foothill grassland (Clay (sometimes), Sandy (sometimes)) from 0-985ft. Blooms Mar-May(Jun).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 212 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
San Fernando Valley Spineflower (Chorizanthe parryi var. fernandina)	CNDDB(4), CNPS	CRPR 1B.1, CE, S1	Coastal scrub (sandy), Valley and foothill grassland from 490-4005ft. Blooms Apr-Jul.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 64 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
California Spineflower (Mucronea californica)	CNPS	CRPR 4.2, S3	Chaparral, Cismontane woodland, Coastal dunes, Coastal scrub, Valley and foothill grassland (Sandy) from 0-4595ft. Blooms Mar-Jul(Aug).	Yes	None	None	None	—
Slender-horned Spineflower (Dodecahema leptoceras)	CNDDB(2), CNPS	CRPR 1B.1, FE, CE, S1	Chaparral, Cismontane woodland, Coastal scrub (alluvial fans) (Sandy) from 655-2495ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 81 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Spreading Navarretia (Navarretia fossalis)	CNDDB(1), CNPS	CRPR 1B.1, FT, S2	Chenopod scrub, Marshes and swamps (shallow freshwater), Playas, Vernal pools from 100-2150ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 87 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Prostrate Vernal Pool Navarretia (Navarretia prostrata)	CNDDB(4), CNPS	CRPR 1B.2, S2	Coastal scrub, Meadows and seeps, Valley and foothill grassland (alkaline), Vernal pools (Mesic) from 10-3970ft. Blooms Apr-Jul.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 79 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Mesa Horkelia (Horkelia cuneata var. puberula)	CNDDB(7), CNPS	CRPR 1B.1, S1	Chaparral (maritime), Cismontane woodland, Coastal scrub (Gravelly (sometimes), Sandy (sometimes)) from 230-2660ft. Blooms Feb-Jul(Sep).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 155 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Salt Marsh Bird's-beak (Chloropyron maritimum ssp. maritimum)	CNDDB(2), CNPS	CRPR 1B.2, FE, CE, S1	Coastal dunes, Marshes and swamps (coastal salt) from 0-100ft. Blooms May-Oct(Nov).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 27 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Sanford's Arrowhead (Sagittaria sanfordii)	CNDDB(1), CNPS	CRPR 1B.2, S3	Marshes and swamps (shallow freshwater) from 0-2135ft. Blooms May-Oct(Nov).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 72 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Slender Mariposa-lily (Calochortus clavatus var. gracilis)	CNDDB(3), CNPS	CRPR 1B.2, S2S3	Chaparral, Coastal scrub, Valley and foothill grassland from 1050-3280ft. Blooms Mar-Jun(Nov).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 114 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Vernal Barley (Hordeum intercedens)	CNPS	CRPR 3.2, S3S4	Coastal dunes, Coastal scrub, Valley and foothill grassland (depressions, saline flats), Vernal pools from 15-3280ft. Blooms Mar-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 434 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
California Orcutt Grass (Orcuttia californica)	CNDDB(1), CNPS	CRPR 1B.1, FE, CE, S1	Vernal pools from 50-2165ft. Blooms Apr-Aug.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 153 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Sonoran Maiden Fern (Pelazoneuron puberulum var. sonorense)	CNDDB(1), CNPS	CRPR 2B.2, S2	Meadows and seeps (seeps, streams) from 165-2000ft. Blooms Jan-Sep.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 44 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Invertebrates

The section of the report summarizes the potential for occurrence on the Project Site of 20 special status invertebrate taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

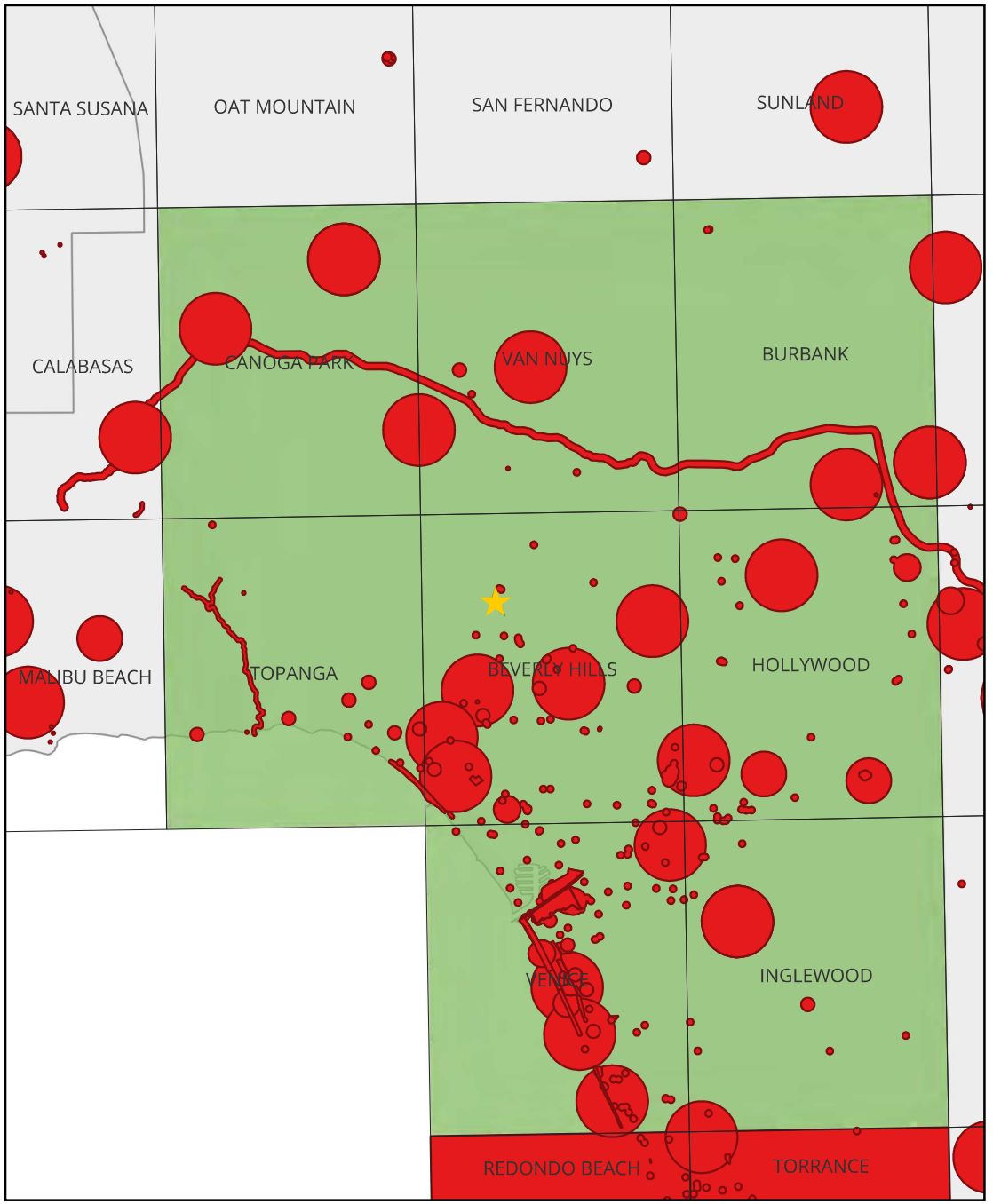
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Riverside Fairy Shrimp (Streptocephalus woottoni)	CNDDB(3)	FE, S2	ENDEMIC TO WESTERN RIVERSIDE, ORANGE, AND SAN DIEGO COUNTIES IN AREAS OF TECTONIC SWALES/EARTH SLUMP BASINS IN GRASSLAND AND COASTAL SAGE SCRUB. INHABIT SEASONALLY ASTATIC POOLS FILLED BY WINTER/SPRING RAINS. HATCH IN WARM WATER LATER IN THE SEASON.	No	N/A	None	None	Range assessment based on 24 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Pacific Hairy-necked Tiger Beetle (Cicindela hirticollis gravida)	CNDDB(3)	S2	INHABITS AREAS ADJACENT TO NON-BRACKISH WATER ALONG THE COAST OF CALIFORNIA FROM SAN FRANCISCO BAY TO NORTHERN MEXICO. CLEAN, DRY, LIGHT-COLORED SAND IN THE UPPER ZONE. SUBTERRANEAN LARVAE PREFER MOIST SAND NOT AFFECTED BY WAVE ACTION.	Yes	None	None	None	—
Globose Dune Beetle (Coelus globosus)	CNDDB(4)	S1S2	INHABITANT OF COASTAL SAND DUNE HABITAT; ERRATICALLY DISTRIBUTED FROM TEN MILE CREEK IN MENDOCINO COUNTY SOUTH TO ENSENADA, MEXICO. INHABITS FOREDUNES AND SAND HUMMOCKS; IT BURROWS BENEATH THE SAND SURFACE AND IS MOST COMMON BENEATH DUNE VEGETATION.	No	N/A	None	None	Range assessment based on 300 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Lange's el Segundo Dune Weevil (Onychobaris langei)	CNDDB(1)	S1	KNOWN FROM EL SEGUNDO DUNES.	Yes	None	None	None	—
Dorothy's el Segundo Dune Weevil (Trigonoscuta dorothea dorothea)	CNDDB(2)	S1	COASTAL SAND DUNES IN LOS ANGELES COUNTY.	No	N/A	None	None	No spatial GBIF records. Range based on CNDDB. Only occurrences near Ballona and Bolsa Chica.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
El Segundo Flower-loving Fly (Rhaphiomidas terminatus terminatus)	CNDDB(1)	S1	PRESUMED EXTINCT BUT RECENTLY DISCOVERED ON MALAGA DUNES, LOS ANGELES COUNTY. PERCHED DUNES.	No	N/A	None	None	No spatial GBIF records. Range based on CNDDB. Previously thought extinct and recently rediscovered in coastal dunes.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Belkin's Dune Tabanid Fly (Brennania belkini)	CNDDB(5)	S1S2	SAND OBLIGATE SPECIES KNOWN FROM COASTAL DUNES NEAR PLAYA DEL REY AND EL SEGUNDO SOUTH TO ENSENADA, MEXICO. ONE OF FEW TABANIDS NOT REQUIRING A BLOOD MEAL FOR SECCESSFUL EGG PRODUCTION; ADULTS TAKEN ON FLOWERS. LARVAE COLLECTED 50 CM BENEATH SURFACE OF SANDY SOIL; PRESUMABLY BURROWING PREDATORS WITH UNDETERMINED HOSTS, LIKELY BEETLE LARVAE. ADULT FLIGHT GENERALLY MAY - JULY.	No	N/A	None	None	Range assessment based on 11 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
American Bumble Bee (Bombus pensylvanicus)	CNDDB(103)	S2	LONG-TONGUED; FORAGES ON A WIDE VARIETY OF FLOWERS INCLUDING VETCHES (VICIA), CLOVERS (TRIFOLIUM), THISTLES (CIRSIUM), SUNFLOWERS (HELIANTHUS), ETC. NESTS ABOVE GROUND UNDER LONG GRASS OR UNDERGROUND. QUEENS OVERWINTER IN ROTTEN WOOD OR UNDERGROUND.	Yes	Low	Low	None	—
Crotch's Bumble Bee (Bombus crotchii)	CNDDB(17)	CCE, S2	COASTAL CALIFORNIA EAST TO THE SIERRA-CASCADE CREST AND SOUTH INTO MEXICO. FOOD PLANT GENERA INCLUDE ANTIRRHINUM, PHACELIA, CLARKIA, DENDROMECON, ESCHSCHOLZIA, AND ERIOGONUM.	Yes	Low	Low	None	—
Henne's Eucosman Moth (Pelochrista hennei)	CNDDB(1)	S1	COASTAL SAND DUNES WITH HOST PHACELIA RAMOSISSIMA. ORIGINALLY BELIEVED TO BE ENDEMIC TO THE EL SEGUNDO SAND DUNES OF LOS ANGELES COUNTY WHERE THE TYPE SPECIMEN WAS COLLECTED. ALSO COLLECTED FROM COASTAL SAN LUIS OBISPO COUNTY. LARVAL FOODPLANT IS PHACELIA RAMOSISSIMA VAR AUSTROLITORALIS; LARVAE CAN BE FOUND ON WOODY STEMS AND UPPER ROOT PARTS.	No	N/A	None	None	Range assessment based on 10 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Busk's Gall Moth (Eugnosta busckana)	CNDDB(4)	S2S3	COASTAL SOUTHERN CALIFORNIA. TINY MICRO-MOTH (1 CM) WITH LARVA FORMING GALLS ON HOST PLANT ENCELIA CALIFORNICA (CALIFORNIA BRITTLEBUSH). ADULT FLIGHT PERIOD IS DURING WINTER, GENERALLY FROM NOVEMBER TO FEBRUARY, AND HAVE BEEN REPORTED AT UV LIGHTS AND PORCH LIGHTS.	Yes	Low	Low	None	—
Wandering Skipper (Panoquina errans)	CNDDB(1)	S2	SOUTHERN CALIFORNIA COASTAL SALT MARSHES. REQUIRES MOIST SALTGRASS FOR LARVAL DEVELOPMENT.	Yes	None	None	None	—
El Segundo Blue (Euphilotes allyni)	CNDDB(2)	FE, S1	RESTRICTED TO REMNANT COASTAL DUNE HABITAT IN SOUTHERN CALIFORNIA. HOST PLANT IS ERIOGONUM PARVIFOLIUM; LARVAE FEED ONLY ON THE FLOWERS AND SEEDS; USED BY ADULTS AS MAJOR NECTAR SOURCE.	No	N/A	None	None	No spatial GBIF records. Range based on CNDDB occurrences. Only occurs near El Segundo.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Palos Verdes Blue (Glaucopsyche lygdamus palosverdesensis)	CNDDB(1)	FE, S1	RESTRICTED TO THE COOL, FOG-SHROUDED, SEAWARD SIDE OF PALOS VERDES HILLS, LOS ANGELES COUNTY. HOST PLANT IS ASTRAGALUS TRICHOPODUS VAR. LONCHUS (LOCOWEED).	No	N/A	None	None	Range assessment based on 48 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Western Monarch (Danaus plexippus pop. 1)	CNDDB(15), IPaC	FPT, S2	WINTER ROOST SITES EXTEND ALONG THE COAST FROM NORTHERN MENDOCINO TO BAJA CALIFORNIA, MEXICO. ROOSTS LOCATED IN WIND-PROTECTED TREE GROVES (EUCALYPTUS, MONTEREY PINE, CYPRESS), WITH NECTAR AND WATER SOURCES NEARBY.	No	N/A	None	None	Range based on coastal zone limits.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Santa Monica Shieldback Katydid (Aglaothorax longipennis)	CNDDB(1)	S1S2	OCCUR NOCTURNALLY IN CHAPARRAL AND CANYON STREAM BOTTOM VEGETATION, IN THE SANTA MONICA MTNS OF SOUTHERN CALIFORNIA. INHABIT INTRODUCED ICEPLANT AND NATIVE CHAPARRAL PLANTS.	Yes	Low	Low	None	—
Gertsch's Socalchemmis Spider (Socalchemmis gertschi)	CNDDB(2)	S1	KNOWN FROM ONLY 2 LOCALITIES IN LOS ANGELES COUNTY: BRENTWOOD (TYPE LOCALITY) AND TOPANGA CANYON.	Yes	Low	Low	None	—
Western Ridged Mussel (Gonidea angulata)	CNDDB(2)	S2	PRIMARILY CREEKS AND RIVERS AND LESS OFTEN LAKES. ORIGINALLY IN MOST OF STATE, NOW EXTIRPATED FROM CENTRAL AND SOUTHERN CALIFORNIA.	No	N/A	None	None	Originally found in most of state. Now extirpated from central and southern California.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
San Gabriel Chestnut (Glyptostoma gabrielense)	CNDDB(1)	S3	TERRESTRIAL.	No	N/A	None	None	Range assessment based on 285 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Mimic Tryonia (Tryonia imitator)	CNDDB(1)	S2	INHABITS COASTAL LAGOONS, ESTUARIES AND SALT MARSHES, FROM SONOMA COUNTY SOUTH TO SAN DIEGO COUNTY. FOUND ONLY IN PERMANENTLY SUBMERGED AREAS IN A VARIETY OF SEDIMENT TYPES; ABLE TO WITHSTAND A WIDE RANGE OF SALINITIES.	No	N/A	None	None	Range assessment based on 46 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Fish

The section of the report summarizes the potential for occurrence on the Project Site of 2 special status fish taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

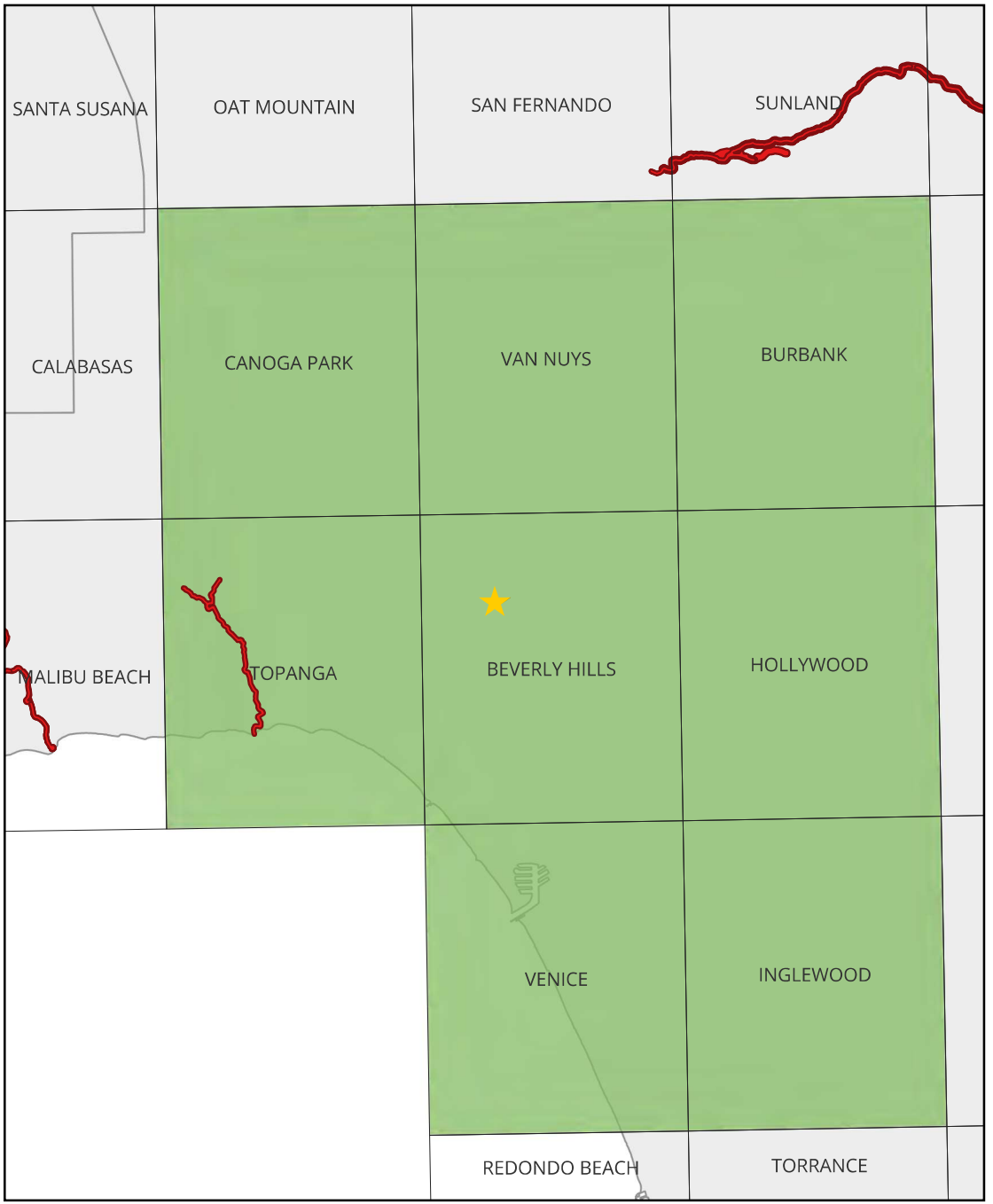
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Steelhead - Southern California Distinct Population Segment (Oncorhynchus mykiss pop. 10)	CNDDB(1), CH	FE, CCE, S1	FEDERAL LISTING REFERS TO POPULATIONS FROM SANTA MARIA RIVER SOUTH TO SOUTHERN EXTENT OF RANGE (SAN MATEO CREEK IN SAN DIEGO COUNTY). SOUTHERN STEELHEAD LIKELY HAVE GREATER PHYSIOLOGICAL TOLERANCES TO WARMER WATER AND MORE VARIABLE CONDITIONS.	No	N/A	None	None	Range assessment based on 405 GBIF records. Designated critical habitat (NMFS) is located 7.3 miles to the southwest. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Tidewater Goby (Eucyclogobius newberryi)	CH	FE, SSC, S3	BRACKISH WATER HABITATS ALONG THE CALIFORNIA COAST FROM AGUA HEDIONDA LAGOON, SAN DIEGO COUNTY TO THE MOUTH OF THE SMITH RIVER. FOUND IN SHALLOW LAGOONS AND LOWER STREAM REACHES, THEY NEED FAIRLY STILL BUT NOT STAGNANT WATER AND HIGH OXYGEN LEVELS.	No	N/A	None	None	Range assessment based on 770 GBIF records. Designated critical habitat (USFWS) is located 7.3 miles to the southwest. Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Amphibians

The section of the report summarizes the potential for occurrence on the Project Site of 2 special status amphibian taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

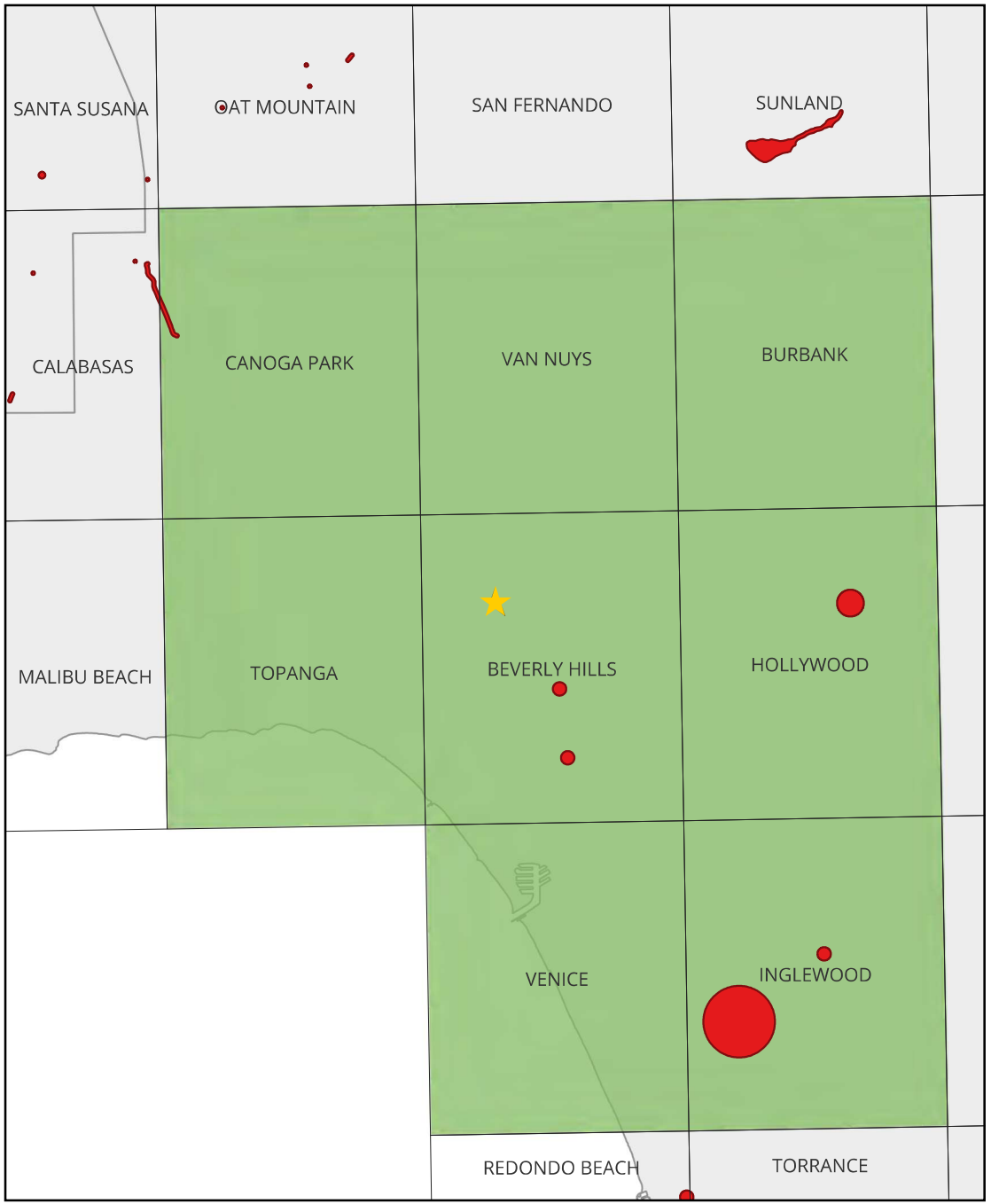
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Arroyo Toad (Anaxyrus californicus)	CNDDB(1)	FE, SSC, S2	SEMI-ARID REGIONS NEAR WASHES OR INTERMITTENT STREAMS, INCLUDING VALLEY-FOOTHILL AND DESERT RIPARIAN, DESERT WASH, ETC. RIVERS WITH SANDY BANKS, WILLOWS, COTTONWOODS, AND SYCAMORES; LOOSE, GRAVELLY AREAS OF STREAMS IN DRIER PARTS OF RANGE.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Western Spadefoot (Spea hammondii)	CNDDB(5), IPaC	FPT, SSC, S3S4	OCCURS PRIMARILY IN GRASSLAND HABITATS, BUT CAN BE FOUND IN VALLEY-FOOTHILL HARDWOOD WOODLANDS. VERNAL POOLS ARE ESSENTIAL FOR BREEDING AND EGG-LAYING.	Yes	None	None	None	Low quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. CWHR predictive mapping shows potential low value habitat between residence and street above. There are no potential or known breeding areas near the Biological Study Area.

Reptiles

The section of the report summarizes the potential for occurrence on the Project Site of 9 special status reptile taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

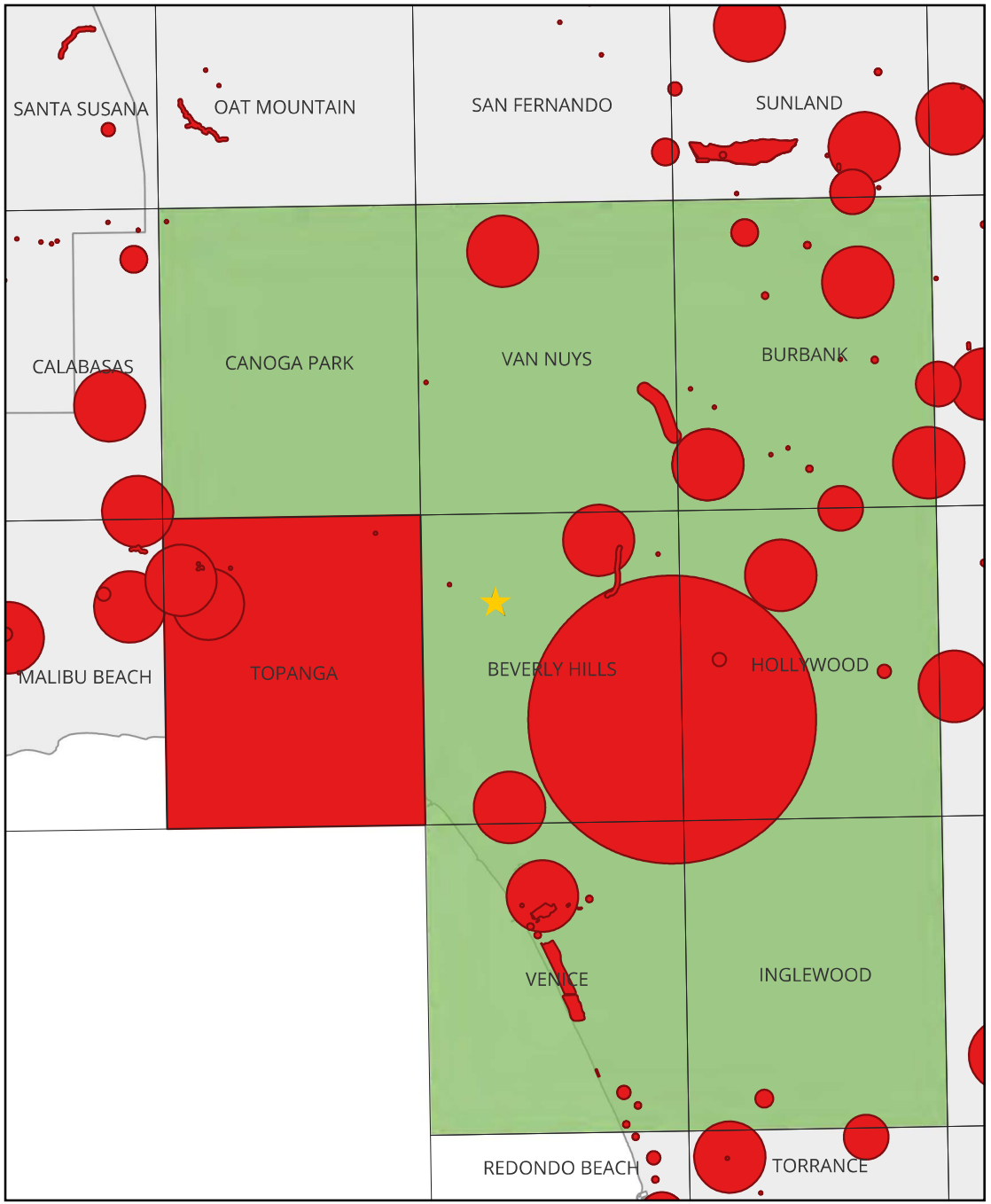
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Green Sea Turtle (Chelonia mydas)	CH	FT, S1	MARINE. COMPLETELY HERBIVOROUS; NEEDS ADQUATE SUPPLY OF SEAGRASSES AND ALGAE.	No	N/A	None	None	Range based on Pacific Ocean.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Southwestern Pond Turtle (Actinemys pallida)	CNDDB(4), IPaC	FPT, SSC, SNR	No CNDDB habitat description available	Yes	None	None	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Nearby water resources are required and are not present.
San Diegan Legless Lizard (Anniella stebbinsi)	CNDDB(36)	SSC, S3	GENERALLY SOUTH OF THE TRANSVERSE RANGE, EXTENDING TO NORTHWESTERN BAJA CALIFORNIA. OCCURS IN SANDY OR LOOSE LOAMY SOILS UNDER SPARSE VEGETATION. DISJUNCT POPULATIONS IN THE TEHACHAPI AND PIUTE MOUNTAINS IN KERN COUNTY. VARIETY OF HABITATS; GENERALLY IN MOIST, LOOSE SOIL. THEY PREFER SOILS WITH A HIGH MOISTURE CONTENT.	Yes	Medium	Moderate	None	Medium quality CWHR predicted habitat is mapped on the Project Site.
Blainville's Horned Lizard (Phrynosoma blainvillii)	CNDDB(7)	SSC, S4	FREQUENTS A WIDE VARIETY OF HABITATS, MOST COMMON IN LOWLANDS ALONG SANDY WASHES WITH SCATTERED LOW BUSHES. OPEN AREAS FOR SUNNING, BUSHES FOR COVER, PATCHES OF LOOSE SOIL FOR BURIAL, AND ABUNDANT SUPPLY OF ANTS AND OTHER INSECTS.	Yes	None	None	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Found in open habitats with native ants, neither of which are present.
San Diegan Tiger Whiptail (Aspidoscelis tigris stejnegeri)	CNDDB(2)	SSC, S3	FOUND IN DESERTS AND SEMI-ARID AREAS WITH SPARSE VEGETATION AND OPEN AREAS. ALSO FOUND IN WOODLAND AND RIPARIAN AREAS. GROUND MAY BE FIRM SOIL, SANDY, OR ROCKY.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
California Glossy Snake (Arizona elegans occidentalis)	CNDDB(1)	SSC, S2	PATCHILY DISTRIBUTED FROM THE EASTERN PORTION OF SAN FRANCISCO BAY, SOUTHERN SAN JOAQUIN VALLEY, AND THE COAST, TRANSVERSE, AND PENINSULAR RANGES, SOUTH TO BAJA CALIFORNIA. GENERALIST REPORTED FROM A RANGE OF SCRUB AND GRASSLAND HABITATS, OFTEN WITH LOOSE OR SANDY SOILS.	No	N/A	None	None	Subspecies range based on 175 GBIF records.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
San Bernardino Ring-necked Snake (Diadophis punctatus modestus)	CNDDB(1)	S2?	MOST COMMON IN OPEN, RELATIVELY ROCKY AREAS. OFTEN IN SOMEWHAT MOIST MICROHABITATS NEAR INTERMITTENT STREAMS. AVOIDS MOVING THROUGH OPEN OR BARREN AREAS BY RESTRICTING MOVEMENTS TO AREAS OF SURFACE LITTER OR HERBACEOUS VEG.	Yes	Medium	Moderate	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
South Coast Gartersnake (Thamnophis sirtalis pop. 1)	CNDDB(5)	SSC, S1S2	SOUTHERN CALIFORNIA COASTAL PLAIN FROM VENTURA COUNTY TO SAN DIEGO COUNTY, AND FROM SEA LEVEL TO ABOUT 850 M. MARSH AND UPLAND HABITATS NEAR PERMANENT WATER WITH GOOD STRIPS OF RIPARIAN VEGETATION.	Yes	None	None	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Nearby water resources are required and are not present.
Two-striped Gartersnake (Thamnophis hammondii)	CNDDB(2)	SSC, S3S4	COASTAL CALIFORNIA FROM VICINITY OF SALINAS TO NORTHWEST BAJA CALIFORNIA. FROM SEA TO ABOUT 7,000 FT ELEVATION. HIGHLY AQUATIC, FOUND IN OR NEAR PERMANENT FRESH WATER. OFTEN ALONG STREAMS WITH ROCKY BEDS AND RIPARIAN GROWTH.	Yes	None	None	None	Low quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Nearby water resources are required and are not present.

Birds

The section of the report summarizes the potential for occurrence on the Project Site of 32 special status bird taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

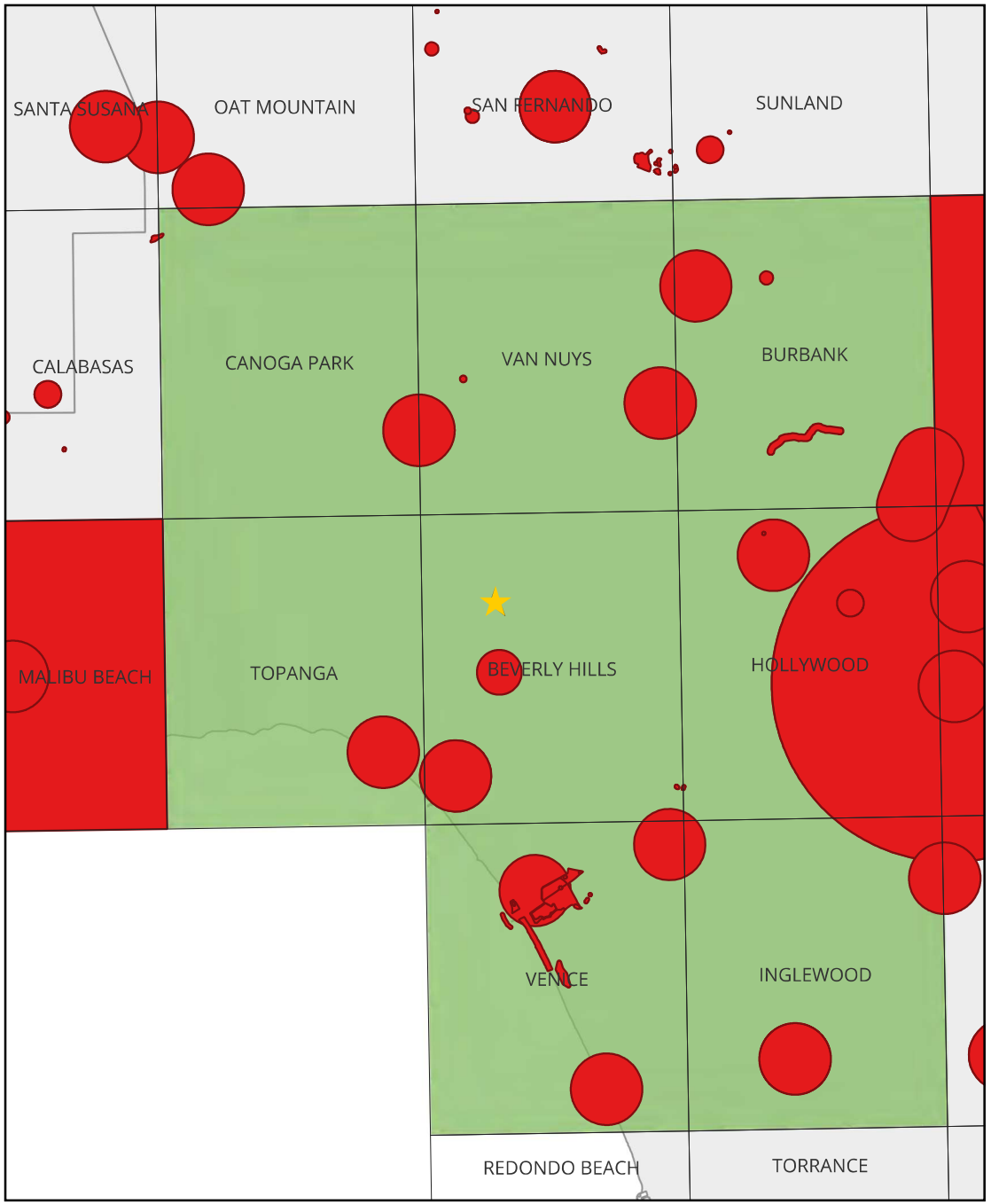
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Western Grebe (Aechmophorus occidentalis)	IPaC	BCC	No CNDDB habitat description available	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
Clark's Grebe (Aechmophorus clarkii)	IPaC	BCC	No CNDDB habitat description available	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
California Brown Pelican (Pelecanus occidentalis californicus)	CNDDB(1)	FD, CD, S3	COLONIAL NESTER ON COASTAL ISLANDS JUST OUTSIDE THE SURF LINE. NESTS ON COASTAL ISLANDS OF SMALL TO MODERATE SIZE WHICH AFFORD IMMUNITY FROM ATTACK BY GROUND-DWELLING PREDATORS. ROOSTS COMMUNALLY.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Northern Harrier (Circus hudsonius)	IPaC	SSC, S3, BCC	COASTAL SALT AND FRESHWATER MARSH. NEST AND FORAGE IN GRASSLANDS, FROM SALT GRASS IN DESERT SINK TO MOUNTAIN CIENAGAS. NESTS ON GROUND IN SHRUBBY VEGETATION, USUALLY AT MARSH EDGE; NEST BUILT OF A LARGE MOUND OF STICKS IN WET AREAS.	Yes	None	None	None	Medium quality CWHR predicted habitat is mapped on the Project Site. Prefers open habitats such as grasslands and marshes.
Swainson's Hawk (Buteo swainsoni)	CNDDB(4)	CT, S4	BREEDS IN GRASSLANDS WITH SCATTERED TREES, JUNIPER-SAGE FLATS, RIPARIAN AREAS, SAVANNAHS, AND AGRICULTURAL OR RANCH LANDS WITH GROVES OR LINES OF TREES. REQUIRES ADJACENT SUITABLE FORAGING AREAS SUCH AS GRASSLANDS, OR ALFALFA OR GRAIN FIELDS SUPPORTING RODENT POPULATIONS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Golden Eagle (Aquila chrysaetos)	IPaC	FP; WL, S3, BCC	ROLLING FOOTHILLS, MOUNTAIN AREAS, SAGE-JUNIPER FLATS, AND DESERT. CLIFF-WALLED CANYONS PROVIDE NESTING HABITAT IN MOST PARTS OF RANGE; ALSO, LARGE TREES IN OPEN AREAS.	Yes	None	None	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Requires large tracts of undeveloped habitat away from anthropogenic disturbance.
American Peregrine Falcon (Falco peregrinus anatum)	CNDDB(2)	FD, CD, S3S4	NEAR WETLANDS, LAKES, RIVERS, OR OTHER WATER; ON CLIFFS, BANKS, DUNES, MOUNDS; ALSO, HUMAN-MADE STRUCTURES. NEST CONSISTS OF A SCRAPE OR A DEPRESSION OR LEDGE IN AN OPEN SITE.	Yes	High	High	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment. No suitable nesting habitat on or near the Project Site.This taxon is most widespread in the winter when it occurs in a wide range of habitats, including dense urban areas, where it feeds mostly on medium-sized birds. If Peregrine Falcon occurs on the Project Site at all, it is likely an uncommon occurrence and would most likely be observed as a flyover while hunting.
Yellow Rail (Coturnicops noveboracensis)	CNDDB(2)	SSC, S2	SUMMER RESIDENT IN EASTERN SIERRA NEVADA IN MONO COUNTY. FRESHWATER MARSHLANDS.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
California Black Rail (Laterallus jamaicensis coturniculus)	CNDDB(1)	CT, FP, S2	INHABITS FRESHWATER MARSHES, WET MEADOWS AND SHALLOW MARGINS OF SALTWATER MARSHES BORDERING LARGER BAYS. NEEDS WATER DEPTHS OF ABOUT 1 INCH THAT DO NOT FLUCTUATE DURING THE YEAR AND DENSE VEGETATION FOR NESTING HABITAT.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Snowy Plover (Charadrius nivosus nivosus)	CNDDB(2), CH, IPaC	FT, SSC, S3	SANDY BEACHES, SALT POND LEVEES AND SHORES OF LARGE ALKALI LAKES. NEEDS SANDY, GRAVELLY OR FRIABLE SOILS FOR NESTING.	Yes	None	None	None	Designated critical habitat (USFWS) is located 7.5 miles to the south. No CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
California Gull (Larus californicus)	IPaC	WL, S4, BCC	LITTORAL WATERS, SANDY BEACHES, WATERS AND SHORELINES OF BAYS, TIDAL MUD-FLATS, MARSHES, LAKES, ETC. COLONIAL NESTER ON ISLETS IN LARGE INTERIOR LAKES, EITHER FRESH OR STRONGLY ALKALINE.	Yes	None	None	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Found along and near waterbodies.
Western Gull (Larus occidentalis)	IPaC	BCC	No CNDDB habitat description available	Yes	None	None	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Found along and near waterbodies.
California Least Tern (Sternula antillarum browni)	CNDDB(3), IPaC	FE, CE, FP, S2	NESTS ALONG THE COAST FROM SAN FRANCISCO BAY SOUTH TO NORTHERN BAJA CALIFORNIA. COLONIAL BREEDER ON BARE OR SPARSELY VEGETATED, FLAT SUBSTRATES: SAND BEACHES, ALKALI FLATS, LAND FILLS, OR PAVED AREAS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Western Screech-Owl (Megascops kennicottii)	IPaC	BCC	No CNDDB habitat description available	Yes	High	High	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
Burrowing Owl (Athene cunicularia)	CNDDB(2)	CCE, SSC, S2	OPEN, DRY ANNUAL OR PERENNIAL GRASSLANDS, DESERTS, AND SCRUBLANDS CHARACTERIZED BY LOW-GROWING VEGETATION. SUBTERRANEAN NESTER, DEPENDENT UPON BURROWING MAMMALS, MOST NOTABLY, THE CALIFORNIA GROUND SQUIRREL.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Allen's Hummingbird (Selasphorus sasin)	IPaC	BCC	No CNDDB habitat description available	Yes	High	Present	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment. This taxon has adapted to and benefits from nectar-rich landscaped environments, increasing its range and numbers in recent years.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Nuttall's Woodpecker (Dryobates nuttallii)	IPaC	BCC	No CNDDB habitat description available	Yes	High	High	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Present in nearly all wooded areas of Los Angeles.
Olive-sided Flycatcher (Contopus cooperi)	IPaC	SSC, S3, BCC	NESTING HABITATS ARE MIXED CONIFER, MONTANE HARDWOOD-CONIFER, DOUGLAS-FIR, REDWOOD, RED FIR AND LODGEPOLE PINE. MOST NUMEROUS IN MONTANE CONIFER FORESTS WHERE TALL TREES OVERLOOK CANYONS, MEADOWS, LAKES OR OTHER OPEN TERRAIN.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon. While the Project Site is not in the breeding or wintering range of Olive-sided Flycatcher, this species occurs locally (if fleetingly) during migration.
Southwestern Willow Flycatcher (Empidonax traillii extimus)	CNDDB(1)	FE, CE, S3	RIPARIAN WOODLANDS IN SOUTHERN CALIFORNIA.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Bank Swallow (Riparia riparia)	CNDDB(1)	CT, S3	COLONIAL NESTER; NESTS PRIMARILY IN RIPARIAN AND OTHER LOWLAND HABITATS WEST OF THE DESERT. REQUIRES VERTICAL BANKS/CLIFFS WITH FINE-TEXTURED/SANDY SOILS NEAR STREAMS, RIVERS, LAKES, OCEAN TO DIG NESTING HOLE.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Oak Titmouse (Baeolophus inornatus)	IPaC	BCC	No CNDDB habitat description available	Yes	High	High	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
Coastal California Gnatcatcher (Polioptila californica californica)	CNDDB(8), IPaC	FT, SSC, S2	OBLIGATE, PERMANENT RESIDENT OF COASTAL SAGE SCRUB BELOW 2500 FT IN SOUTHERN CALIFORNIA. LOW, COASTAL SAGE SCRUB IN ARID WASHES, ON MESAS AND SLOPES. NOT ALL AREAS CLASSIFIED AS COASTAL SAGE SCRUB ARE OCCUPIED.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Wrentit (Chamaea fasciata)	IPaC	BCC	No CNDDB habitat description available	Yes	High	Present	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
California Thrasher (Toxostoma redivivum)	IPaC	BCC	No CNDDB habitat description available	Yes	High	High	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
Least Bell's Vireo (Vireo bellii pusillus)	CNDDB(9)	FE, CE, S3	SUMMER RESIDENT OF SOUTHERN CALIFORNIA IN LOW RIPARIAN IN VICINITY OF WATER OR IN DRY RIVER BOTTOMS; BELOW 2000 FT. NESTS PLACED ALONG MARGINS OF BUSHES OR ON TWIGS PROJECTING INTO PATHWAYS, USUALLY WILLOW, BACCHARIS, MESQUITE.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Saltmarsh Common Yellowthroat (Geothlypis trichas sinuosa)	IPaC	SSC, S3, BCC	RESIDENT OF THE SAN FRANCISCO BAY REGION, IN FRESH AND SALT WATER MARSHES. REQUIRES THICK, CONTINUOUS COVER DOWN TO WATER SURFACE FOR FORAGING; TALL GRASSES, TULE PATCHES, WILLOWS FOR NESTING.	No	N/A	None	None	Endemic to Bay Area. Some individuals rarely migrate south in winter to San Diego. Only found in coastal marshes.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Southern California Rufous-crowned Sparrow (Aimophila ruficeps canescens)	CNDDB(1)	WL, S4	RESIDENT IN SOUTHERN CALIFORNIA COASTAL SAGE SCRUB AND SPARSE MIXED CHAPARRAL. FREQUENTS RELATIVELY STEEP, OFTEN ROCKY HILLSIDES WITH GRASS AND FORB PATCHES.	Yes	None	None	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Prefers grasslands and scrublands.
Belding's Savannah Sparrow (Passerculus sandwichensis beldingi)	CNDDB(2), IPaC	CE, S3, BCC	INHABITS COASTAL SALT MARSHES, FROM SANTA BARBARA SOUTH THROUGH SAN DIEGO COUNTY. NESTS IN SALICORNIA ON AND ABOUT MARGINS OF TIDAL FLATS.	No	N/A	None	None	Subspecies range based on Coastal Zone limits as taxon only occurs in coastal marshes.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Channel Island Song Sparrow (Melospiza melodia graminea)	IPaC	SSC, S1, BCC	CURRENTLY KNOWN FROM SAN MIGUEL AND SANTA ROSA ISLANDS; BELIEVED EXTIRPATED FROM SANTA BARBARA AND SAN CLEMENTE ISLANDS. NEED MODERATELY DENSE SCRUBBY VEGETATION FOR NESTING, A WATER SOURCE, AND EXPOSED GROUND FOR FORAGING. DENSE SHRUBS AND THICKETS OF GIANT COREOPSIS (C. GIGANTEA) AND/OR DENSE GRASSLANDS WITH SCATTERED SHRUBS. NESTS OFTEN LOCATED ON LEEWARD SIDE OF SHRUBS AVOIDING PREVAILING WINDS.	No	N/A	None	None	Only found on San Miguel, Santa Rosa, and Anacapa Islands.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Tricolored Blackbird (Agelaius tricolor)	CNDDB(2)	CT, SSC, S2	HIGHLY COLONIAL SPECIES, MOST NUMEROUS IN CENTRAL VALLEY AND VICINITY. LARGELY ENDEMIC TO CALIFORNIA. REQUIRES OPEN WATER, PROTECTED NESTING SUBSTRATE, AND FORAGING AREA WITH INSECT PREY WITHIN A FEW KM OF THE COLONY.	Yes	None	None	None	Low quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Uses wetlands and adjacent open habitats in the summer. Found along wetlands and in agricultural areas in the winter.
Bullock's Oriole (Icterus bullockii)	IPaC	BCC	No CNDDB habitat description available	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon. While the Project Site is not in the breeding or wintering range of Bullock's Oriole, this species occurs locally (if fleetingly) during migration.
Lawrence's Goldfinch (Spinus lawrencei)	IPaC	S4, BCC	NESTS IN OPEN OAK OR OTHER ARID WOODLAND AND CHAPARRAL, NEAR WATER. NEARBY HERBACEOUS HABITATS USED FOR FEEDING. CLOSELY ASSOCIATED WITH OAKS.	Yes	Medium	Moderate	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment. Lawrence's Goldfinch populations move frequently following preferred food sources, especially fiddleneck. No breeding habitat is present on the Project Site. Only likely to occur sporadically during seasonal movements.

Mammals

The section of the report summarizes the potential for occurrence on the Project Site of 12 special status mammal taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

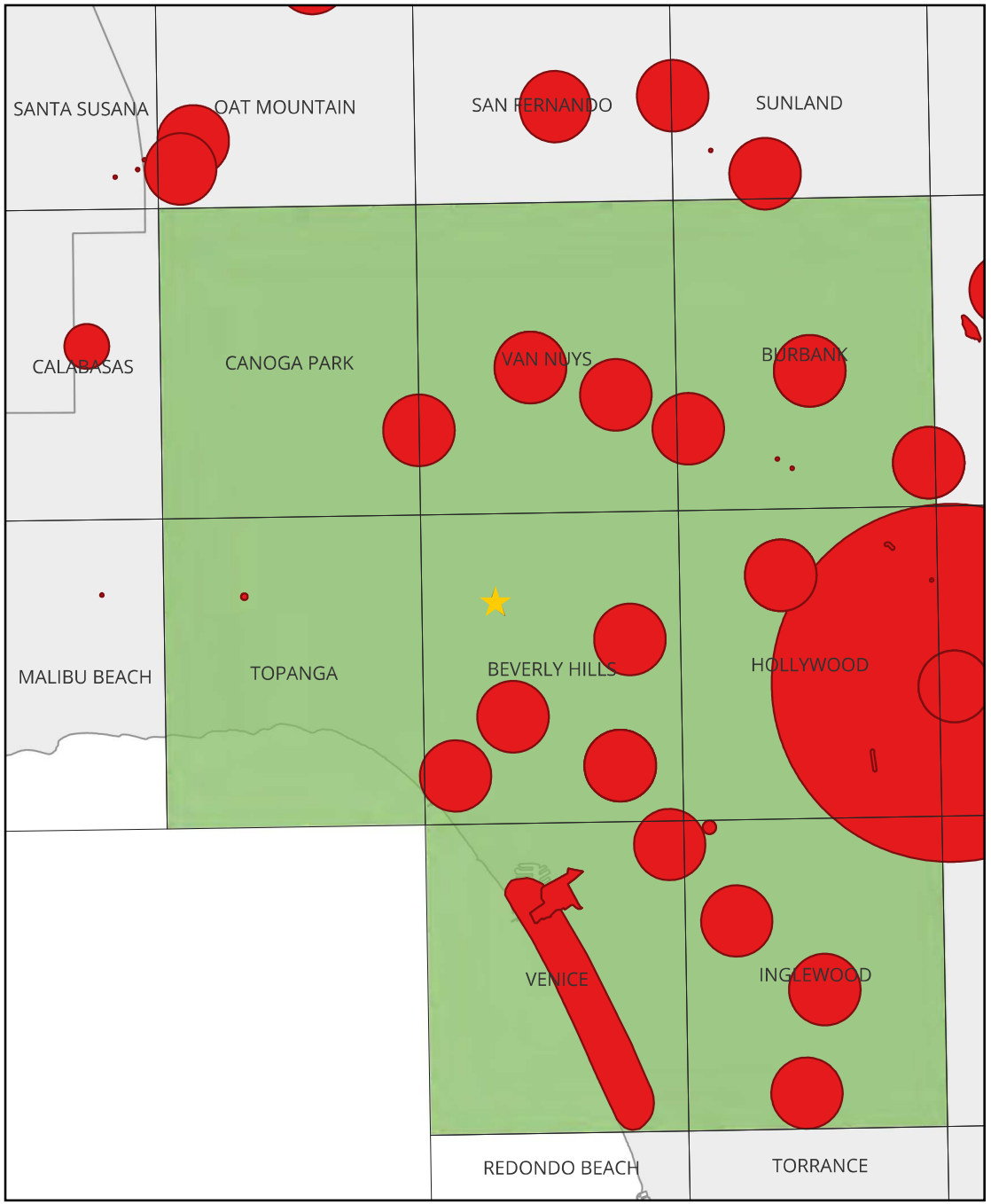
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.

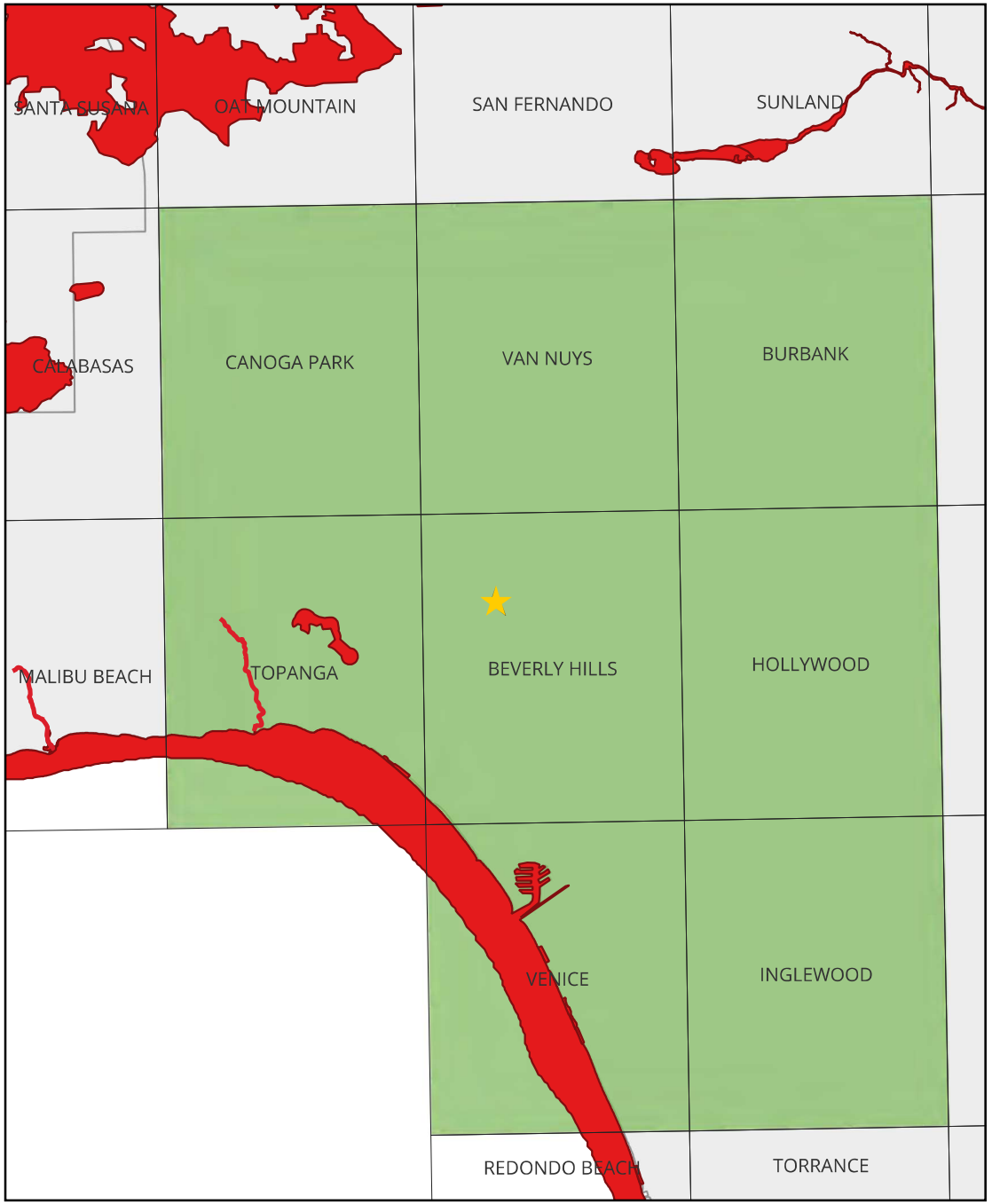


Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Salt Marsh Ornate Shrew (Sorex ornatus salicornicus)	CNDDB(1)	SSC, S1	COASTAL MARSHES IN LOS ANGELES, ORANGE AND VENTURA COUNTIES. REQUIRES DENSE VEGETATION AND WOODY DEBRIS FOR COVER.	No	N/A	None	None	Subspecies range based on 42 GBIF records.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Western Yellow Bat (Lasiurus xanthinus)	CNDDB(1)	SSC, S3	FOUND IN VALLEY FOOTHILL RIPARIAN, DESERT RIPARIAN, DESERT WASH, AND PALM OASIS HABITATS. ROOSTS IN TREES, PARTICULARLY PALMS. FORAGES OVER WATER AND AMONG TREES.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Pallid Bat (Antrozous pallidus)	CNDDB(4)	SSC, S3	DESERTS, GRASSLANDS, SHRUBLANDS, WOODLANDS AND FORESTS. MOST COMMON IN OPEN, DRY HABITATS WITH ROCKY AREAS FOR ROOSTING. ROOSTS MUST PROTECT BATS FROM HIGH TEMPERATURES. VERY SENSITIVE TO DISTURBANCE OF ROOSTING SITES.	Yes	Medium	Moderate	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment. No potential roosting habitat was identified during the survey. If present, only likely to use the Project Site for foraging overflights.
California Bonneted Bat (Eumops perotis californicus)	CNDDB(8)	SSC, S3S4	MANY OPEN, SEMI-ARID TO ARID HABITATS, INCLUDING CONIFER AND DECIDUOUS WOODLANDS, COASTAL SCRUB, GRASSLANDS, CHAPARRAL, ETC. ROOSTS IN CREVICES IN CLIFF FACES, HIGH BUILDINGS, TREES AND TUNNELS.	Yes	Low	Low	None	Low quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
Pocketed Free-tailed Bat (Nyctinomops femorosaccus)	CNDDB(1)	SSC, S3	VARIETY OF ARID AREAS IN SOUTHERN CALIFORNIA; PINE-JUNIPER WOODLANDS, DESERT SCRUB, PALM OASIS, DESERT WASH, DESERT RIPARIAN, ETC. ROCKY AREAS WITH HIGH CLIFFS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Big Free-tailed Bat (Nyctinomops macrotis)	CNDDB(2)	SSC, S3	LOW-LYING ARID AREAS IN SOUTHERN CALIFORNIA. NEED HIGH CLIFFS OR ROCKY OUTCROPS FOR ROOSTING SITES. FEEDS PRINCIPALLY ON LARGE MOTHS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Los Angeles Pocket Mouse (Perognathus longimembris brevinasus)	CNDDB(1)	SSC, S1S2	LOWER ELEVATION GRASSLANDS AND COASTAL SAGE COMMUNITIES IN AND AROUND THE LOS ANGELES BASIN. OPEN GROUND WITH FINE, SANDY SOILS. MAY NOT DIG EXTENSIVE BURROWS, HIDING UNDER WEEDS AND DEAD LEAVES INSTEAD.	No	N/A	None	None	Subspecies range based on 311 GBIF records.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Pacific Pocket Mouse (Perognathus longimembris pacificus)	CNDDB(1)	FE, SSC, S2	INHABITS THE NARROW COASTAL PLAINS FROM THE MEXICAN BORDER NORTH TO EL SEGUNDO, LOS ANGELES COUNTY. SEEMS TO PREFER SOILS OF FINE ALLUVIAL SANDS NEAR THE OCEAN, BUT MUCH REMAINS TO BE LEARNED.	No	N/A	None	None	Subspecies range based on 360 GBIF records.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Southern Grasshopper Mouse (Onychomys torridus ramona)	CNDDB(1)	SSC, S3	DESERT AREAS, ESPECIALLY SCRUB HABITATS WITH FRIABLE SOILS FOR DIGGING. PREFERS LOW TO MODERATE SHRUB COVER. FEEDS ALMOST EXCLUSIVELY ON ARTHROPODS, ESPECIALLY SCORPIONS AND ORTHOPTERAN INSECTS.	No	N/A	None	None	Subspecies range based on 92 GBIF records.Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
San Diego Desert Woodrat (Neotoma lepida intermedia)	CNDDB(2)	SSC, S3S4	COASTAL SCRUB OF SOUTHERN CALIFORNIA FROM SAN DIEGO COUNTY TO SAN LUIS OBISPO COUNTY. MODERATE TO DENSE CANOPIES PREFERRED. THEY ARE PARTICULARLY ABUNDANT IN ROCK OUTCROPS, ROCKY CLIFFS, AND SLOPES.	No	N/A	None	None	Subspecies range based on 262 GBIF records.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Stephens' California Vole (Microtus californicus stephensi)	CNDDB(3)	SSC, S2	TIDAL MARSHES IN LOS ANGELES, ORANGE AND SOUTHERN VENTURA COUNTIES.	Yes	None	None	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. CWHR predicted habitat is for taxon as a whole, not subspecies which is only found in coastal marshes.
American Badger (Taxidea taxus)	CNDDB(1)	SSC, S3	MOST ABUNDANT IN DRIER OPEN STAGES OF MOST SHRUB, FOREST, AND HERBACEOUS HABITATS, WITH FRIABLE SOILS. NEEDS SUFFICIENT FOOD, FRIABLE SOILS AND OPEN, UNCULTIVATED GROUND. PREYS ON BURROWING RODENTS. DIGS BURROWS.	Yes	None	None	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Requires large areas of undisturbed natural habitat. Also, does not occur near the area.

Critical Habitat

This page visually depicts the presence or absence of US Fish and Wildlife Service or National Marine Fisheries Service proposed or designated critical habitat in the Regional Study Area. If critical habitat is present in the Regional Study Area that taxon is included in the preceding pages and marked as having critical habitat. Critical habitat is also discussed in the main text of the report.



Appendix E. Photo Log

Inserted after this cover page is a database-generated photo log.

Photo Log

1400 Vista Moraga

This database-generated report presents a visual depiction of site conditions during the survey conducted on March 17, 2025 by England|Ecology. The data presented here were collected in the field using the QField app on an iPhone 15 Pro. After fieldwork was completed, data were synced to QGIS desktop. The map below presents an overview of the photo locations in this report, with each photo shown on the ensuing pages. This report was generated using QGIS 3.40.

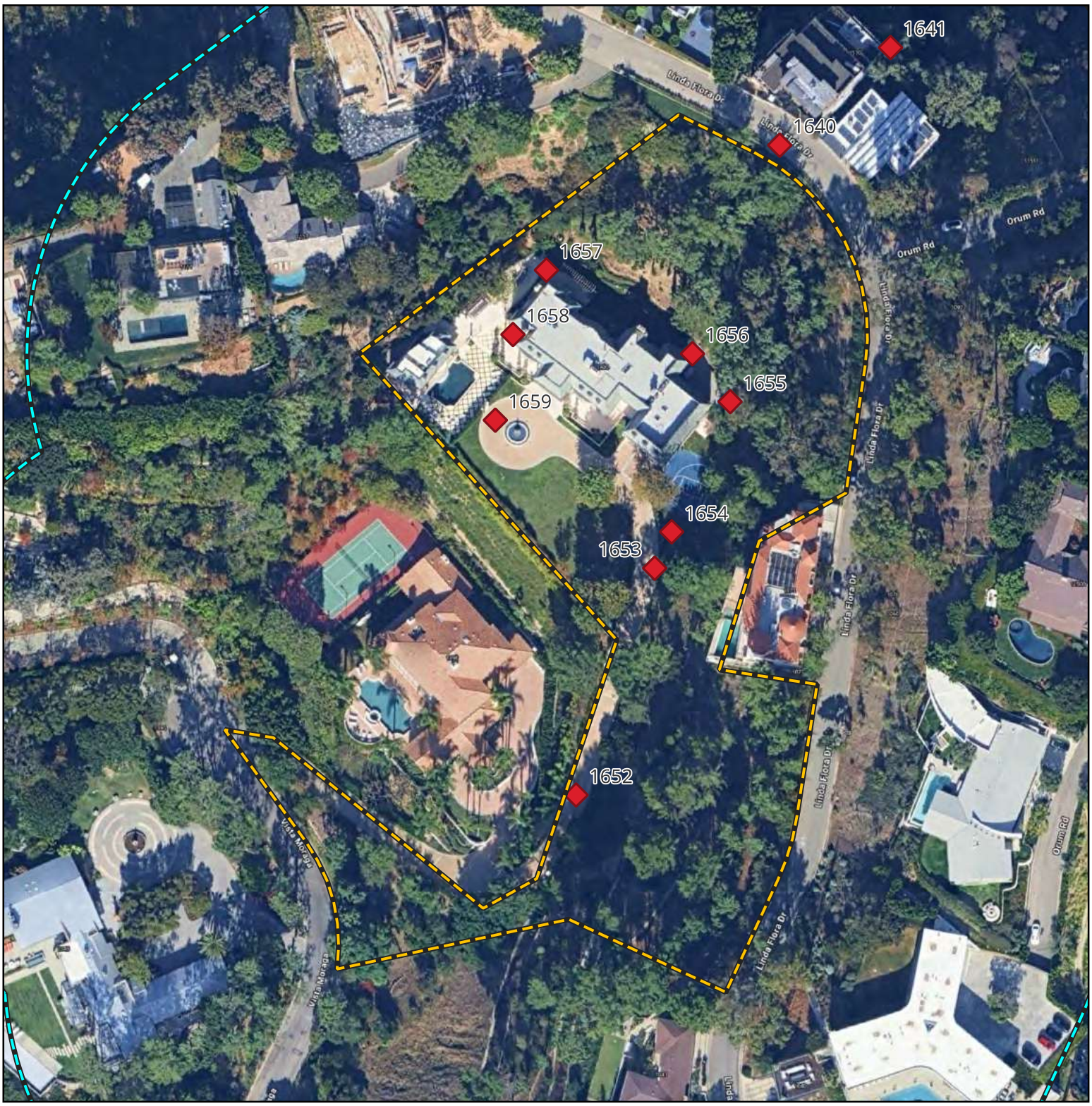


Photo Point 1642

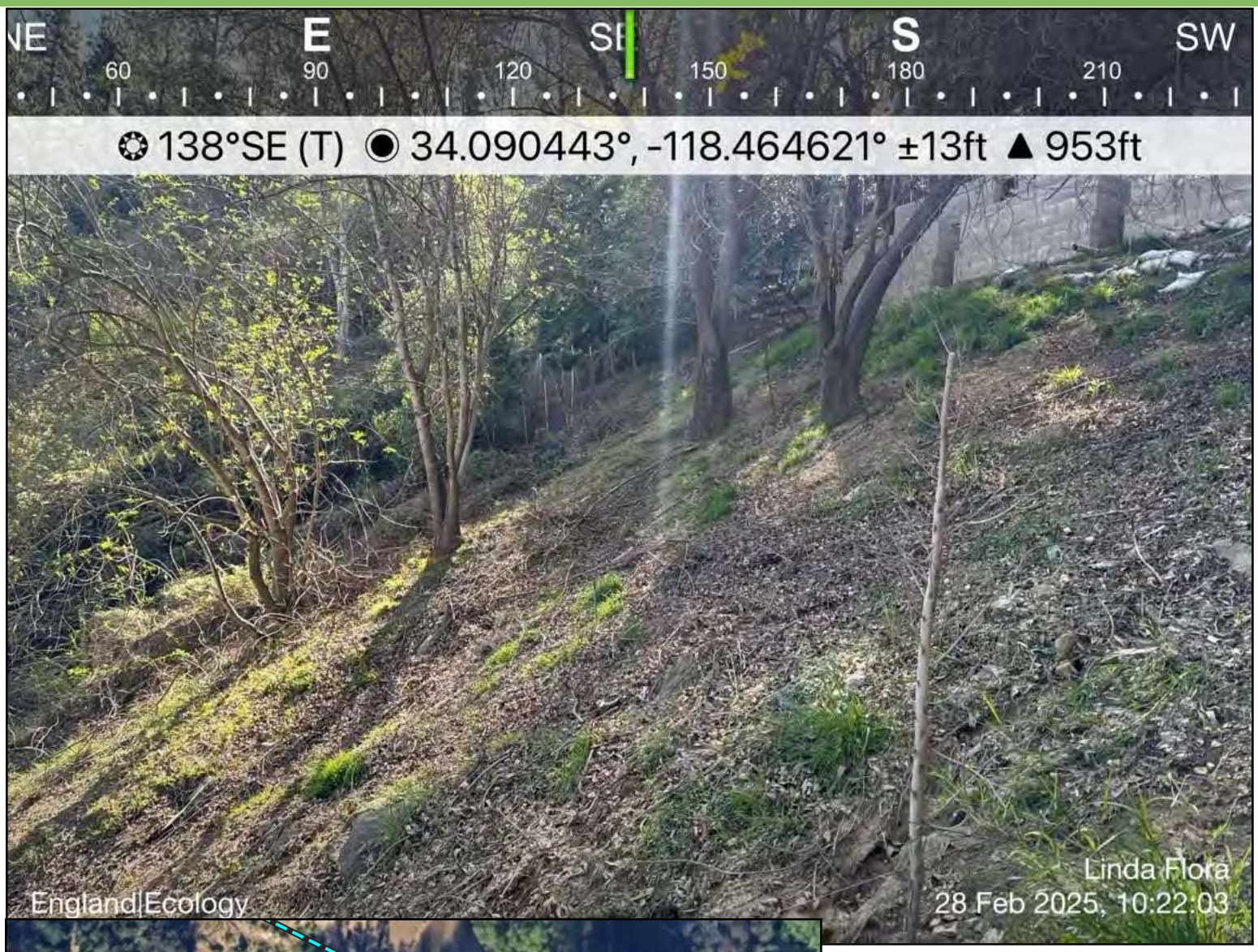


Photo Direction
Southeast

Photo Description
View uphill toward residence from lower end of slope.

Photo Point 1643

Photo Direction
East

Photo Description
View across the backyard.

Photo Point 1644

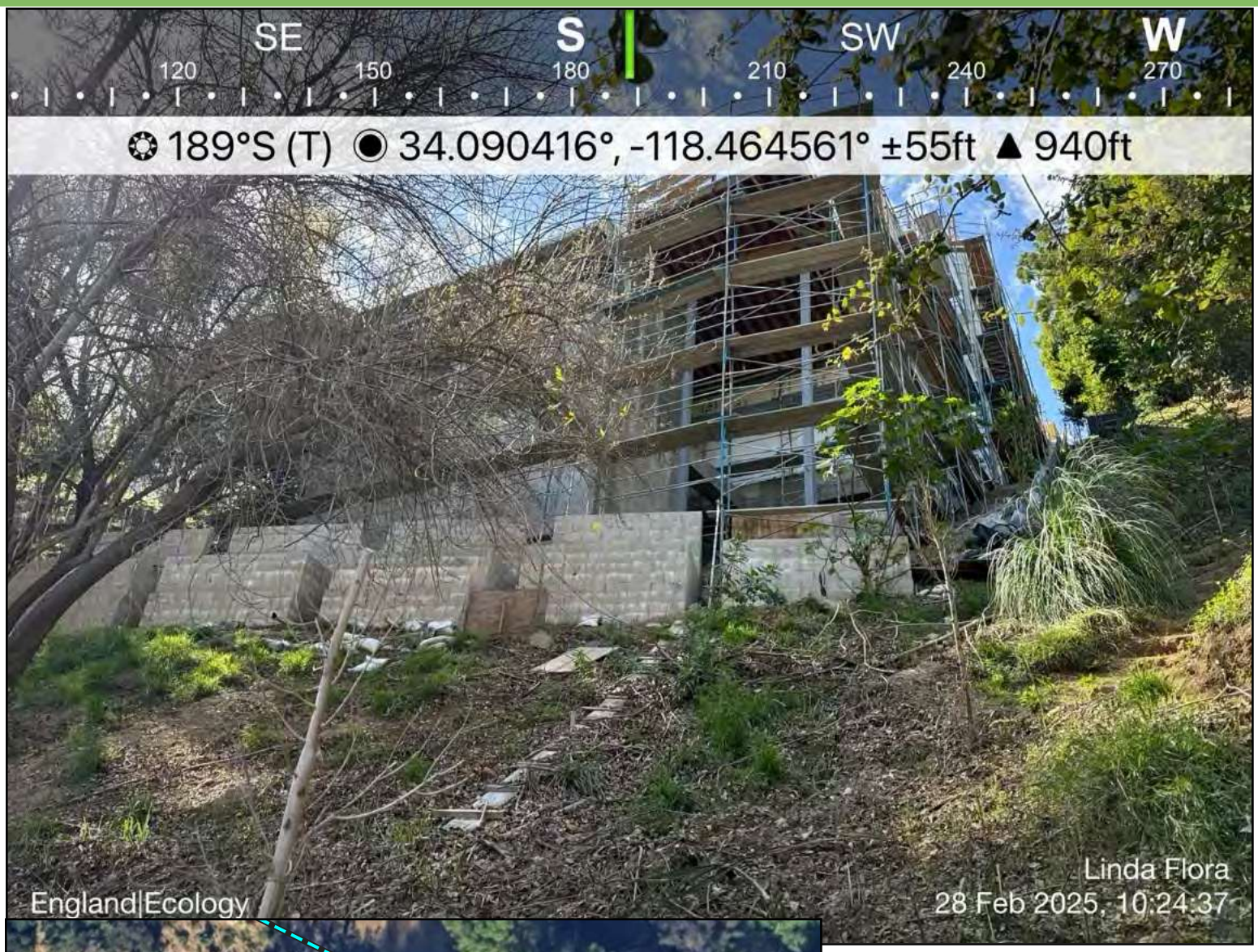


Photo Direction
South

Photo Description
View upslope toward residence.

Photo Point 1652

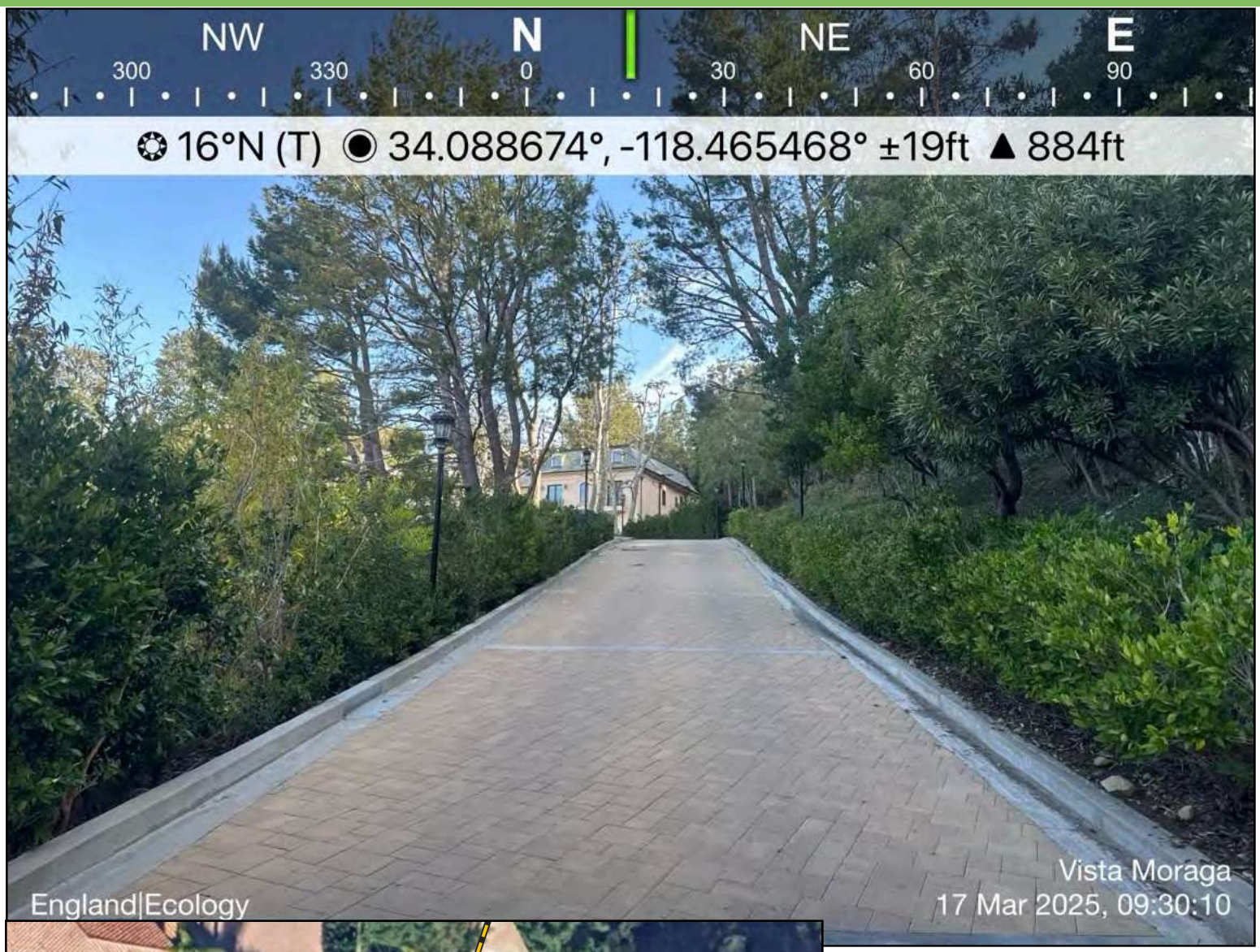
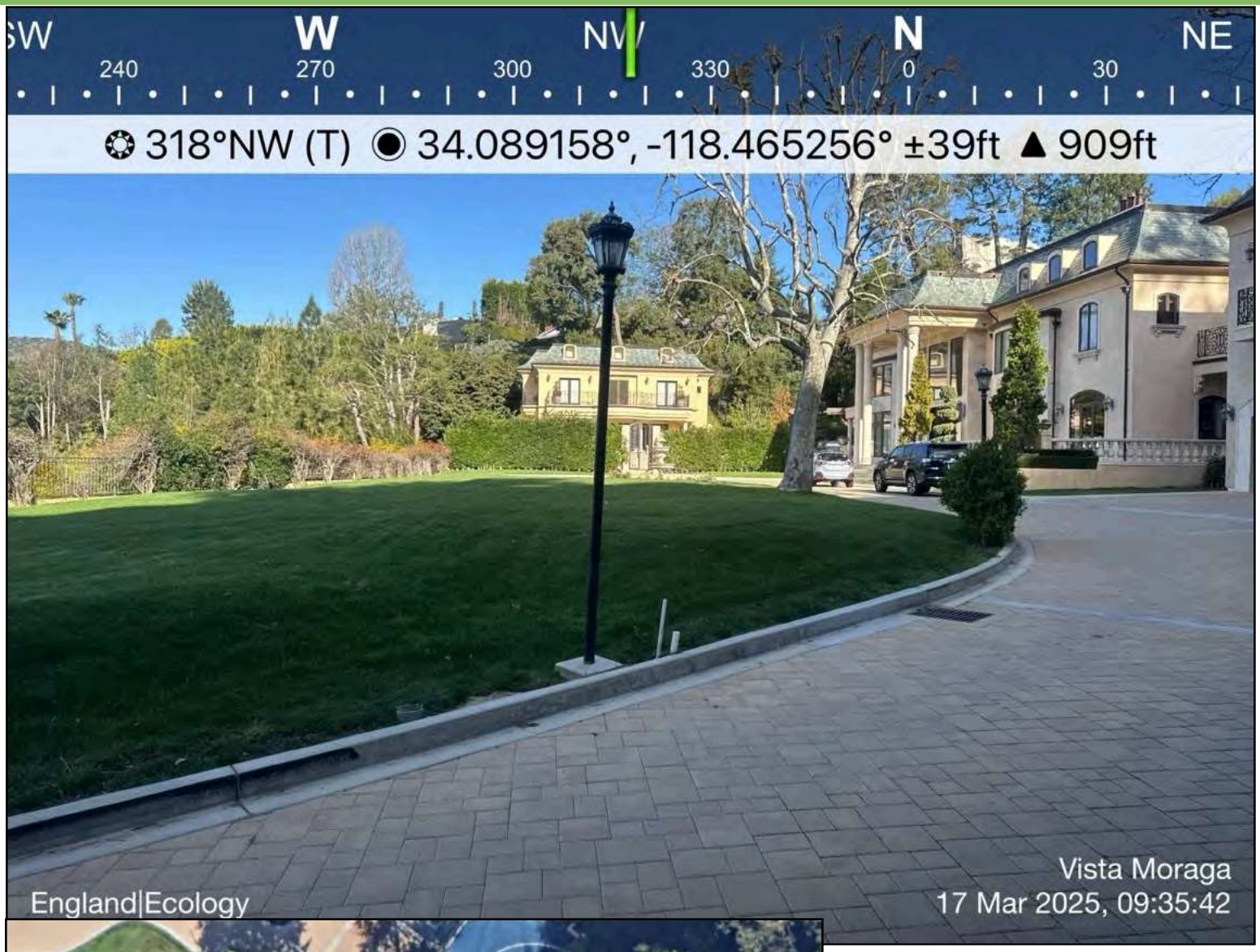


Photo Direction
North

Photo Description
View up driveway toward residence from front gate.

Photo Point 1653



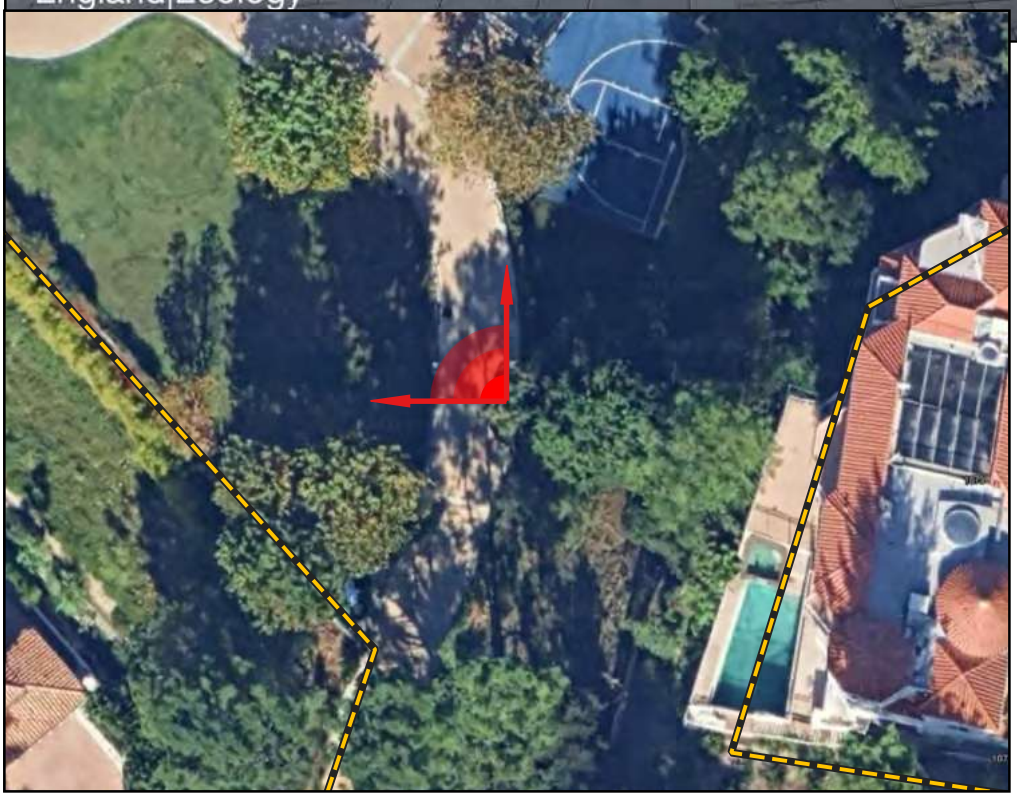
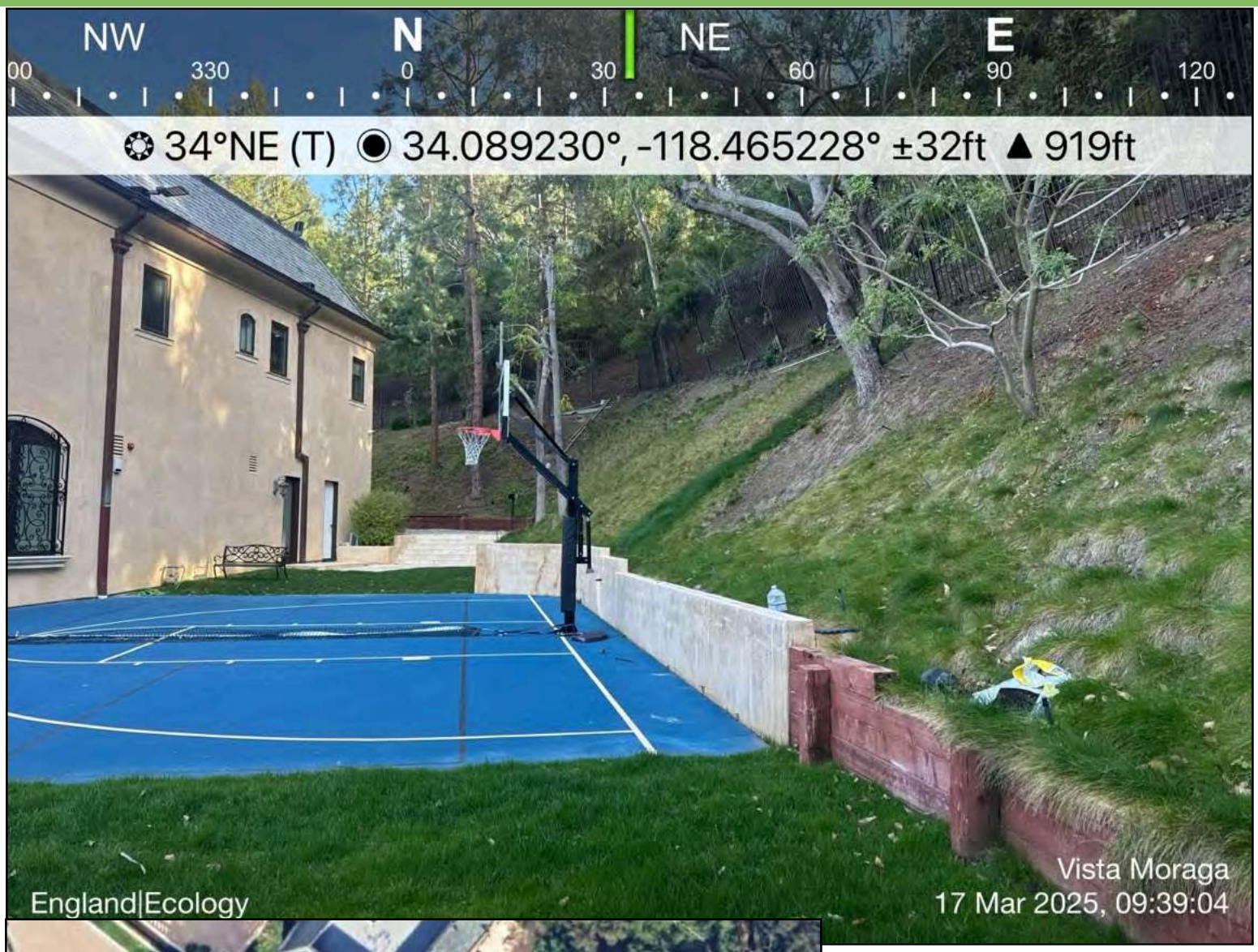


Photo Direction
Northwest

Photo Description
View of front yard.

Photo Point 1654



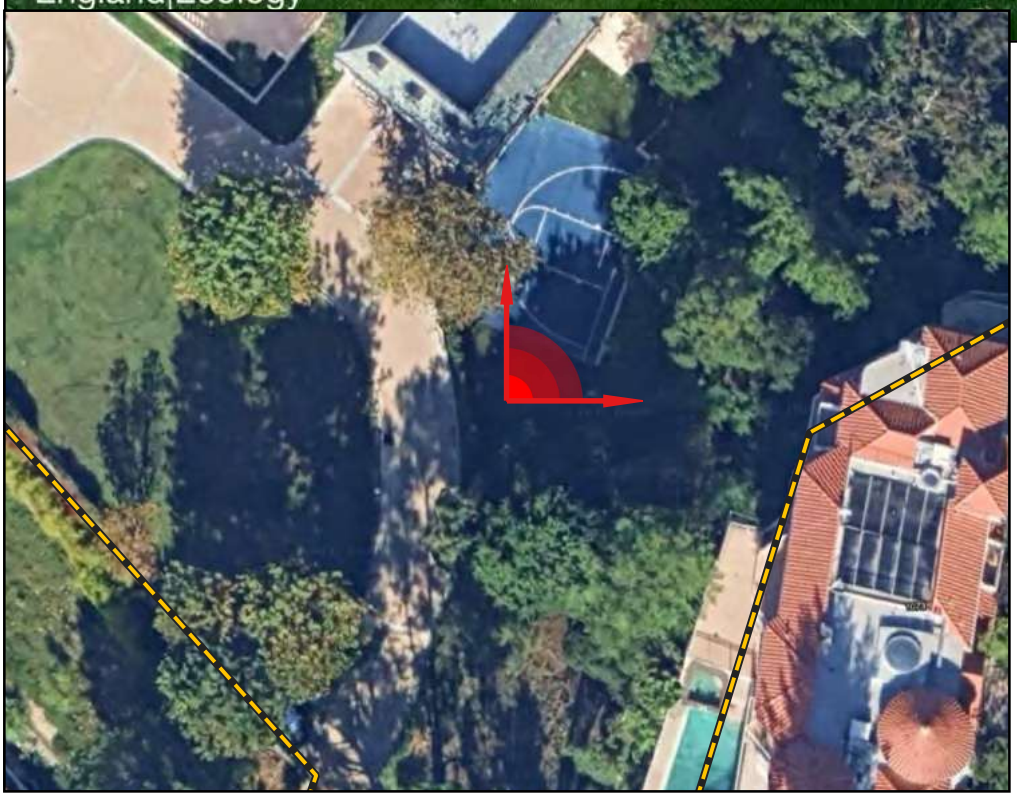
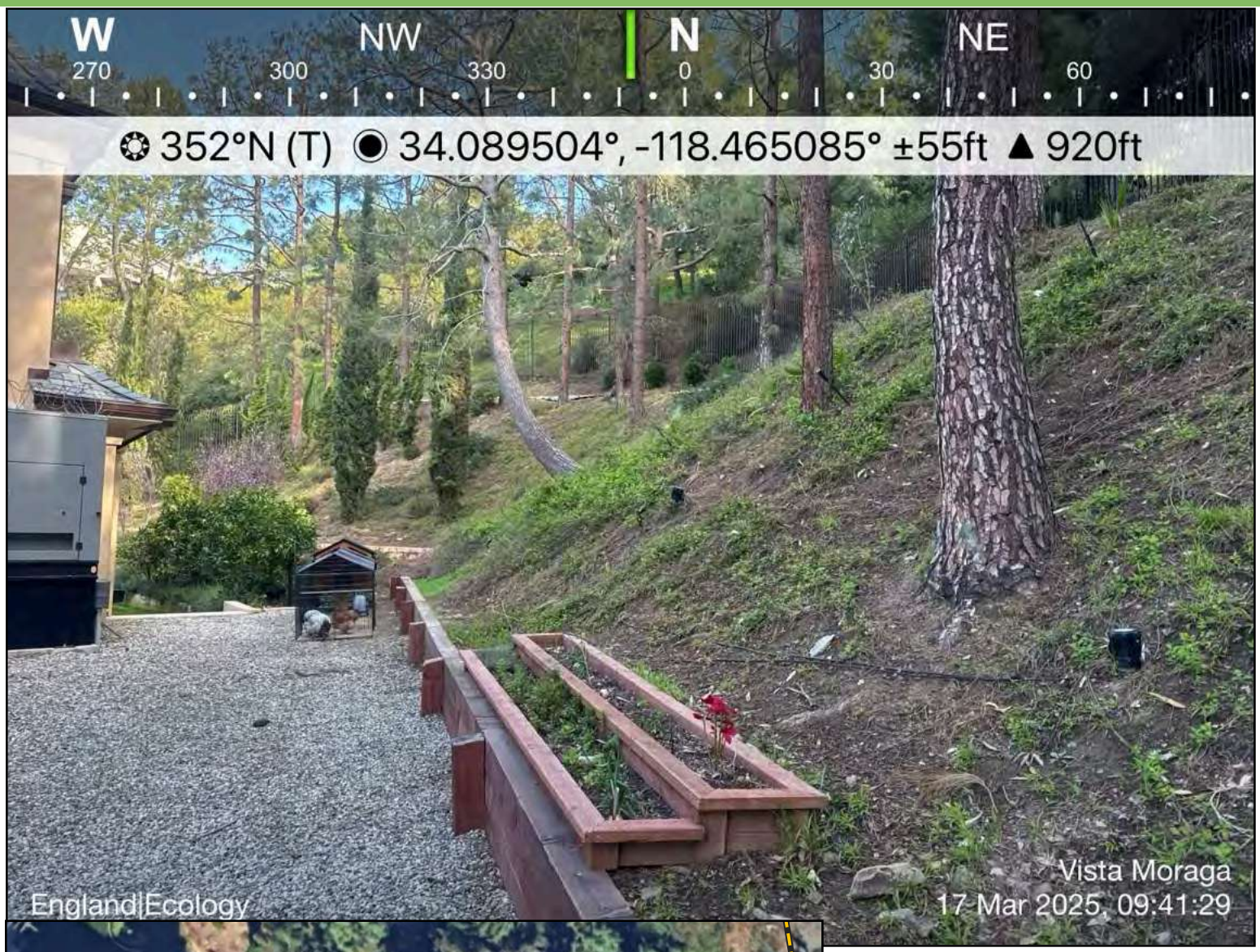


Photo Direction
Northeast

Photo Description
View of side yard.

Photo Point 1655



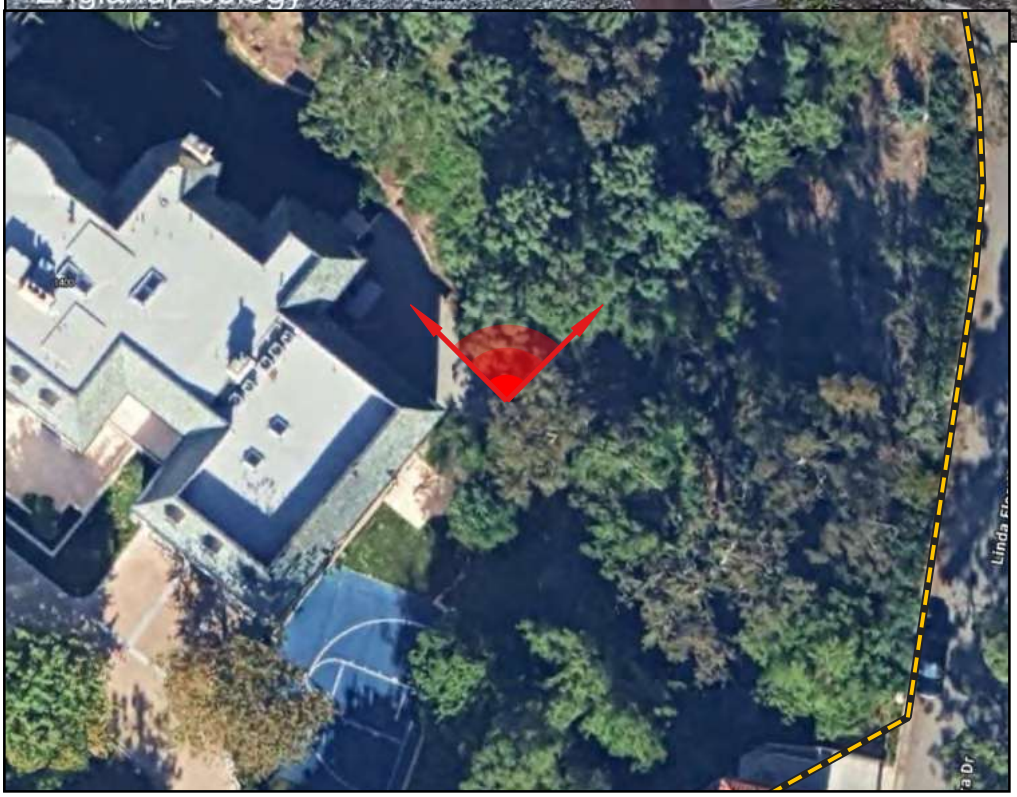


Photo Direction
North

Photo Description
Back yard.

Photo Point 1656

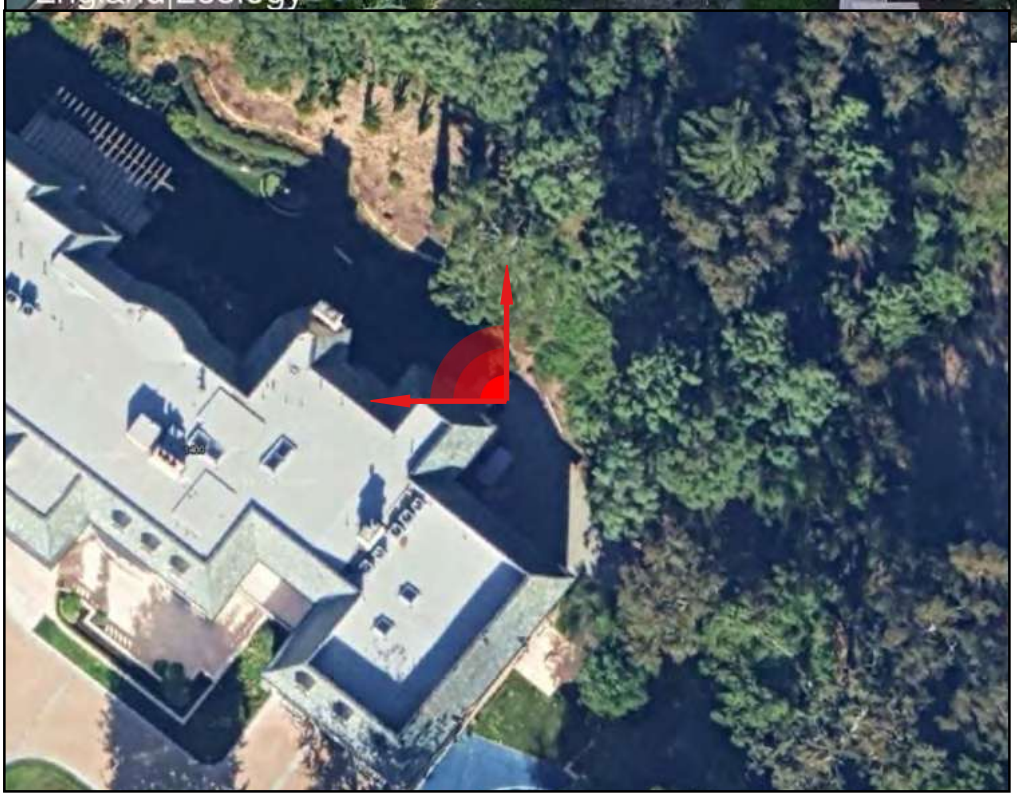
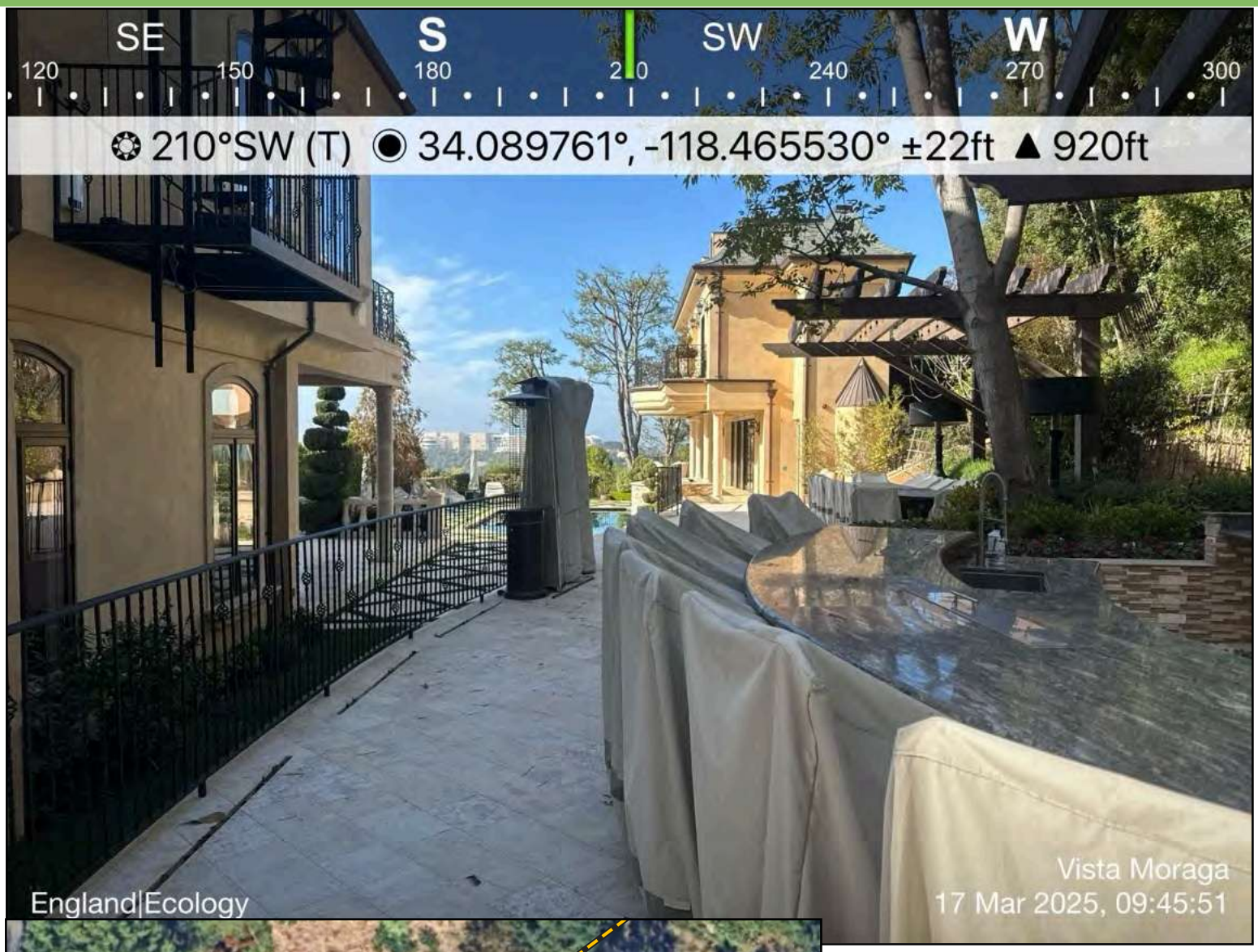


Photo Direction
Northwest

Photo Description
Back yard.

Photo Point 1657



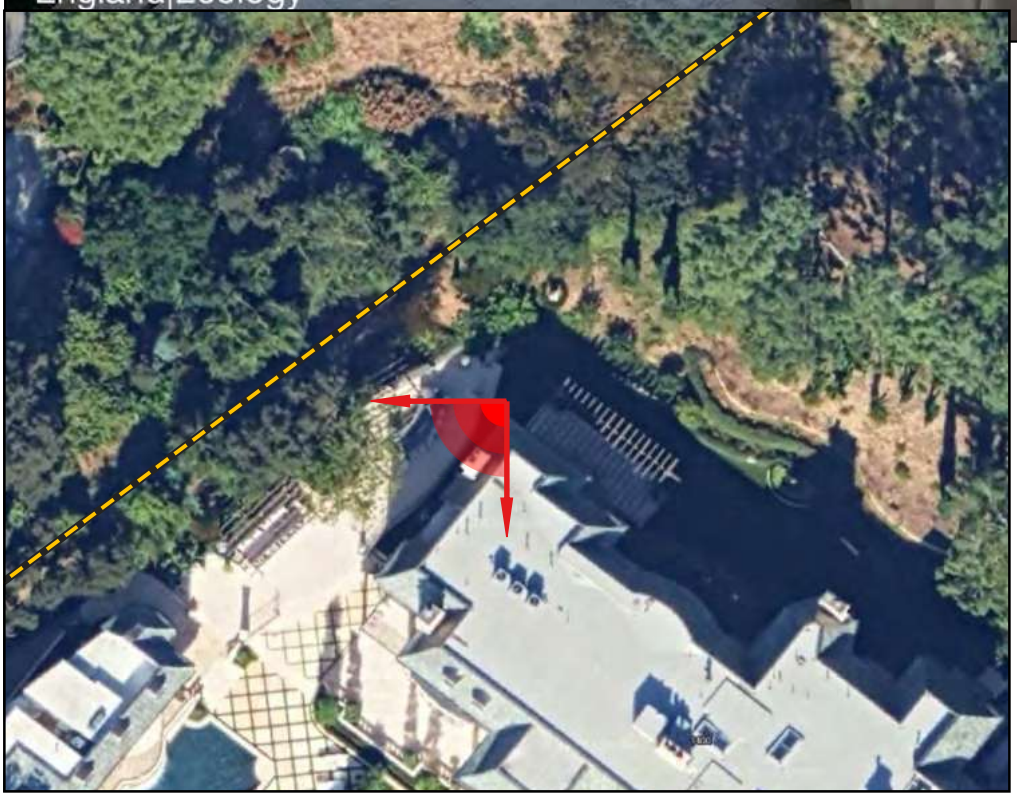


Photo Direction
Southwest

Photo Description
Side yard.

Photo Point 1658

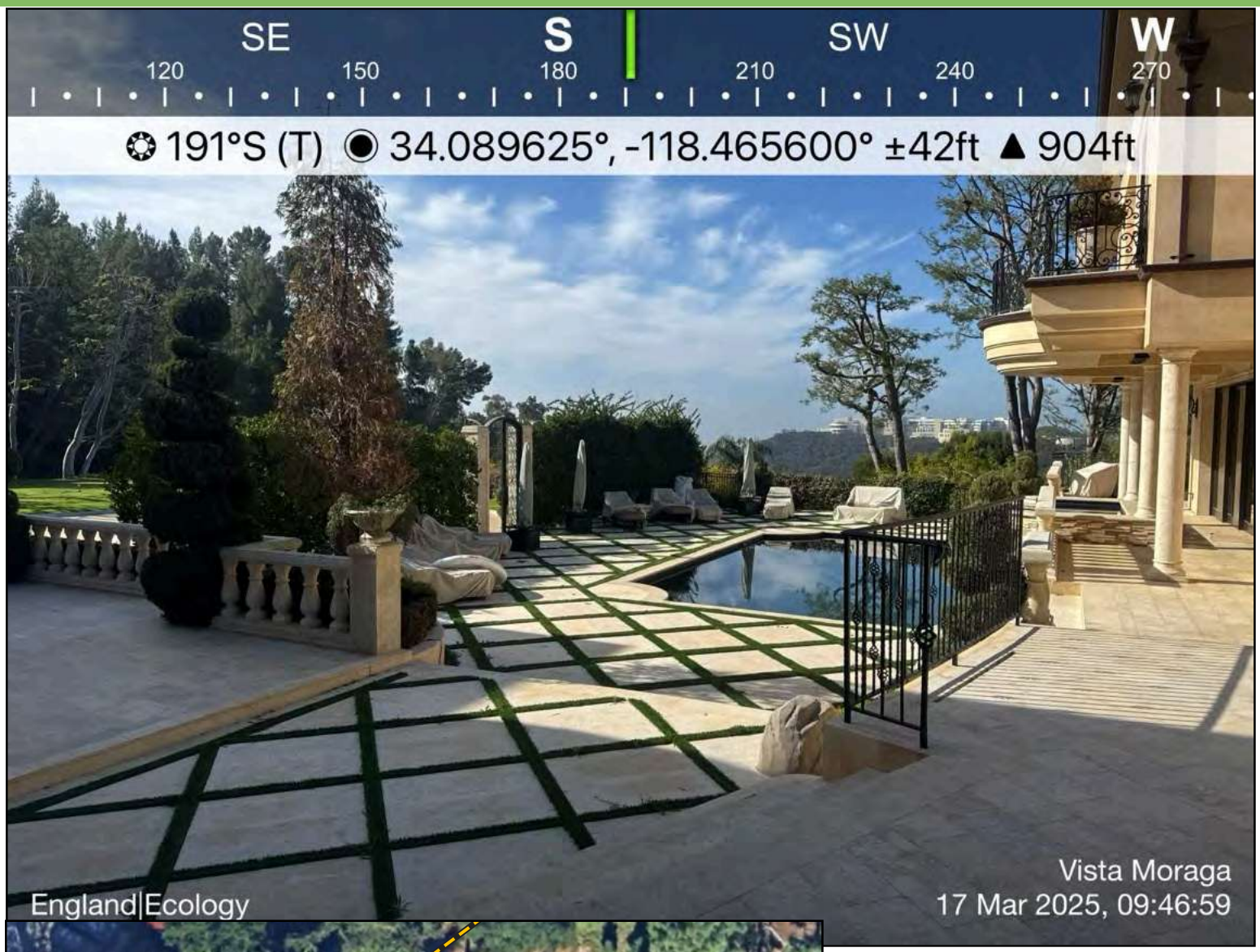
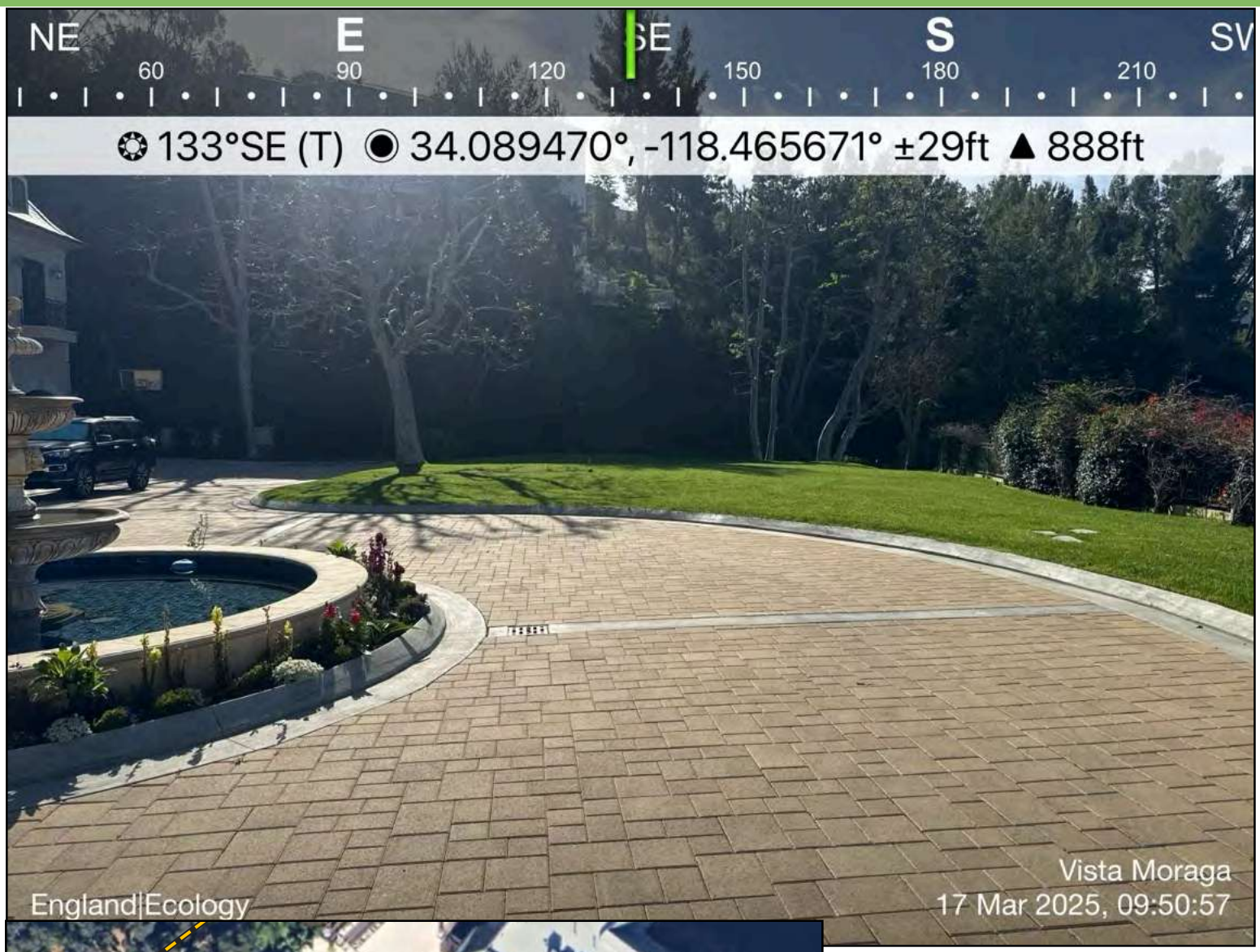


Photo Direction
South

Photo Description
Pool area.

Photo Point 1659



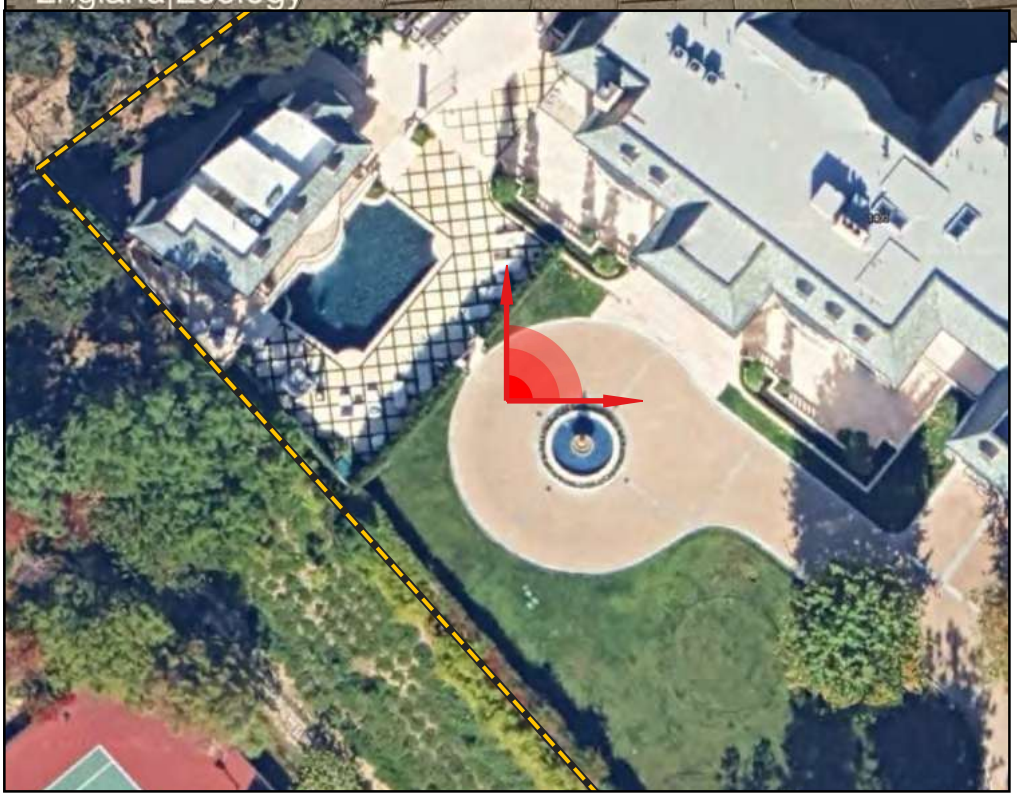


Photo Direction
Northeast

Photo Description
Front yard.

Appendix F. Reference Materials

The following materials were provided to England|Ecology by the Applicant in order to assist with the completion of this report and are provided after this cover page:

- Site Plan
- Arborist Report

Tree Survey

For the compliance of the City of Los Angeles Planning

1400 N. Vista Moraga
Los Angeles, 90049

Prepared For: Niko Natsis
Tel: (310) 903-9022
Email: Nikonatsis@gmail.com

Prepared By: Michael Crane
Arbor Care, Inc.
1660 E. Mountain St.
Pasadena, CA 91104
Tel: (626) 737-4007
Email: info@arborcareinc.net

October 2023

Table of Contents

Survey Methods 1

Protected Tree Definitions 2

Tree Inventory Table 3

Topographic Survey Map with Tree Locations 5

Author's Certifications 6

Certification of Performance 7

SURVEY METHODS

All trees with trunks measuring four inches in diameter or larger have been identified by botanical and common names. Trunk diameters, which are measured at four feet above grade are listed, and those with an "M" next to the measurement indicates that the tree has multiple trunks originating from one root crown. If the tree is a multi-trunk, then the three largest trunk diameters are listed. Tree numbers correspond to the tree identification and location plotted on the topographic survey map. Tree numbers with an "os" next to them indicate that the trunk is located off-site, but the branches extend over or very close to the property line. Trees marked on the topographic survey map with an "X" indicate that a tree does not exist in the location of the tree icon.

The condition of each tree is given based on existing conditions using a scale of Excellent to Dead.

Excellent – A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structural and form typical of the species.
Good – Tree with slight decline in vigor, small amount of twig dieback, or minor structural defects that can be corrected.
Fair – Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
Poor – Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
Nearly Dead – Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormic shoots (secondary shoots that arise along the trunk and branches); extensive structural defects that cannot be abated.
Dead – Tree is completely non-viable

A determination was made on the protected status of each tree. The elements used to determine if a tree is protected are its species, trunk diameter and location on the property; and as defined in Ordinance #186873 of the City of Los Angeles Municipal Code. The property is not located in a Specific Plan area.

Protected Tree Definitions

City of Los Angeles Protected Trees and Shrubs

Ordinance #186873 - Protected Tree or Shrub- Any of the following Southern California indigenous tree species, which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree; or any of the following Southern California indigenous shrub species, which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub:

Protected Trees:

(a) Oak tree including Valley Oak (Quercus lobata) and California Live Oak (Quercus agrifolia), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak (Quercus dumosa).

(b) Southern California Black Walnut (Juglans californica var. californica)

(c) Western Sycamore (Platanus racemosa)

(d) California Bay (Umbellularia californica)

Protected Shrubs:

(a) Mexican Elderberry (Sambucus Mexicana

(b) Toyon (Heteromeles arbutifolia)

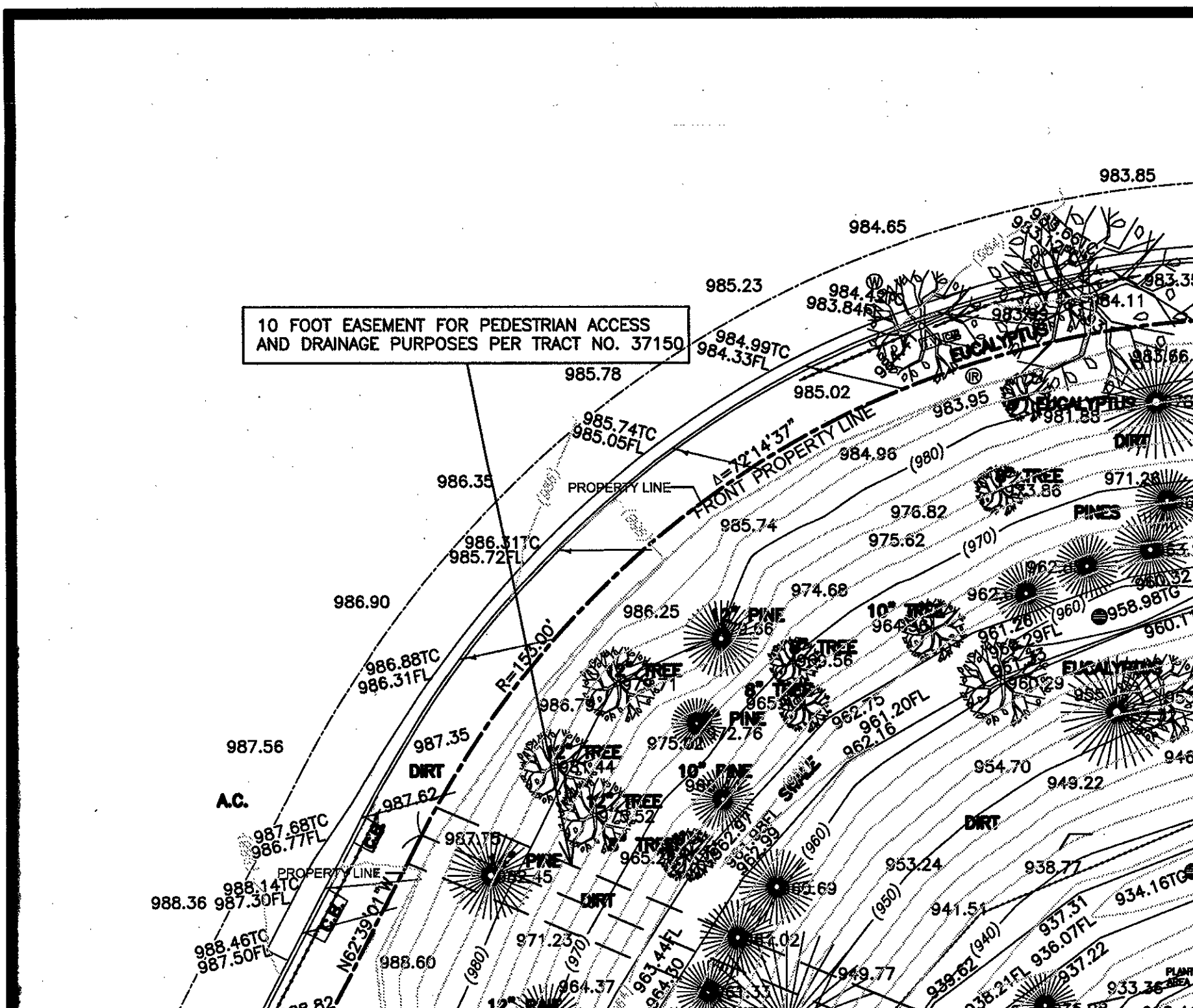
This definition shall not include any tree grown or held for sale by a licensed nursery, or trees planted or grown as a part of a tree planting program.

Tree Survey for 6937 W. Woodrow Wilson Drive, Los Angeles, 90077

Tree Key	Botanical Name	Common Name	Trunk Diameter	Condition	Tree Status
1	Jacaranda mimosifolia	Jacaranda	12"	Good	Non-Protected
2	Pinus halepensis	Aleppo Pine	14”	Good	Non-Protected
3	Pinus canariensis	Canary Island Pine	20"	Good	Non-Protected
4	Pinus halepensis	Aleppo Pine	18"	Good	Non-Protected
5	Pinus halepensis	Aleppo Pine	6"	Good	Non-Protected
6	Pinus canariensis	Canary Island Pine	12"	Good	Non-Protected
7	Pinus canariensis	Canary Island Pine	16"	Good	Non-Protected
8	Pinus canariensis	Canary Island Pine	12"	Good	Non-Protected
9	Pinus canariensis	Canary Island Pine	10"	Good	Non-Protected
10	Pinus canariensis	Canary Island Pine	10"	Good	Non-Protected
11	Pinus canariensis	Canary Island Pine	10"	Good	Non-Protected
12	Pinus canariensis	Canary Island Pine	12"	Good	Non-Protected
13	Schinus molle	Pepper Tree	16"	Good	Non-Protected
14	Pinus halepensis	Aleppo Pine	14"	Good	Non-Protected
15	Pinus canariensis	Canary Island Pine	12"	Good	Non-Protected
16	Pinus halepensis	Aleppo Pine	8"	Good	Non-Protected
17	Pinus canariensis	Canary Island Pine	10"	Good	Non-Protected
18	Pinus canariensis	Canary Island Pine	8"	Good	Non-Protected
19	Pinus canariensis	Canary Island Pine	12"	Good	Non-Protected
20	Pinus canariensis	Canary Island Pine	10"	Good	Non-Protected

Tree Survey for 6937 W. Woodrow Wilson Drive, Los Angeles, 90077 continued

Tree Key	Botanical Name	Common Name	Trunk Diameter or Height	Condition	Protected Tree
21	Pinus halepensis	Aleppo Pine	12"	Good	Non-Protected
22	Pinus halepensis	Aleppo Pine	18"	Good	Non-Protected
23	Pinus halepensis	Aleppo Pine	20"	Good	Non-Protected
24	Pinus halepensis	Aleppo Pine	18"	Good	Non-Protected
25	Pinus halepensis	Aleppo Pine	14"	Good	Non-Protected
26	Pinus halepensis	Aleppo Pine	M2: 14", 14”	Good	Non-Protected
27	Eucalyptus globulus	Blue Gum	24"	Good	Non-Protected
28	Pinus canariensis	Canary Island Pine	8"	Good	Non-Protected
29	Pinus canariensis	Canary Island Pine	8"	Good	Non-Protected
30	Pinus canariensis	Canary Island Pine	5"	Good	Non-Protected
31	Malosma laurina	Laurel Sumac	M8: 4", 4” 2”	Good	Non-Protected
32	Malosma laurina	Laurel Sumac	M4: 6”, 6”, 2”	Good	Non-Protected
33	Pinus halepensis	Aleppo Pine	8"	Good	Non-Protected
34	Malosma laurina	Laurel Sumac	M10: 3”, 3”, 3"	Good	Non-Protected
35	Malosma laurina	Laurel Sumac	M6: 4”, 4”, 4”	Good	Non-Protected
36	Malosma laurina	Laurel Sumac	M5: 5”, 4’, 4”	Good	Non-Protected
37	Malosma laurina	Laurel Sumac	M6: 4”, 4”, 3”	Good	Non-Protected
38	Malosma laurina	Laurel Sumac	M3: 6”, 2”, 2”	Good	Non-Protected


10 FOOT EASEMENT FOR PEDESTRIAN ACCESS
AND DRAINAGE PURPOSES PER TRACT NO. 37150
FRONT PROPERTY LINE
PROPERTY LINE
Δ=72°14'37"
R=153.00'
N62°39'01"W
A.C.
DIRT
EUCALYPTUS
PINES
SWALE
983.85
984.65
985.23
985.78
985.02
983.95
984.96
985.74
986.35
986.90
987.56
987.35
988.36
988.60
986.25
974.68
976.82
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953.24
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983.84FL
(980)
(970)
(960)
(950)
(940)

ISA QUALIFICATIONS

International Society of Arboriculture™
Tree Risk Assessment Qualification

Michael J Crane

Having successfully completed the requirements established by the Certification Board of the International Society of Arboriculture,™ the above named is hereby recognized as holding the ISA Tree Risk Assessment Qualification.

Chair, Certification Board
International Society of Arboriculture

Jim Skiera, Executive Director
International Society of Arboriculture

December 31, 2015
Expiration Date

The American Society of Consulting Arborists

in recognition of fulfillment of the requirements for Registered Consulting Arborist status

confers upon

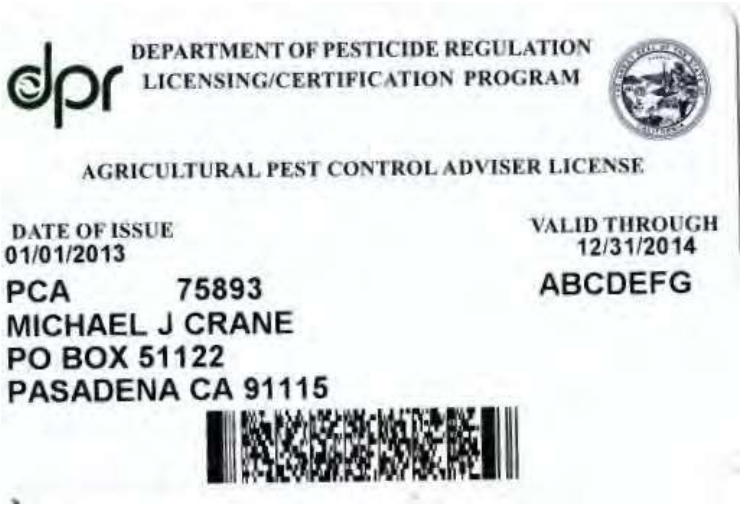
Michael Crane, RCA #440

Registered Membership
January 18, 2006

President

ASCA AMERICAN SOCIETY of CONSULTING ARBORISTS

Executive Director



dpr DEPARTMENT OF PESTICIDE REGULATION
LICENSING/CERTIFICATION PROGRAM

AGRICULTURAL PEST CONTROL ADVISER LICENSE

DATE OF ISSUE
01/01/2013

VALID THROUGH
12/31/2014

PCA 75893
MICHAEL J CRANE
PO BOX 51122
PASADENA CA 91115

ABCDEFG

International Society of Arboriculture
Board-Certified Master Arborist

Michael J. Crane

Having successfully completed the requirements set by the Arborist Certification Board of the International Society of Arboriculture, the above named is hereby recognized as an ISA Board-Certified Master Arborist

ISA

Jim Skiera, Executive Director
International Society of Arboriculture

WE-6643B	Nov 9, 2006	Dec 31, 2012
Certification Number	Certified Since	Expiration Date

CERTIFICATION OF PERFORMANCE

I, Michael Crane, certify that:

- I have personally inspected the tree(s) and the property referred to in this report and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party not upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the American Society of Consulting Arborists and the International Society of Arboriculture. I have been involved in the field of Horticulture in a full-time capacity for a period of more than 15 years.

Signed: _____

Registered Consulting Arborist #440; American Society of Consulting Arborist
Board Certified Master Arborist #WE 6643B; International Society of Arboriculture
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Date: October 18, 2023

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Biological Resources Report

City of Los Angeles, Los Angeles County, California

Subject Property:

APN: 4368003021
1400 Vista Moraga
Los Angeles, California 90049

Prepared for:

Tony Natsis
Los Angeles, CA 90049

Prepared by:

Marcus C. England
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October 30, 2025

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Executive Summary

This report discusses the potential direct, indirect, and cumulative effects on biological resources due to proposed construction on a parcel approximately 3.3 acres in extent located at 1400 Vista Moraga in the community of Bel Air in the City of Los Angeles, Los Angeles County, California.

Based on the results of a field survey on March 17, 2025 and a desktop review that included in excess of 473 vegetation community, plant, and wildlife records, this report concludes the following:

- **Water Resources:** No natural water resources are present on or adjacent to the Project Site.
- **Vegetation Communities and Habitats:** The Project Site features existing development and landscaping and contains no natural communities.
- **Flora:** The Project Site does not support special status flora.
- **Fauna:** The Project Site is known to or has potential to support wildlife species with minor special status.

The proposed Project is a parcel split with no ground-disturbing activities proposed. As such, the Project would have no adverse effects on biological resources and no measures to avoid significant adverse effects are proposed. If development were proposed on the newly-created parcel, the Applicant will ensure the following regulatory compliance measures are implemented:

- **Water Resources:** Run-off effects on water quality will be minimized to the extent feasible via compliance with the City-mandated Low Impact Development (LID) ordinance, which became effective in May 2012. LID comprises a set of site design approaches and best management practices that are designed to address runoff and pollution at the source. The LID requires the submittal of a Stormwater Mitigation Plan.
- **Invasive Species:** the landscape architect and contractor will avoid the use of invasive plants listed on the California Invasive Plant Council's Cal-IPC Inventory of invasive plants[1].
- **Nesting Birds:** To comply with California Fish and Game Code, a pre-construction survey for nesting birds by a qualified biologist will take place within 300 feet of all project work areas within one week of the commencement of project infrastructure construction if work occurs during the nesting bird season, which is generally accepted as February 1 to August 31. To avoid potential take under the California Fish and Game Code, construction activities should not take place in the vicinity of any active bird nests. The recommended construction buffer zone around active bird nests varies by species and would need to be determined on an individual basis based on the opinion of the surveying biologist as agreed upon by the California Department of Fish and Wildlife.

[1] https://www.cal-ipc.org/plants/inventory/

Project Overview

This report discusses the potential direct, indirect, and cumulative effects on biological resources due to proposed construction on a parcel approximately 3.3 acres in extent located at 1400 Vista Moraga in the community of Bel Air in the City of Los Angeles, Los Angeles County, California (hereafter, "Project"). This report has been organized in a manner to be consistent with Los Angeles City Planning's *Biological Resources Report Template* (CP-4073) and *Biological Reporting Standards* (CP-4074), both dated January 11, 2023.

Project Information

This biological resources report is being prepared at the request of the Applicant, who states that this report format was requested by Los Angeles City Planning. **Table 1** (right) summarizes key Project information as required by CP-4073.

Project Name	1400 Vista Moraga
APN(s)	4368003021
Address(es)	1400 Vista Moraga, Los Angeles, California 90049
Applicant	Tony Natsis
Zoning	RE40-1-H-HCR (Residential)

Table 1. Project Summary

Project Location

The Project is proposed on approximately 3.3 acres of land located at 1400 Vista Moraga in the community of Bel Air in the City of Los Angeles, Los Angeles County, California. It is not located within an existing approved Specific Plan Area. On the Public Land Survey System, the Project Site is located within the San Vicente Y Santa Monica Land Grant of the US Geological Survey's 7.5-minute *Beverly Hills* quadrangle.

The Project's location is shown to the right in **Figure 1.** A Site Map is provided as **Exhibit 1** on the next page. The Project's location relative to Specific Plan Areas, the Public Land Survey System, and US Geological Survey 7.5-Minute Quads is shown on the following page in **Figures 2, 3,** and **4.**

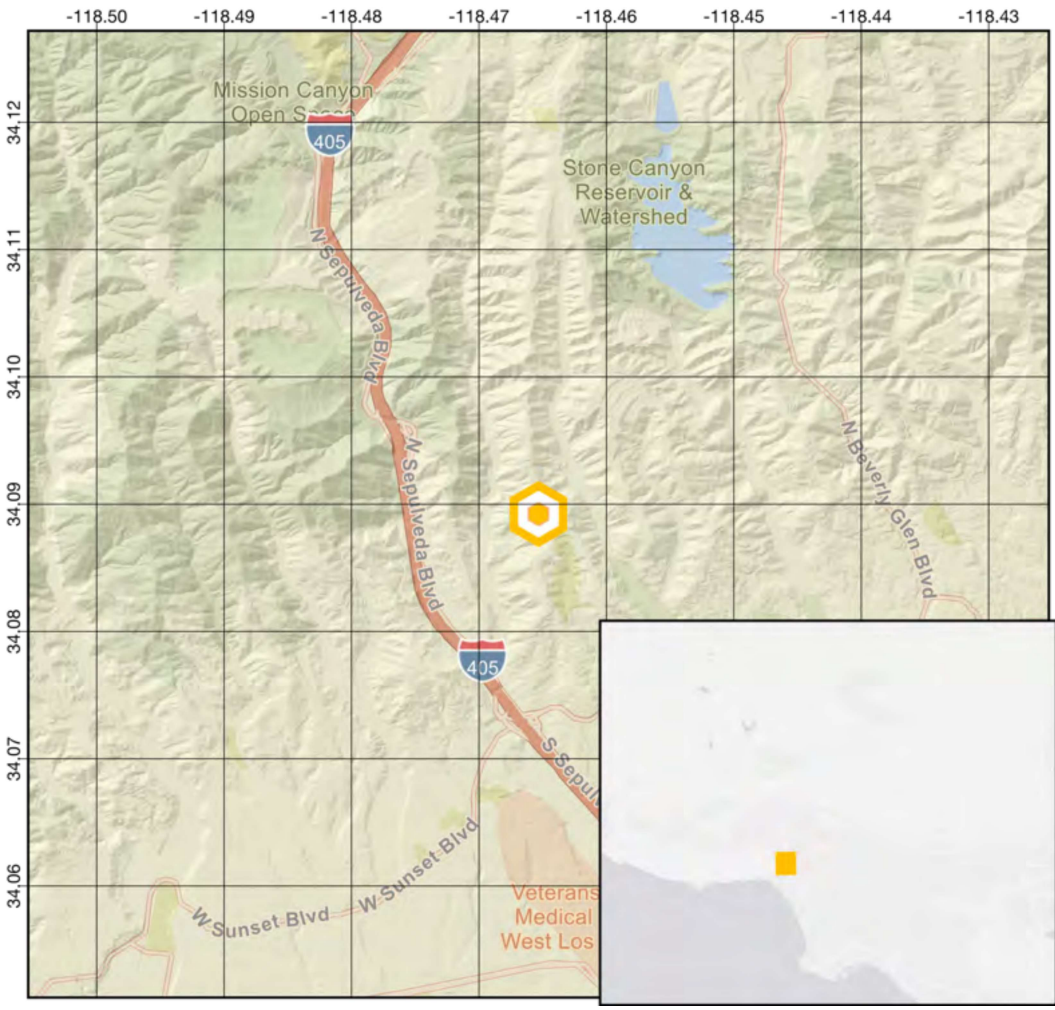
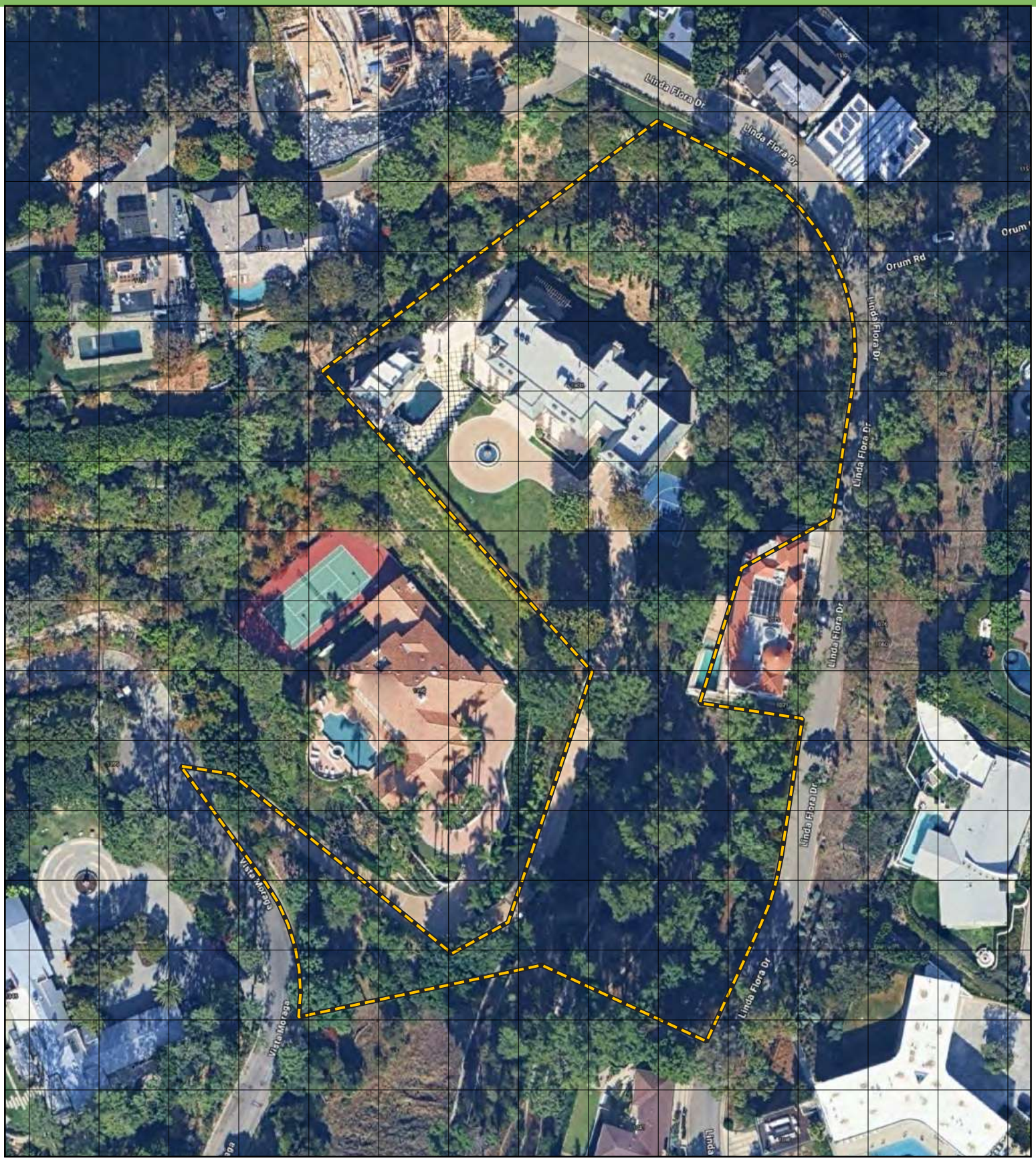


Figure 1. Project Location Map

Exhibit 1. Site Map

1400 Vista Moraga



Project Site Boundary

Reference Grid Overlay: 50 feet. Coordinate System: EPSG 3310.
Base Map: Google. Map Scale: 1:1104

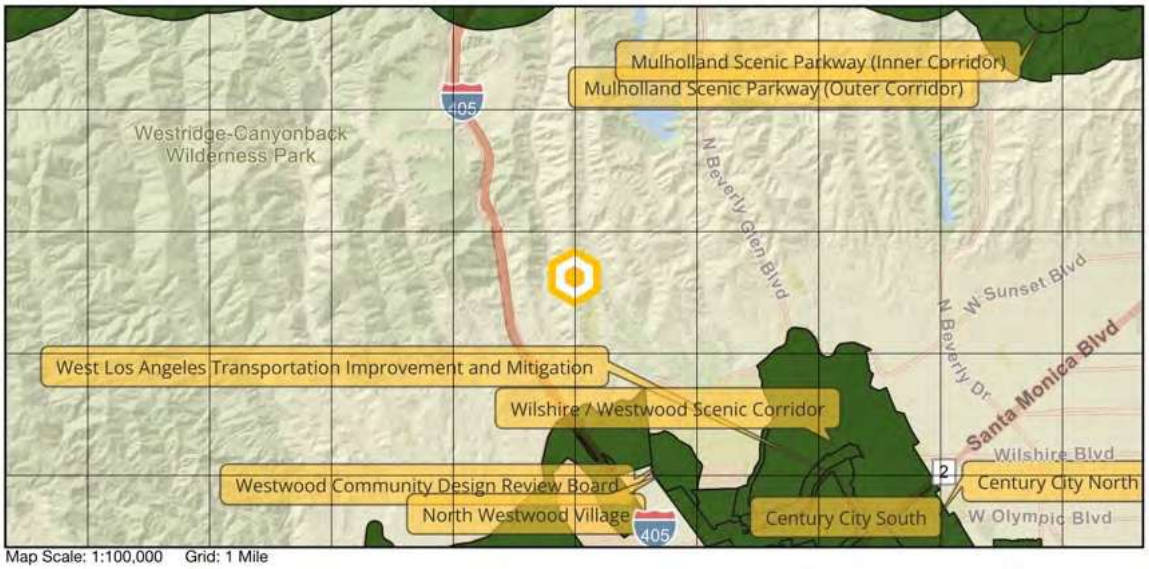


Figure 2. Project Location Relative to Specific Plan Areas

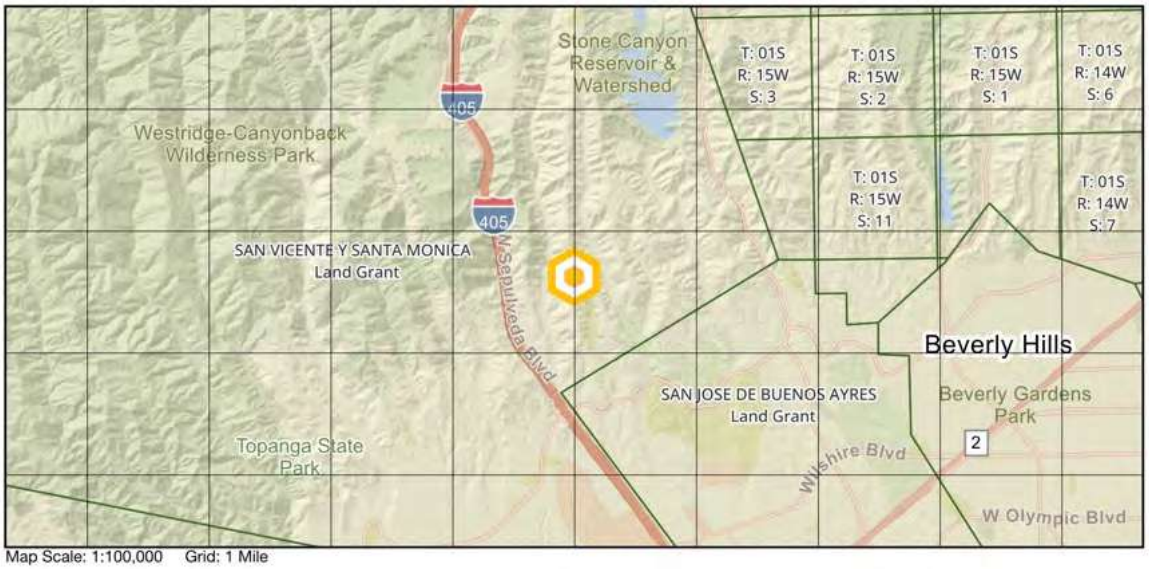


Figure 3. Project Location Relative to the Public Land Survey System

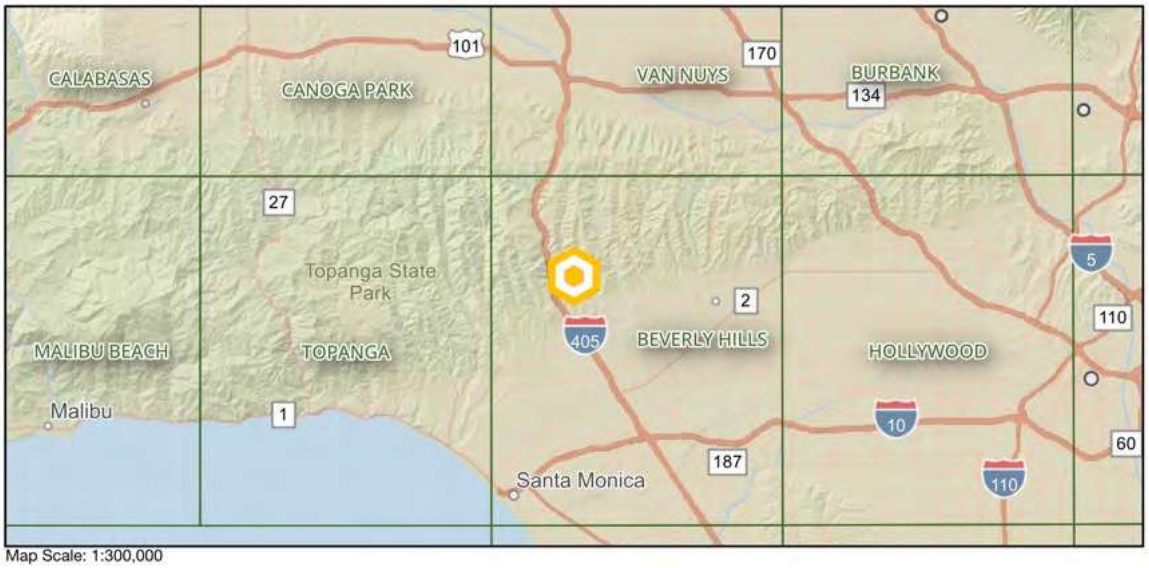


Figure 4. Project Location Relative to US Geological Survey 7.5-Minute Quads

Protected Areas

The nearest open space in the California Protected Areas Database (CPAD) is Getty View Park & Trailhead managed by the Mountains Recreation and Conservation Authority. It is located approximately 0.24 miles to the west. The nearest easement in the California Conservation Easement Database is located approximately 1.62 miles to the north. Protected areas in the CPAD are shown below in **Figure 5.**

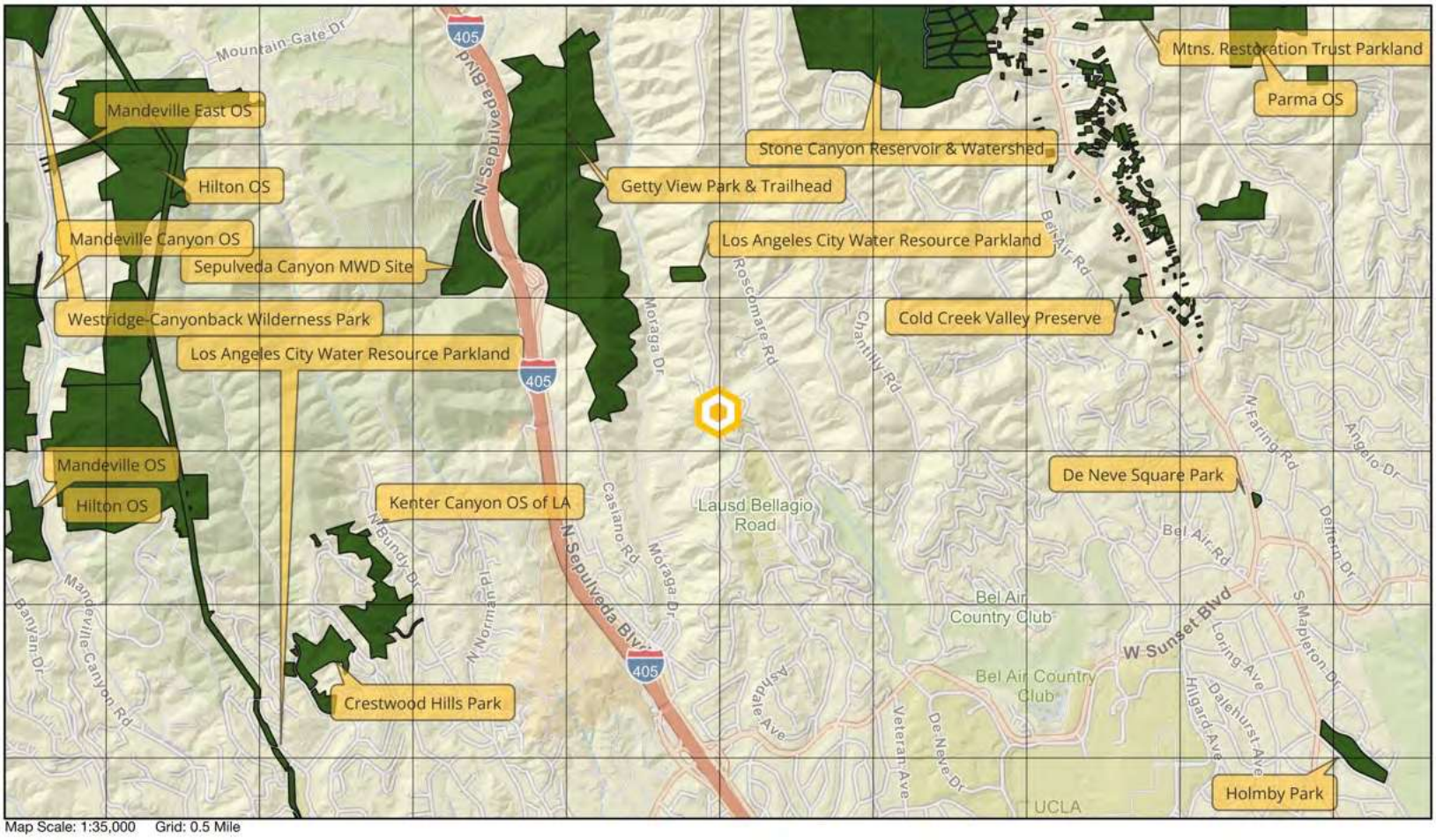


Figure 5. Protected Areas in the California Protected Areas Database

Existing Physical/Natural Site Features

The Project Site is on a west-facing slope with elevations ranging from approximately 825 to 990 feet above mean sea level, with an elevation of approximately 915 feet above mean sea level at the center of the Project Site. Two soil types are present on the Project Site. The first is Urban land-Xerorthents, landscaped complex, 0 to 5 percent slopes[2]. The parent material of this soil type is human-transported material consisting mostly of colluvium and/or residuum weathered from sedimentary rock. The typical soil profile is loam to a depth of 52 inches. The second soil type is Topanga-Mipolomol-Sapwi association, 30 to 75 percent slopes. The parent material of this soil type is colluvium and/or residuum weathered from sandstone, shale, and slate. The typical soil profile is gravelly loam or gravelly clay loam to a depth of 18 inches. Photographs depicting the Project Site are provided in the **Photo Log** attached to this report as **Appendix E.** Soils on the Project Site and surrounding area are shown in **Figure 6.** There are no unique physical or natural site features that have unusual or exceptional biological value such as cliff faces, rock outcrops, bluffs, or stream banks. The Biological Study Area's terrain features are shown in **Exhibit 2.**

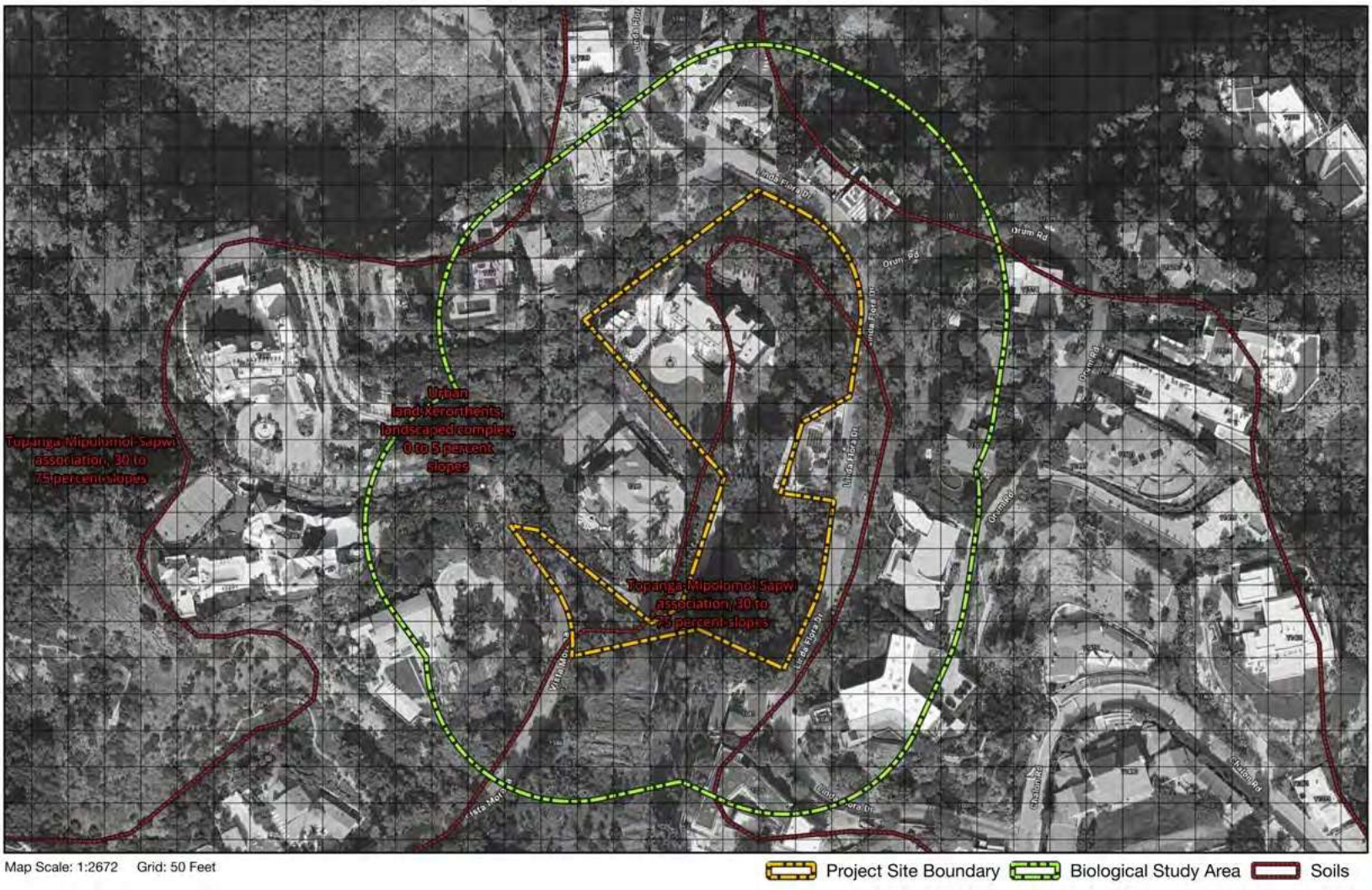
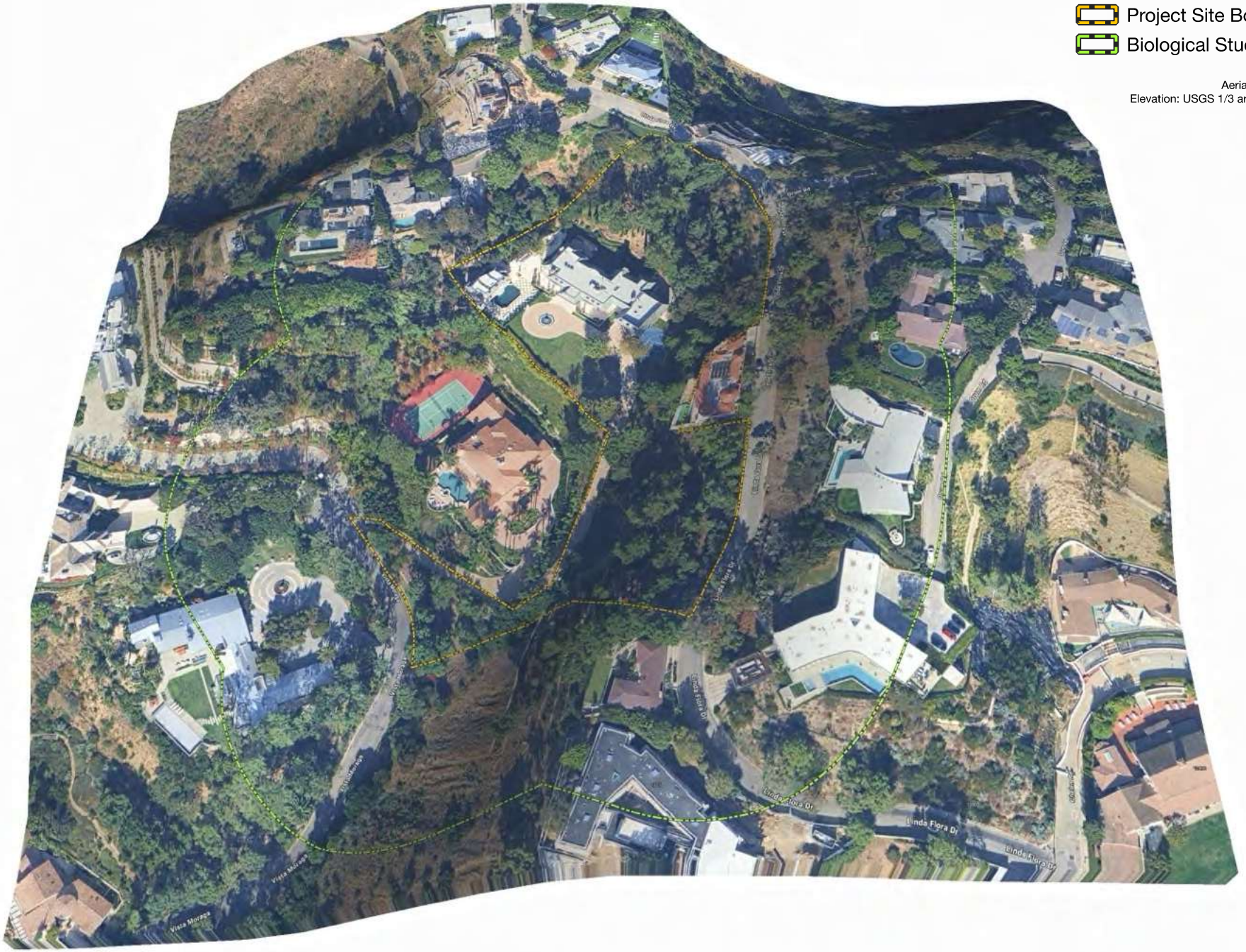


Figure 6. Soils on the Project Site

[2] https://websoilsurvey.sc.egov.usda.gov/app/

Exhibit 2. Terrain Map

1400 Vista Moraga



Site History

The City's CP-4073 reporting standards require a discussion of the Project Site's history, which is not information that is readily available, but can be assembled generally from historic aerial photos, such as those available on the UC Santa Barbara FrameFinder site[3] and Google Earth[4]. The images on the FrameFinder site are not georectified (making it difficult to place a Project Site boundary on them), but are useful for providing a general overview of land use history in the area. To that end, England|Ecology reviewed aerial photos from a series of years, three of which are provided below.

1994

This image from Google shows that the existing residence was present by 1994. Residences to the west of the Project Site appear to be under construction. The image referred to herein is provided as **Figure 7.**

Figure 7. Historic Aerial from 1994. Source: Google Earth.

1979

This image from FrameFinder shows that no residence was on the Project Site in that year. Development was present to the east, and it appears that the Project Site was largely cleared of shrubby vegetation. The image referred to herein is provided as **Figure 8.**

Figure 8. Historic Aerial from 1979. Source: FrameFinder

[3] https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

[4] https://www.google.com/intl/en_us/earth/

1938

This image from FrameFinder shows no development was present on the Project Site and a large area around it. Vegetation appears to be mostly chaparral. The image referred to herein is provided as **Figure 9.**

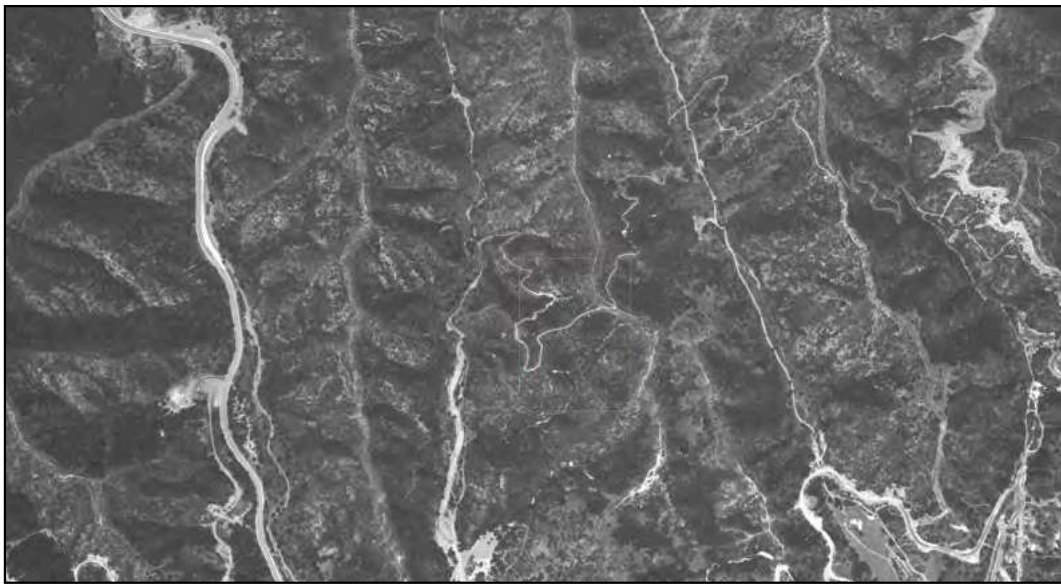


Figure 9. Historic Aerial from 1938. Source: FrameFinder

Fire History

Fire perimeters relative to the Project Site are shown below in **Figure 10.** Based on these data[5] the Project Site last burned in the 1961 Bel Air Fire.

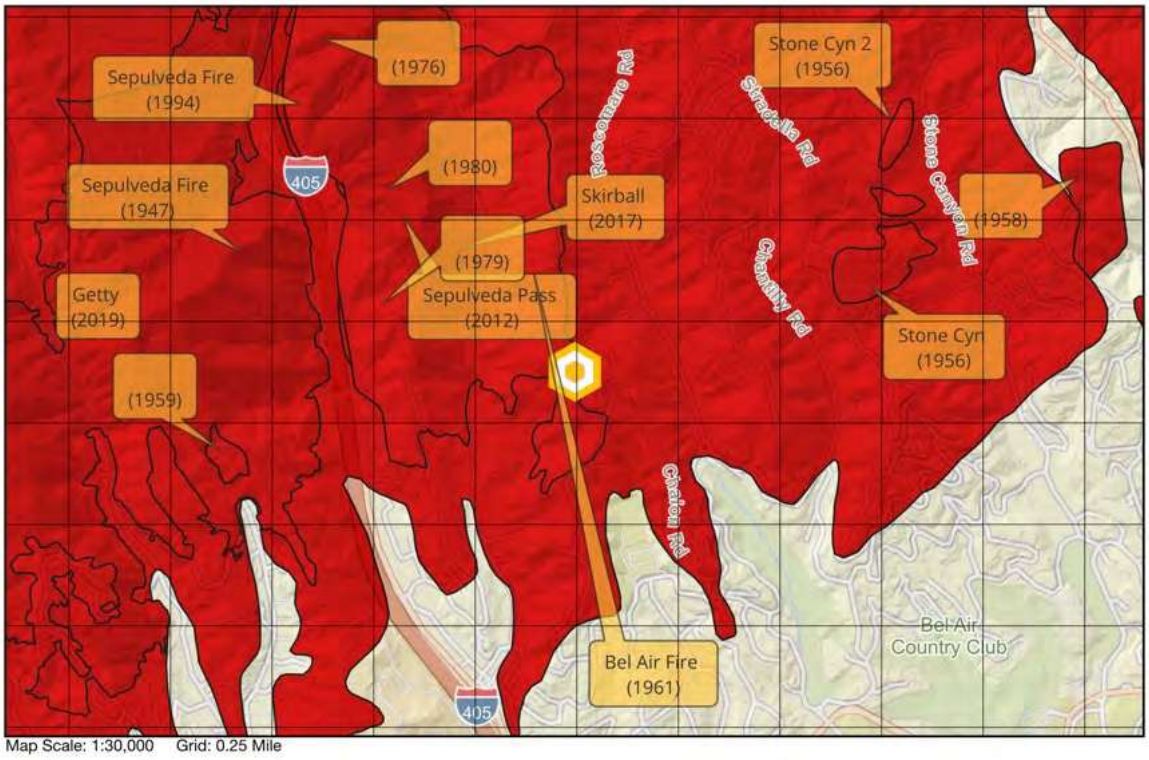


Figure 10. Fire Perimeters Relative to the Project Site

[5] https://www.fire.ca.gov/what-we-do/fire-resource-assessment-program

Proposed Development

This report has been prepared at the request of the Applicant for a proposed parcel split. No ground-disturbing activities are proposed at this time. The plan provided to England|Ecology during the preparation of this report is provided in **Appendix F.** The City has requested that in addition to the proposed parcel split, this report analyze the potential effects of maximal development (which is not currently proposed) within the newly-created parcel. Where applicable, effects analysis considers a development area of 5,366.16 square feet and allowable fencing of 6 feet in the side and rear yards, and 3.5 feet in the front yard.

Characteristics of the Surrounding Area

The City's CP-4073 reporting standards require a discussion of landscape characteristics within 500 feet of the Project Site, the limits for which are shown below in **Figure 11.** A discussion of landscape aspects is provided thereafter.

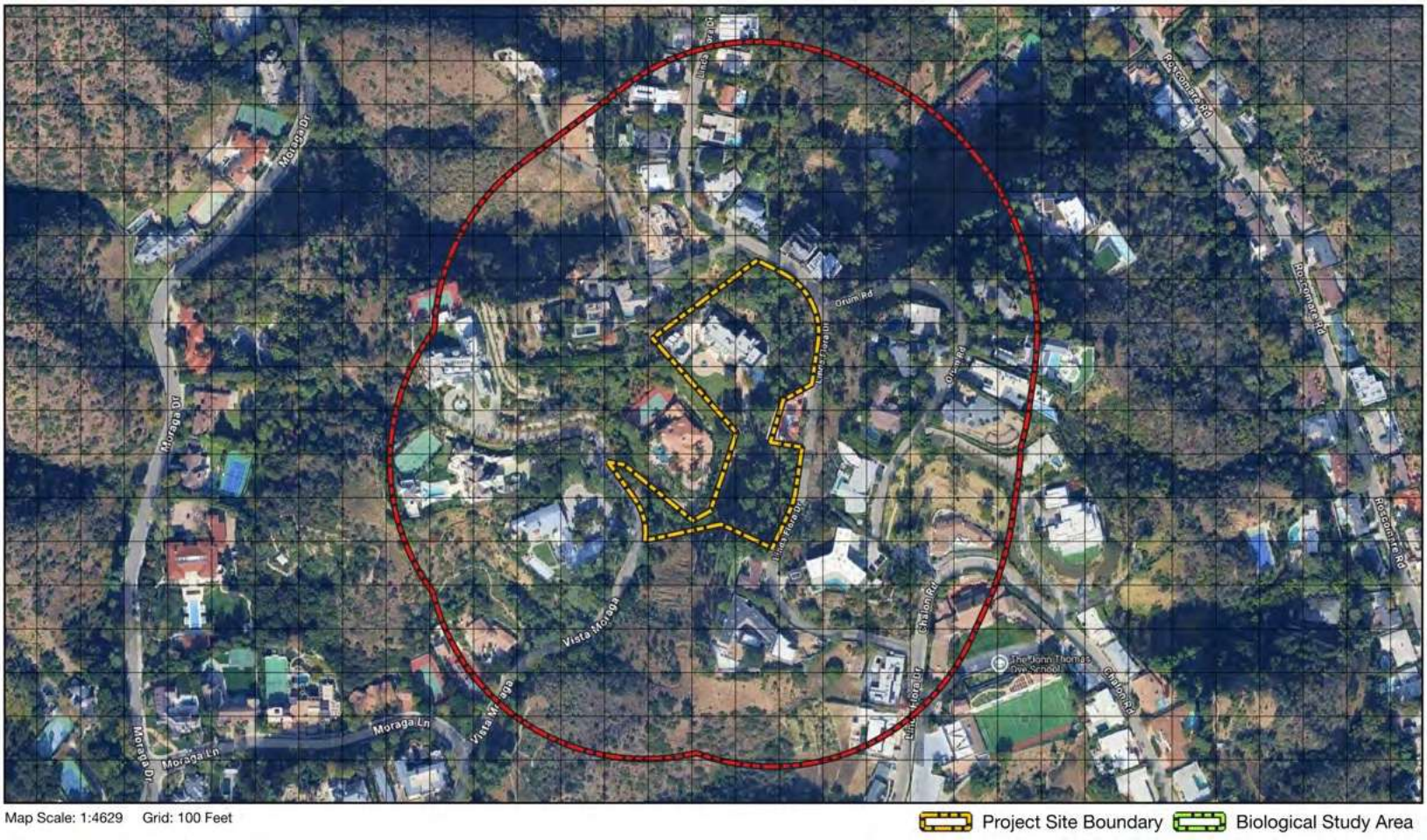


Figure 11. Aerial View of Surrounding Area

- **Impermeable Surfaces:** Impermeable Surfaces are parts of the built environment, including paved roads, sidewalks, walkways, and buildings. Based on field observations and current aerial photography, impermeable surfaces such roads, residences, and other structures occupy approximately 25% of the 500-foot radius, scattered throughout as various winding roads and houses.
- **Natural Vegetation:** Based on field observations and current aerial photography, natural vegetation communities are located at the southern and northern limits of the 500-foot radius.
- **Landscape Vegetation:** Based on field observations and current aerial photography, landscape vegetation such as maintained trees, shrubs, and forbs are the primary vegetation within the 500-foot radius.
- **Terrain:** Terrain within 500 feet is largely hilly. Aspect is variable.

- **Water Features:** There are no known water features within 500 feet of the Project Site.
- **General Anthropogenic Disturbance:** Based on field observations and current aerial photography, the area within 500 feet of the Project Site is residential in nature without any high traffic roads. As such, anthropogenic disturbance factors such as vehicle traffic, light, and noise are likely to be relatively low.
- **California Protected Areas Database:** There are no parks or other protected areas shown in the California Protected Areas Database within 500 feet of the Project Site.
- **California Conservation Easement Database:** There are no easements shown in the California Conservation Easement Database within 500 feet of the Project Site.

Applicable Regulations and Permits

The following summarizes regulations and other resource protection mechanisms that are known to be or potentially are applicable to biological resources on the Project Site. Key species status terms and their abbreviations, used later in this report, are in bold text.

Federal

Federal Endangered Species Act

The Federal Endangered Species Act (FESA) is the federal government's tool to protect rare and declining plant and wildlife species. It is implemented jointly by the US Fish and Wildlife Service (USFWS, terrestrial species) and the National Marine Fisheries Service. FESA protects species using the following status designations:

- An **endangered (FE)** species is a species of invertebrate, plant, or wildlife formally listed under FESA as facing extinction throughout all or a significant portion of its geographic range.
- A **threatened (FT)** species is a species of invertebrate, plant, or wildlife formally listed under FESA as likely to become endangered within the foreseeable future throughout all or a significant portion of its range.

A **proposed threatened (FPT)** or **proposed endangered (FPE)** species is one officially proposed for addition to the federal threatened or endangered species lists. A **candidate (FC)** species is one under review for listing, often due to the submittal of a petition by an outside entity.

"Take" of a federally endangered or threatened species or its habitat is prohibited by federal law without a special permit. The term "take", under FESA, means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in such conduct. "Harm" is defined to encompass "an act which actually kills or injures wildlife. Such an act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering" (50 CFR 17.3).

FESA also requires the USFWS to consider whether there are areas of habitat essential to conservation for each listed species. **Critical habitat (CH)** designations protect these areas, including habitat that is currently unoccupied but may be essential to the recovery of a species. An area is designated as critical habitat after the USFWS publishes a proposed Federal regulation in the Federal Register and then receives and considers public comments on the proposal. The final boundaries of critical habitat are officially designated when published in the Federal Register.

Several changes to the FESA have been proposed in 2025, including a proposal to rescind the definition of "harm" under the Federal Endangered Species Act[6].

Migratory Bird Treaty Act

The Migratory Bird Treaty Act of 1918 (MBTA) is a federal law governing the taking, killing, possession, transportation, and importation of various birds, their eggs, parts, and nests. The take of any number of a bird species listed as protected on any one of four treaty lists is governed by the MBTA's regulation of taking migratory birds for educational,

[6] https://www.federalregister.gov/documents/2025/04/17/2025-06746/rescinding-the-definition-of-harm-under-the-endangered-species-act

scientific, and recreational purposes and requiring harvest to be limited to levels that prevent over utilization. The MBTA also prohibits taking, possession, import, export, transport, selling, purchase, barter, or offering for sale, purchase or barter, certain bird species, their eggs, parts, and nests, except as authorized under a valid permit (50 CFR 21.11). In 2025, the FWS issued a memorandum eliminating the incidental take provision of the Migratory Bird Treaty Act[7]

Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act (BGEPA) (16 U.S.C. 668-668c), enacted in 1940, and amended several times since then, prohibits anyone, without a permit issued by the Secretary of the Interior, from "taking" eagles, including their parts, nests, or eggs. The Act provides criminal penalties for persons who "take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle ... [or any golden eagle], alive or dead, or any part, nest, or egg thereof." The Act defines "take" as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb." For purposes of the guidelines, "disturb" means: “to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, 1) injury to an eagle, 2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or 3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior." In addition to immediate impacts, this definition also covers impacts that result from human-induced alterations initiated around a previously used nest site during a time when eagles are not present, if, upon the eagle's return, such alterations agitate or bother an eagle to a degree that interferes with or interrupts normal breeding, feeding, or sheltering habits, and causes injury, death, or nest abandonment.

Birds of Conservation Concern

The **Birds of Conservation Concern (BCC)** list “identifies the migratory and non-migratory bird species (beyond those already designated as federally threatened or endangered) that represent [the USFWS’s] highest conservation priorities. The list is based on an assessment of several factors, including population abundance and trends, threats on breeding and nonbreeding grounds, and size of breeding and nonbreeding ranges. Bird species considered for the BCC include: nongame birds, gamebirds without hunting seasons, subsistence-hunted nongame birds in Alaska, ESA candidate, proposed, and recently delisted species.[8]”

State of California

California Endangered Species Act

The California Endangered Species Act (CESA) is the State of California’s tool to protect rare and declining plant and wildlife species. Plant and animal species may be designated threatened or endangered under CESA after a formal listing process by the California Fish and Game Commission. Implementation of CESA is by the California Department of Fish and Wildlife (CDFW). CESA protects species using the following status designations:

- An **endangered (CE)** species is a species of plant or wildlife whose prospects of survival and reproduction are in immediate jeopardy.

[7] https://www.doi.gov/sites/default/files/documents/2025-04/m-37085.pdf

[8] https://fws.gov/media/birds-conservation-concern-2021pdf

- A **threatened (CT)** species is a species of plant or wildlife present in such small numbers throughout its range that it is considered likely to become an endangered species in the near future in the absence of special protection or management.

A **candidate (CC)** species is one formally under review for listing. Candidate species are protected from take by CESA during the review process.

Assembly Bill 1319 (AB 1319) was signed by Governor Newsom, becoming effective on January 1, 2026. AB 1319 intends to counter any reduction in protections by the FESA, requiring CDFW to monitor changes in species protections under FESA. If CDFW *determines that a federally listed species would be substantially impacted by a decrease in protections by the federal government and that listing as a provisional candidate species could significantly reduce such impacts, CDFW would publish its determination, and the species will be listed under CESA as a provisional candidate species*[9]. "Provisional candidate species" is a new classification under CESA, providing these species with the same protections afforded to candidate species under CESA.

Fully Protected Animals

CDFW describes the **Fully Protected (FP)** animals list as "the State's initial effort in the 1960s to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, amphibians, reptiles, birds and mammals. Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research, relocation of the bird species for the protection of livestock, or if they are a covered species whose conservation and management is provided for in a Natural Community Conservation Plan.[10]"

Species of Special Concern

Species of special concern (SSC) is an informal designation used by the CDFW for some declining wildlife species that are not officially listed as endangered, threatened, or rare. This designation does not provide legal protection, but signifies that these species are recognized as vulnerable by the CDFW.

California Rare Plant Ranks

While not a government agency, the California Native Plant Society (CNPS) is a statewide resource conservation organization that has developed an inventory of California's special-status plant species that is highly regarded by the agencies and biologists. This inventory is a summary of information on the distribution, rarity, and endangerment of California's vascular plants. Rare or potentially rare plant species are ranked using the following system **(CRPR)**:

- **1A:** Plants Presumed Extirpated in California and Either Rare or Extinct Elsewhere.
- **1B:** Plants Rare, Threatened, or Endangered in California and Elsewhere.
- **2A:** Plants Presumed Extirpated in California, But Common Elsewhere.

[9] https://www.endangeredspecieslawandpolicy.com/california-legislature-sends-endangered-species-bill-to-governor

[10] https://wildlife.ca.gov/Conservation/Fully-Protected

- **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.

After each rarity ranking, there is also a threat ranking:

- **0.1:** Seriously threatened in California (over 80% of 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).

California Fish and Game Code Sections 3503, 3503.5, 3513

These California Fish and Game Code sections protect all birds, birds of prey, and all nongame birds, as well as their eggs and nests, for species that are not already listed as fully protected and that occur naturally within the state. Sections 3503 and 3503.5 of the CFGC stipulate the following regarding eggs and nests: Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by California Fish and Game Code or any regulation made pursuant thereto; and Section 3503.5 states that it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by CFGC or any regulation adopted pursuant thereto. In 2025, the California Migratory Bird Protection Act was signed into law, prohibiting the unauthorized “take” of any bird species that is covered by the MBTA. Specifically, the law modifies Section 3613 of the CFGC to read “It is unlawful to take or possess any migratory bird as designated in the federal Migratory Bird Treaty Act (16 U.S.C. Sec. 703 et seq.) before January 1, 2025, any additional migratory bird that may be designated in that federal act after that date, or any part of a migratory bird described in this section, except as provided by rules and regulations adopted by the United States Secretary of the Interior under that federal act before January 1, 2025, or subsequent rules or regulations adopted pursuant to that federal act, unless those rules or regulations are inconsistent with this code.”

California Environmental Quality Act

Appendix G of the CEQA Guidelines is used by public agencies to determine whether a project may have a significant impact on biological resources. Under Appendix G (Section IV), a project may have a significant impact on biological resources if it would:

- Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the CDFW or USFWS.
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, or regulations by the CDFW or USFWS.

- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

- Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands).

- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

In addition, Section 15065(a) of the CEQA Guidelines establishes that a significant impact may occur if "[t]he project has the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, [or] reduce the number or restrict the range of an endangered, rare or threatened species."

City of Los Angeles

City of Los Angeles Protected Tree and Shrub Relocation and Replacement Ordinance

The Protected Tree and Shrub Relocation and Replacement Ordinance took effect in February 2021. As defined in Section 46.01 of the Los Angeles Municipal Code, "protected tree or shrub" means any of the following Southern California indigenous tree species, which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree, or any of the following Southern California indigenous shrub species, which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub:

- Protected Trees:
    - Oak tree including Valley Oak (*Quercus lobata*) and California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak (*Quercus berberidifolia*).
    - Southern California Black Walnut (*Juglans californica*).
    - Western Sycamore (*Platanus racemosa*).
    - California Bay (*Umbellularia californica*).
- Protected Shrubs:
    - Mexican Elderberry (*Sambucus mexicana*).
    - Toyon (*Heteromeles arbutifolia*).

Sections 46.02 to 46.06 of the Los Angeles Municipal Code describe mitigation measures for tree impacts and penalties for violating the ordinance.

Methods

This report is informed by data from an expansive desktop review and a field survey, the methods for which are described below. From this section forward, the more biologically accurate terms *taxon* and *taxa* are used in place of the term *species* used in most regulations because of the fluid nature of modern taxonomy, with special status assignments often being made for subspecies and populations instead of entire species. The term *species* is only used where applicable to the discussion.

Definitions

Resource Status Designations Considered

A variety of agencies and respected non-profit organizations assess the conservation status of plant and wildlife taxa and habitats, however, not all are applicable to this report. The following special status designations were considered when determining special status taxa and habitats to be discussed:

- **Federal Status:** Taxa listed as **Endangered (FE)** or **Threatened (FT)**, as well as taxa **Proposed as Endangered (FPE)**, **Proposed as Threatened (FPT)**, **Proposed for Delisting (FPD)**, and **Candidates (FC)** for listing under the Federal Endangered Species Act. Bald and Golden Eagles protected by the **Bald and Golden Eagle Protection Act (BGEPA)** and **USFWS-listed Birds of Conservation Concern** are also included.
- **California Status:** Taxa listed as **Endangered (CE)** or **Threatened (CT)**, as well as taxa that are **Candidates for Endangered (CCE)** status, **Threatened (CCT)** status, or **Delisting (CCD)** under the California Endangered Species Act. Also considered are taxa listed as **Fully Protected (FP)** and **Species of Special Concern (SSC).**
- **CNPS Status:** California Rare Plant Ranks (CRPR) 1, 2, and 3.
- **NatureServe Element Ranks:** NatureServe element state ranks were only considered for taxa when other criteria did not apply. Taxa were included with ranks of **S1 (Critically Imperiled)**, **S2 (Imperiled)**, and **S3 (Vulnerable).**
- **Vegetation Communities:** All vegetation communities mapped by the CNDDB.
- **Protected Trees and Shrubs:** trees and shrubs protected by the City of Los Angeles Protected Tree and Shrub Relocation and Replacement Ordinance are discussed in the analysis of flora.

Study Areas

The following are the study areas referenced in the Biological Site Conditions Assessment:

- **Project Site:** The Project Site includes the 3.29 acres of land being considered for entitlements and directly surveyed for this report.
- **Biological Study Area:** The Biological Study Area includes the Project Site and a 200 foot buffer. For this Project, the Biological Study Area measures 16.18 acres in extent. Known or potentially-occurring biological resources were examined closely within the Biological Study Area, but may not have been directly surveyed because of access restrictions.

- **Regional Study Area:** The Regional Study Area is the area for which taxa and habitat records were pulled from most biological resource databases. It includes the 7.5-minute US Geological Survey quadrangle the Project Site is located in and all surrounding quadrangles: *Beverly Hills, Burbank, Canoga Park, Hollywood, Inglewood, Topanga, Van Nuys*, and *Venice*. The Regional Study Area is depicted in the **Desktop Review Report** provided as **Appendix D.**

Desktop Review

Databases

England|Ecology conducted a review of literature and data sources to characterize biological conditions and to compile records of special status biological resources that could potentially occur on the Project Site. The resources used for this analysis are described below.

- **Soils:** Soils on and in the vicinity of the Project Site were assessed using the Web Soil Survey tools provided by the US Department of Agriculture[11].
- **Water:** Potential water resources were examined using the US Geological Survey's National Hydrography Dataset[12] and the USFWS National Wetlands Inventory[13].
- **Vegetation Communities:** potentially-occurring sensitive vegetation community records were pulled from the California Natural Diversity Database (CNDDB)[14] for the Regional Study Area.
- **Flora and Fauna:** potentially-occurring special status plant and wildlife records were pulled from the following data sources:
    - Designated and proposed critical habitat layers from the US Fish & Wildlife Service[15]. Taxa were included if critical habitat was proposed or designated within the Regional Study Area.
    - CNDDB records from within the Regional Study Area.
    - The California Native Plant Society (CNPS) Rare Plant Inventory[16] records from within the Regional Study Area.
    - The USFWS-managed Information for Planning and Consultation (IPaC) database[17] for records returned when uploading the boundary of the Project Site.

[11] https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm

[12] https://www.usgs.gov/national-hydrography/national-hydrography-dataset

[13] https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper

[14] California Natural Diversity Database (CNDDB). March 12, 2025. State and Federally Listed Endangered, Threatened, and Rare Plants of California. California Department of Fish and Wildlife. Sacramento, CA.

15 https://ecos.fws.gov/ecp/report/critical-habitat

[16] https://rareplants.cnps.org

[17] https://ipac.ecosphere.fws.gov/

In addition, records were searched locally within eBird[18] and iNaturalist[19].

Site-Specific Reports

During the preparation of this report, England|Ecology was provided with the following report pertaining to biological resources on the Project Site, the data from which was incorporated into this report where applicable:

- **Arborist Report:** an arborist report was completed for this Project by Arbor Care, Inc. in October 2023[20]. Hereafter, this report will be referred to as the "Arborist Report".

This report is provided in **Appendix F.**

Field Survey

England|Ecology principal biologist Marcus C. England conducted a general biological survey on the Project Site on March 17, 2025. This survey was of sufficient detail to document the presence/absence and condition of water resources, vegetation communities and habitats, and flora and fauna observed. This provided a baseline for understanding the potential for occurrence of special status biological resources. A follow-up survey was conducted October 21, 2025 to gather additional documentation to better assess effects if vegetation impacts were to occur on the proposed southern parcel[21]. Survey information, including start and end times and weather conditions, is provided in **Table 2.**

Table 2. Survey Dates, Times, and Weather Conditions

Monday, March 17, 2025 0915-1015h (1 hours) Marcus C. England	No Wind No Fog No Rain No Snow	56°F 13°C		No Wind No Fog No Rain No Snow	60°F 16°C		
Tuesday, October 21, 2025 0800-0830h (0.5 hours) Marcus C. England	No Wind No Fog No Rain No Snow	59°F 15°C		No Wind No Fog No Rain No Snow	62°F 17°C		

On both visits, the Project Site was easily covered on foot walking transects of convenience to examine biological resources. Where necessary, observations were made with Leica Noctivid 8x42 binoculars and documented with a Nikon D500 camera paired with a Sigma 150-600mm lens (later, a Nikon Z8 with Nikkor 180-600mm lens). All other observations were documented using various applications and functions on an iPhone 15 Pro (later, iPhone 17 Pro),

[18] https://ebird.org

[19] https://inaturalist.org

[20] Arbor Care, Inc. 2023. Tree Survey. 1400 N. Vista Moraga, Los Angeles, 90049. 9 pages.

[21] The original survey was conducted specifically to analyze biological resources for a proposed parcel split with no vegetation impacts, as presented in the first version of this report in April 2025. Planning, subsequently, requested revisions assuming vegetation impacts for potential development in the new parcel, even though no development was proposed. This prompted some confusion about potential effects in later versions of the report, prompting the October site visit.

including the Solocator[22] app for photographic documentation of site conditions and the QField[23] app for collecting spatial (e.g., photo and resource locations) and non-spatial (e.g., floral and faunal lists) tabular data. After the survey was completed, data in QField was synchronized to a geospatial database using QGIS[24] 3.40.

Occurrence Potential

England|Ecology assessed the potential for occurrence of special status plant and wildlife taxa and habitats based on data provided by the desktop review and observations made during the field survey. For taxa for which field observations could not definitively determine occurrence, the following information was considered:

- **Range:** The Regional Study Area—from which records were gathered—is a large area capturing many taxa that would not be expected to occur in the Biological Study Area. In general, range determinations were made as follows:
    - **Flora:** The range of the taxon is based on an export of point records of that taxon from Calflora[25] with each record provided a buffer of 10km. If the Biological Study Area was within that mapped range, it could be considered outside of range if the elevations in the Biological Study Area were more than ten percent outside of the known elevation range of the taxon. If alternative sources are used they are included in the notes.
    - **Fauna:** The range of the taxon was determined differently based on the taxonomic group:
        - **Invertebrates and Fish:** An export of records of that taxon from the Global Biodiversity Information Facility[26] with each record provided a buffer of 10km. If alternative sources are used they are included in the notes.
        - **Amphibians, Reptiles, Birds, and Mammals:** California Wildlife Habitat Relationships[27] range data from the California Department of Fish and Wildlife. If alternative sources are used they are included in the notes.
- **Habitat:** If the Biological Study Area was determined to be outside of the taxon's range, habitat was not assessed and is labeled "N/A". If the Biological Study Area was determined to be within the taxon's range, the quality of the habitats in the Biological Study Area to support any portion of that taxon's life cycle was assessed and labeled as "Low", "Medium", or "High". The rationale for that determination is provided in the Notes of the desktop review report.

These occurrence potential assignments are defined below:

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[22] https://solocator.com/

[23] https://qfield.org/

[24] https://www.qgis.org/en/site/

[25] https://www.calflora.org/

[26] https://gbif.org

[27] https://wildlife.ca.gov/Data/CWHR

- **Present:** Taxa or habitat/vegetation community is known to occur on the Project Site based on recent surveys, CNDDB (within 10 years), or other records.

- **High:** Taxa with known recent recorded occurrences/populations near the Project Site and highly suitable habitat occurs within the Project Site. Highly suitable habitat includes all necessary elements to support the taxon (e.g., elevation, hydrology, soils, cover, habitat type, food resources).

- **Moderate:** Taxa with known recent recorded occurrences/populations near the Project Site; however, habitat within the Project Site has been moderately disturbed, fragmented, or is small in extent. Moderately suitable habitat includes several elements to support the taxon (e.g., elevation, hydrology, soils, cover, habitat type, food resources). Furthermore, moderately suitable habitat may also be located at the edge of the taxon's range, or there are no reported occurrences nearby.

- **Low:** Taxa with few known recent recorded occurrences/populations near the Project Site and habitat within the Project Site is highly disturbed or extremely limited. A low potential is assigned to annual or perennial plant taxa that may have been detectable during a focused survey in the appropriate blooming period but was not found; however, small populations or scattered individuals are still considered to have a low potential to occur. Additionally, taxa for which poor-quality habitat may support the taxon within the Project Site, but the reported extant range is far outside the Project Site and/or any species observations would anticipate being migratory (i.e., not likely to reproduce within the Project Site).

- **None:** Taxa or habitat/vegetation community are not expected to be present because focused surveys were conducted and the taxon or habitat/vegetation community was not detected, or the taxon was found in the desktop review, but suitable habitat (soil, vegetation, elevational range) was not found on the Project Site, or the Project Site is not within the known geographic range of the species.

The potential for bird species were further distinguished into those that may: 1) nest within or near the Project Site; 2) forage within or near the Project Site; and/or 3) occur on or near the Project Site only as transients during migratory flights or other dispersal events.

Geospatial & Tabular Data Storage

All GIS-based resource analysis was conducted in QGIS 3.40, with either local data copies stored in a GeoPackage database or using a web service provided by the organization housing the data. Data specific to the Project Site is stored in a statewide GeoPackage database file.

Taxonomy & Nomenclature

It is important within a given report to use a consistent taxonomy for clarity in communication, especially as the various sources used in the research for a report may not use the same taxonomy and nomenclature. The taxonomic database underpinning England|Ecology's work is updated monthly from NatureServe[28]. NatureServe's taxonomy includes an Element Code for each taxon. These same Element Codes are used by a variety of agencies and organizations, including the California Department of Fish and Wildlife in the CNDDB and the California Native Plant Society in their Rare Plant Inventory. The Element Code provides a basis for linking records from disparate data sources. In all cases in this report,

[28] https://www.natureserve.org/classifying-biodiversity

the taxonomic order and nomenclature are NatureServe's[29], with the exception of the special status flora discussion which is linked to a monthly export of the Rare Plant Inventory. As such, while this report largely capitalizes common names consistent with the NatureServe taxonomy, tabular data exported for special status floral analysis does *not* use this convention, as it is not used by the California Native Plant Society.

Statement on the Use of Artificial Intelligence

England|Ecology, LLC does not use artificial intelligence (AI) or AI-based tools for any facet of data collection, analysis, mapping, or document production with the following exceptions:

- **Document Review:** the Proofread function built into the macOS operating system is used to proofread document text.
- **Recording Devices:** where trail cameras or autonomous recording devices (for bird and/or bat sounds) are used, software that incorporates AI tools is used in wildlife discovery and tentative identification before manual verification.

[29] The author does not always agree with NatureServe's taxonomy (such as where it varies from that of the American Ornithological Society), but it provides a consistent basis for discussion across taxonomic groups.

Biological Site Conditions Assessment

This biological site conditions assessment describes the Project Site's biological resources based on the desktop review and field survey. The format of this section of the report is consistent with Los Angeles City Planning's *Biological Resources Report Template* (CP-4073) and *Biological Reporting Standards* (CP-4074), both dated January 11, 2023.

Water Resources

The following section discusses observed or potential water resources on and in the vicinity of the Project Site. A formal jurisdictional delineation was not conducted as part of data gathering for this report.

Literature Review

As described in the Methods section above, during the preparation of this report England|Ecology reviewed data from the National Hydrography Dataset and the National Wetlands Inventory. This review found the following:

- **National Hydrography Dataset:** The National Hydrography Dataset shows no flowlines within 500 feet, no area features within 500 feet, no water bodies within 500 feet, and no point features within 500 feet.
- **National Wetlands Inventory:** The National Wetlands Inventory shows no features within 500 feet.

These data are discussed in the Data Analysis section below and shown on **Figure 12.**

Field Methodology

A discussion of methods, including the date, time, and weather parameters is provided in the Methods section of this report and summarized in **Table 2.** Specific to water resources, while a formal jurisdictional delineation was not conducted, the entirety of the Project Site was searched for natural water resources. This included searching for ponded water, depressions that could hold ponded water, flowing water, stream channels or other indicators of ephemeral flowing water, and riparian plant species.

Data Analysis

Resource Presence/Absence

Per the National Hydrography Dataset, the Project Site is located within the Ballona Creek HU-12 drainage which is a subcomponent of the Ballona Creek HU-10 drainage. No hydrological features are mapped on the Project Site by the National Hydrography Dataset or the National Wetlands Inventory. No natural water features or indicators of the presence of ephemeral water features were observed on the Project Site during England|Ecology's survey.

Potential Project Effects

This effects discussion is organized to comply with the written requirements in CP-4073, which provides direction on how Planning wants potential Project effects discussed, including Avoidance and Minimization Measures, Direct Effects, Indirect Effects, and Cumulative Effects. CP-4074 does not include guidance for effects discussions except for Mountain Lion. For each type of effect the guidance from CP-4073 is *quoted in italics*.

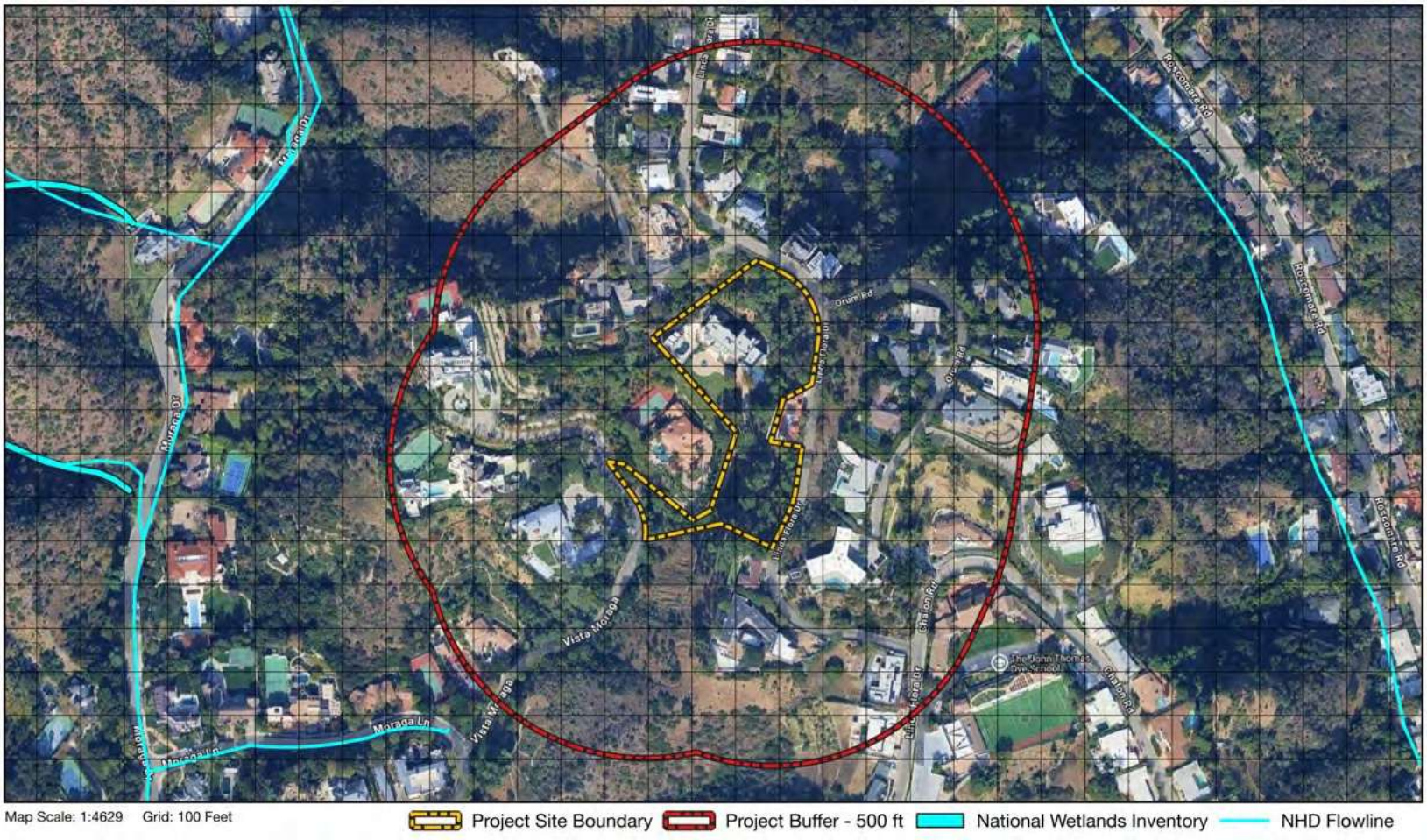


Figure 12. National Hydrography Dataset and National Wetlands Inventory Data

Avoidance and Minimization Measures

CP-4073 requires discussion of *how the project has been designed to avoid and minimize impacts to surface water resources, such as siting the building footprint more than 100 feet away from the water body*. As no water bodies are present on or adjacent to the Project Site, no such considerations would be required of any Project. The proposed Project, however, is a parcel split which would have no ground-disturbing effects. If development were proposed on the newly-created parcel, no avoidance and minimization measures for water resources would be required.

Direct Effects

CP-4073 states that direct effects *may occur if the project has surface water resources or other riparian habitat occurring in areas that will be disturbed either by development or used as construction staging areas*, further requiring to *provide acreage of water resources that will be impacted by the project*. As no natural water resources are present on or adjacent to the Project Site, no direct effects on water resources or other riparian habitat would occur as a result of any Project. The proposed Project, however, is a parcel split which would have no ground-disturbing effects and no direct effects on

water resources. If development were proposed on the newly-created parcel there would be no direct effects on water resources.

Indirect Effects

CP-4073 advises that indirect effects are those effects *that may occur from adding or modifying human infrastructure that leads to hydrologic interruptions.* The proposed Project is a parcel split which would have no ground-disturbing effects. As such, the proposed Project would not have adverse indirect effects on water resources. If development were proposed on the newly-created parcel, such development would occur on an undeveloped site within an otherwise developed area. Construction would result in new impermeable surfaces that would alter the site's existing hydrological regime and adversely affect water quality. A **Water Resources** measure pertains to these indirect effects and is described below.

Cumulative Effects

For cumulative effects, CP-4073 states that effects *may occur from cumulative losses of surface water resources and/or riparian habitat,* requiring that this report *describe recent projects within a 500-foot radius and whether their impacts together with the project may create significant cumulative losses of surface water resources or other riparian habitat.* As previously described in the required **Site History** and **Characteristics of the Surrounding Area** sections of this report, the Project Site is located within an area of existing and long-standing residential development. Significant cumulative impacts on water resources within this area occurred over several decades from the 1930s to the 1990s. Today, most Projects occurring within this area are small Projects that do not significantly change the extent and character of existing conditions relative to water resources. As such, the proposed Project would not be expected to contribute to any modern day significant cumulative losses of surface water resources or other riparian habitat.

Measures to Avoid Significant Adverse Effects

As the Project being analyzed herein is a proposed parcel split with no ground-disturbing activities, no measures are proposed to avoid significant adverse effects on water resources.

In order to avoid significant adverse effects on water resources the Applicant will ensure the following measure is implemented if development occurs on the newly-created parcel:

- **Water Resources:** Run-off effects on water quality will be minimized to the extent feasible via compliance with the City-mandated Low Impact Development (LID) ordinance, which became effective in May 2012. LID comprises a set of site design approaches and best management practices that are designed to address runoff and pollution at the source. The LID requires the submittal of a Stormwater Mitigation Plan.

General Conclusions

The proposed Project will not have significant direct, indirect, or cumulative effects on water resources as no natural water features are present on the Project Site and no ground-disturbing activities are proposed. If development occurs on the newly-created parcel, potential adverse indirect effects on water resources will be avoided through implementation of a Water Resources measure describing compliance with the City-mandated Low Impact Development ordinance.

Vegetation Communities & Habitats

The following section discusses vegetation communities and habitats in the Biological Study Area, including known resources and the potential for occurrence of special status resources.

Literature Review

A review of the CNDDB determined a total of seven sensitive vegetation communities are mapped within the Regional Study Area. These are discussed in the Data Analysis section below and in the Desktop Review Report provided as **Appendix D.**

Field Methodology

A discussion of methods, including the date, time, and weather parameters is provided in the Methods section of this report and summarized in **Table 2.** Mapped vegetation had the potential to fall into two categories:

- **Natural Alliance:** native or non-native natural vegetation communities that are recognized by the Manual of California Vegetation[30], a classification system recognized by most agencies. Areas with heavy anthropogenic influence, such as seasonal ground disturbance from fuel modification, are tagged as "Disturbed". Most alliances provide some level of habitat for wildlife, though it can be minimal when disturbed or dominated by invasive plant species.

- **Land Cover:** areas of hardscape, water features, and landscaping that do not fall into the alliance classification scheme. This may include tree-dominated landscapes that do have an associated alliance (such as oak and *Eucalyptus* woodlands) but are not in a natural state, such as those found in heavily residential areas.

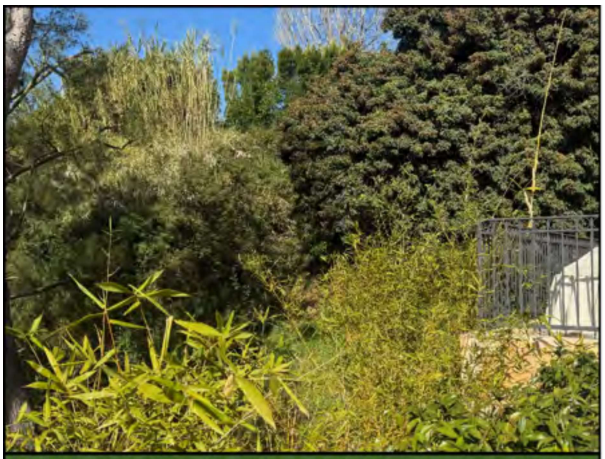
Data Analysis

Resource Presence/Absence

General Resource Analysis

England|Ecology mapped vegetation communities and land cover types on the Project Site and the 200-foot Biological Study Area based upon recent aerial photography and field observations. This resulted in the classification/mapping of six land cover types in the Biological Study Area. These are discussed below and shown on **Exhibit 3.** Summary boxes for each vegetation description are color-matched to their polygons in **Exhibit 3** for ease of reference. No natural alliances were present in the Biological Study Area.

[30] https://vegetation.cnps.org/



CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 9.17 acres (56.6%)
Project Site Extent: 2.29 acres (69.57%)

Landscape - Tree & Shrub

Non-Alliance Land Cover

Project-Specific Discussion: The "tree & shrub" landscape type is a mix of taller vegetation dominated by non-native trees and typically set in a managed landscape environment. In some cases, native trees are included in this land cover type when part of landscaping and not a functional natural community. Habitat value of this land cover type varies significantly, however, urban environments with significant tall tree cover often harbor a large number of wildlife. This is particularly true of birds.

CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 1.54 acres (9.53%)
Project Site Extent: 0.25 acres (7.44%)

Landscape - Forb

Non-Alliance Land Cover

Project-Specific Discussion: The "forb" landscape type includes all managed but typically artificially-planted areas of vegetation that are shorter than shrubs. This land cover type includes lawns. These areas have some value for wildlife, as landscape flowers provide food for hummingbirds and butterflies, and lawns can provide foraging areas for some birds and small mammals. Their overall habitat value, however, is significantly lower than any natural habitat they may have replaced. This land cover type is also typically dominated by non-native and often invasive plant species.

CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 4.88 acres (30.12%)
Project Site Extent: 0.73 acres (22.3%)

Disturbed - Impermeable Surface

Non-Alliance Land Cover

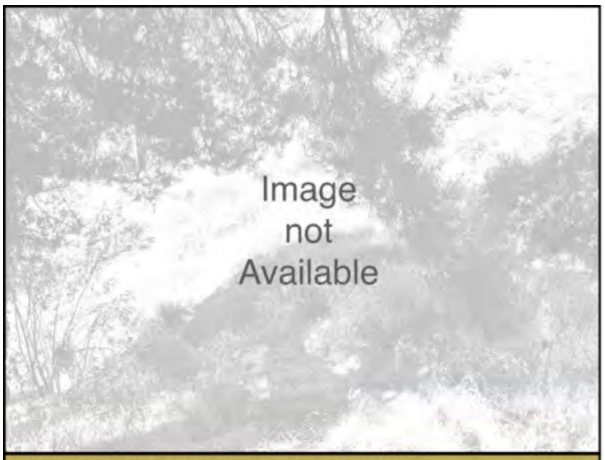
Project-Specific Discussion: Impermeable Surfaces are parts of the built environment, including paved roads, sidewalks, walkways, and buildings. In general, areas mapped as this land cover type have little value for wildlife and are not considered habitat.

CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 0.16 acres (0.99%)
Project Site Extent: 0.02 acres (0.69%)

Artificial Water Feature

Non-Alliance Land Cover

Project-Specific Discussion: Artificial water features are man-made, typically small bodies of water. The majority of these are swimming pools, which generally have no practical wildlife value. In some cases, small ponds and large fountains may be mapped as this land cover type. These often do have wildlife value, particularly given Southern California's arid environment.

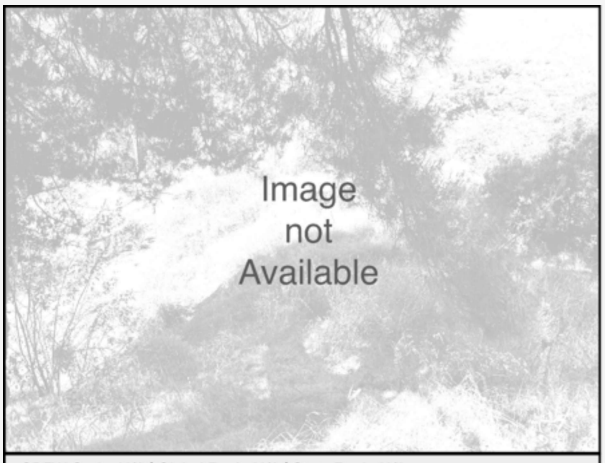


CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 0.38 acres (2.34%)
Not represented on Project Site.

Residential - Undifferentiated

Non-Alliance Land Cover

Project-Specific Discussion: Areas mapped as Residential-Undifferentiated were graded and under construction during the survey or were recently constructed and graded and under construction in the aerial photography used for mapping. When complete, these areas would be one of other land cover types such as Impermeable Surface or Landscaping.



CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 0.07 acres (0.41%)
Not represented on Project Site.

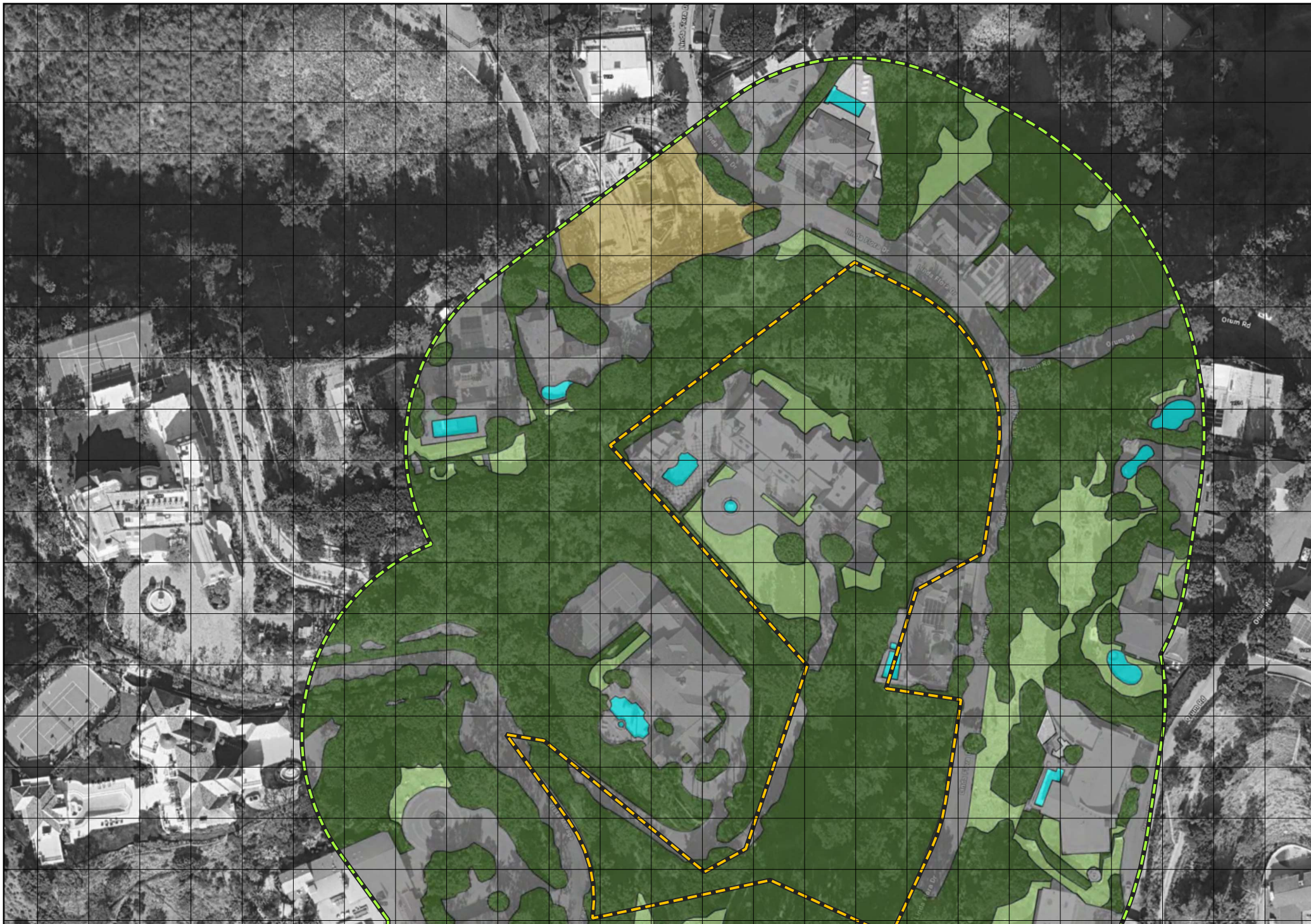
Disturbed - Permeable Surface

Non-Alliance Land Cover

Project-Specific Discussion: Permeable Surfaces are parts of the built environment, including compacted but unpaved areas devoid of vegetation, gravel, and unimproved roads. In general, areas mapped as this land cover type have little value for wildlife and are not considered habitat, though in some cases—such as unimproved roads—they may occur within habitat.

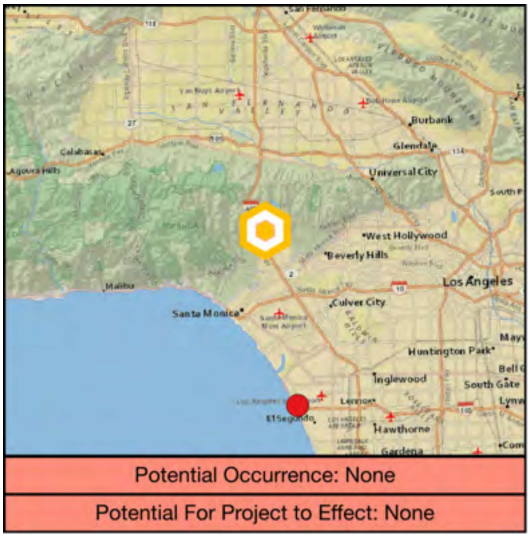
Exhibit 3. Vegetation Communities & Land Cover

1400 Vista Moraga



Special Status Resource Analysis

The seven sensitive vegetation communities mapped by the CNDDB as occurring within the Regional Study Area are shown below. The maps show the centroids of the CNDDB records in order to spatially depict the occurrences relative to the Project Site. The accounts highlight determinations of their potential occurrence on the Project Site as well as their potential to be adversely affected by the Project based on field observations.



Southern Dune Scrub

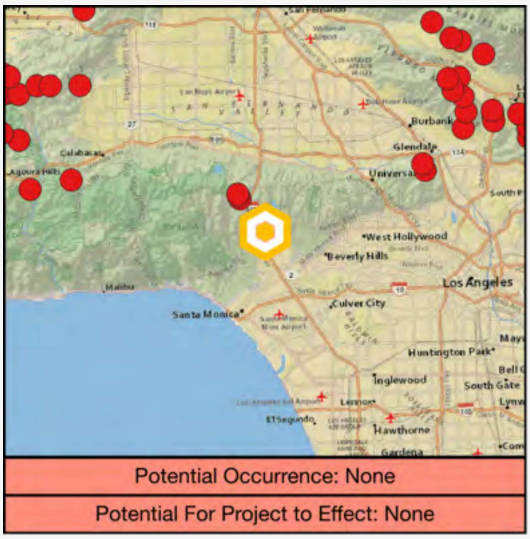
Global Rank:	G1
State Rank:	S1.1
Taxon Code:	CTT21330CA
CNDDB Records:	1
Taxon Group:	Dune
Habitats:	Coastal dunes
Notes:	—

Riversidian Alluvial Fan Sage Scrub

Global Rank:	G1
State Rank:	S1.1
Taxon Code:	CTT32720CA
CNDDB Records:	1
Taxon Group:	Scrub
Habitats:	Coastal scrub
Notes:	—

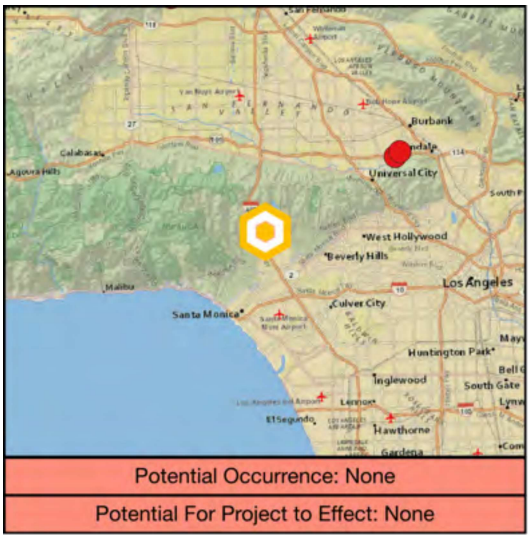
Southern Coastal Salt Marsh

Global Rank:	G2
State Rank:	S2.1
Taxon Code:	CTT52120CA
CNDDB Records:	1
Taxon Group:	Marsh
Habitats:	Marsh & swamp; Wetland
Notes:	—



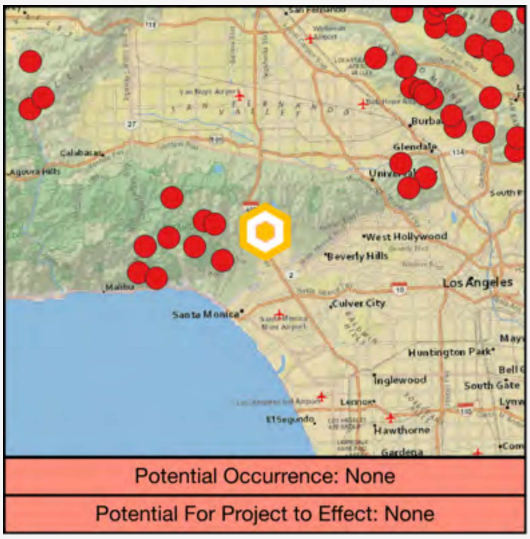
Southern Coast Live Oak Riparian Forest

Global Rank:	G4
State Rank:	S4
Taxon Code:	CTT61310CA
CNDDB Records:	9
Taxon Group:	Riparian
Habitats:	Riparian forest
Notes:	—



Southern Cottonwood Willow Riparian Forest

Global Rank:	G3
State Rank:	S3.2
Taxon Code:	CTT61330CA
CNDDB Records:	1
Taxon Group:	Riparian
Habitats:	Riparian forest
Notes:	—



Southern Sycamore Alder Riparian Woodland

Global Rank:	G4
State Rank:	S4
Taxon Code:	CTT62400CA
CNDDB Records:	20
Taxon Group:	Riparian
Habitats:	Riparian woodland
Notes:	—

California Walnut Woodland

Global Rank:	G2
State Rank:	S2.1
Taxon Code:	CTT71210CA
CNDDB Records:	9
Taxon Group:	Woodland
Habitats:	Cismontane woodland
Notes:	—

Potential Project Effects

This effects discussion is organized to comply with the written requirements in CP-4073, which provides direction on how Planning wants potential Project effects discussed, including Avoidance and Minimization Measures, Direct Effects, Indirect Effects, and Cumulative Effects. CP-4074 does not include guidance for effects discussions except for Mountain Lion. For each type of effect the guidance from CP-4073 is *quoted in italics*. Neither guidance document separates vegetation communities from the discussion of flora, as has been done in this report, as vegetation communities comprise the habitat within which flora and fauna are found.

Avoidance and Minimization Measures

CP-4073 requires discussion of *how the project has been designed to avoid and minimize impacts to flora, such as reconfiguring the building footprint to avoid impact/removal of trees and native vegetation.* No native vegetation is present on the Project Site, therefore, no avoidance measures would be required of any Project, including any

development that could be proposed on the newly-created parcel. The proposed Project, however, is a parcel split which would have no ground-disturbing effects.

Direct Effects

CP-4073 guidance only addresses direct effects on individual flora species, not vegetation communities or habitats. As no natural vegetation communities are present on or adjacent to the Project Site, no direct effects on such communities would occur as a result of any Project, including any development that could be proposed on the newly-created parcel, which at most could affect 5,366 square feet of Landscape - Tree & Shrub, which is predominantly comprised of non-native plants. The proposed Project, however, is a parcel split which would have no ground-disturbing effects and no direct effects on vegetation communities.

Indirect Effects

CP-4073 advises that indirect effects are those effects that *may occur from brush clearance for fuel modification requirements on adjacent properties, addition of invasive species, etc.* The proposed Project is a parcel split which would have no ground-disturbing effects. As such, the proposed Project would not have adverse indirect effects on vegetation communities. If development were proposed on the newly-created parcel:

- **Brush clearance:** brush clearance for fuel modification requirements has the potential to adversely affect habitat values on adjacent undeveloped areas. The proposed Project is located within an area with extensive existing development and vegetation clearance and the scope of such an effect would not be significant relative to the existing condition.

- **Invasive species:** the introduction of new or significantly modified residential development into an area brings with it the potential of invasive species being planted within landscaping which could escape into surrounding undeveloped areas and diminish habitat values. With the exception of legal requirements controlling the sale of invasive plants at nurseries, little can be done to prevent the planting of invasives by residents long term. Relative to this specific Project, it is located within an area with extensive existing development and the scope of such an effect would not be significant relative to the existing condition. Nonetheless, an **Invasive Species** measure is provided below.

Cumulative Effects

For cumulative effects, CP-4073 states that effects *may occur from cumulative losses in the local populations of a sensitive/special status species*, requiring that this report *describe recent projects within a 500-foot radius and whether their impacts together with the project may create significant cumulative losses for any particular sensitive/special status species.* For this section, however, we will replace special status species with native or natural vegetation communities. As previously described in the required **Site History** and **Characteristics of the Surrounding Area** sections of this report, the Project Site is located within an area of existing and long-standing residential development. Significant cumulative impacts on vegetation communities within this area occurred over several decades from the 1930s to the 1990s. Today, most Projects occurring within this area are small Projects that do not significantly change the extent and character of existing conditions relative to vegetation. As such, the proposed Project would not be expected to contribute to any modern day significant cumulative losses of vegetation communities and habitats.

Measures to Avoid Significant Adverse Effects

As the Project being analyzed herein is a proposed parcel split with no ground-disturbing activities, no measures are proposed to avoid significant adverse effects on vegetation communities. In order to avoid significant adverse effects on vegetation communities the Applicant will ensure the following regulatory compliance measure is implemented if development were to occur on the newly-created parcel:

- **Invasive Species:** the landscape architect and contractor will avoid the use of invasive plants listed on the California Invasive Plant Council's Cal-IPC Inventory of invasive plants[31].

General Conclusions

The proposed Project will not have significant direct, indirect, or cumulative effects on vegetation communities as no natural vegetation communities are present on the Project Site and no ground-disturbing activities are proposed. If development were proposed on the newly-created parcel, potential adverse indirect effects on vegetation communities will be avoided through implementation of an Invasive Species measure requiring the avoidance of invasive plants in the landscape palette.

[31] https://www.cal-ipc.org/plants/inventory/

Flora

The following section discusses flora in the Biological Study Area, including known resources and the potential for occurrence of special status resources.

Literature Review

The floral literature review identified 46 special status taxa to be considered for their potential occurrence. This was based on records from the following sources:

- **CNDDB:** 118 occurrences of 38 floral taxa in the CNDDB for the Regional Study Area.
- **CNPS:** 64 floral taxa in the CNPS Rare Plant Inventory for the Regional Study Area.
- **IPaC:** Two floral taxa recommended for consideration by IPaC based on an upload of the Project Site boundary.
- **Critical Habitat:** One floral taxon with proposed or designated critical habitat in the Regional Study Area.

All special status flora considered for this report are discussed in the Data Analysis section below and in the Desktop Review Report provided as **Appendix D.** Per the guidance in CP-4073 and CP-4074, taxa with occurrence potentials of Low and None will not be discussed further.

Field Methodology

A discussion of methods, including the date, time, and weather parameters is provided in the Methods section of this report and summarized in **Table 2.** Plant taxa were identified and recorded along with their approximate abundance and condition in a geospatial database. Landscape plants were largely ignored unless they were native taxa maintained within landscaping, or if they were potentially of biological importance.

Data Analysis

Resource Presence/Absence

General Resource Analysis

The list of 13 floral taxa detected by England|Ecology is provided in the **Floral & Faunal Compendium** provided as **Appendix C.** No special status floral taxa from the Desktop Review were detected. One taxon protected by the City of Los Angeles Protected Tree and Shrub Relocation and Replacement Ordinance was detected, outside of the area addressed by the Arborist Report (which only provided data on the proposed parcel to be split). The known or expected status of all special status flora analyzed for this report are described in the next section.

Special Status Resource Analysis

Of the 46 special status floral taxa analyzed for this report, 0 were determined to be Present, 0 were determined to have a High potential for occurrence, 0 were determined to have a Moderate potential for occurrence, 0 were determined to have a Low potential for occurrence, and 46 were determined to have no potential for occurrence. These data are summarized in the Desktop Review Report provided in **Appendix D.** The accounts below summarize taxa determined to have moderate or higher occurrence potential.

Critical Habitat

While critical habitat for a plant listed under the Federal Endangered Species Act has been designated within the Regional Study Area, no critical habitat is present on or near the Biological Study Area, including the Project Site. Critical habitat locations are described in the attached **Desktop Review Report** and shown in **Figure 12.**

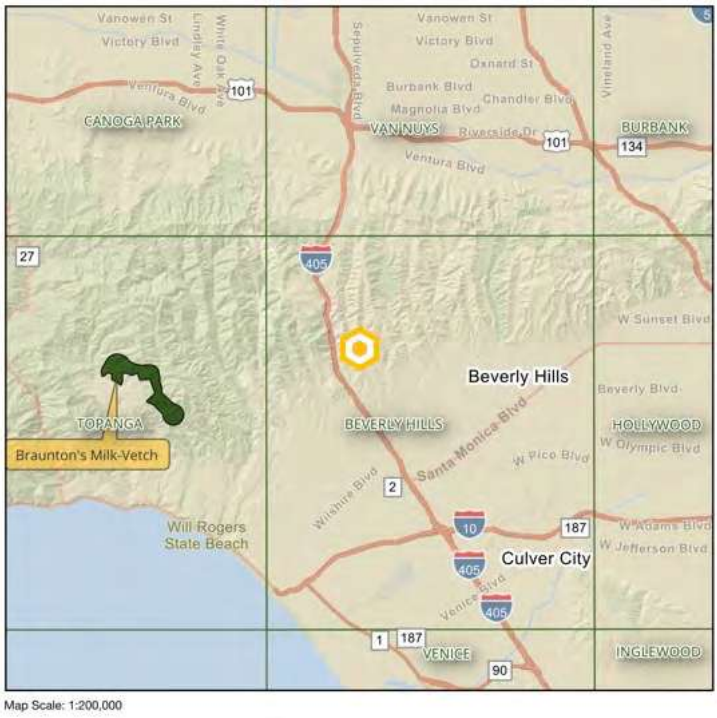


Figure 12. Critical habitat for plants in a portion of the Regional Study Area

Potential Protected Trees and Shrubs

The following summarizes the presence or absence of taxa that are potentially protected by the City of Los Angeles Protected Tree and Shrub Relocation and Replacement Ordinance:

- Protected Trees:
    - California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak (*Quercus berberidifolia*): not present.
    - Southern California Black Walnut (*Juglans californica*): not present.
    - Western Sycamore (*Platanus racemosa*): present.
    - California Bay (*Umbellularia californica*): not present.
- Protected Shrubs:
    - Mexican Elderberry (*Sambucus mexicana*): not present.
    - Toyon (*Heteromeles arbutifolia*): not present.

The Arborist Report addressing the proposed parcel to be split is provided in **Appendix F.** As stated previously, the sycamore is not represented in the Arborist Report as it is outside of the area covered by that report.

Potential Project Effects

This effects discussion is organized to comply with the written requirements in CP-4073, which provides direction on how Planning wants potential Project effects discussed, including Avoidance and Minimization Measures, Direct Effects, Indirect Effects, and Cumulative Effects. CP-4074 does not include guidance for effects discussions except for Mountain Lion. For each type of effect the guidance from CP-4073 is *quoted in italics*. Neither guidance document separates vegetation communities from the discussion of flora, as has been done in this report, as vegetation communities comprise the habitat within which flora and fauna are found.

Avoidance and Minimization Measures

CP-4073 requires discussion of *how the project has been designed to avoid and minimize impacts to flora, such as reconfiguring the building footprint to avoid impact/removal of trees and native vegetation.* The proposed Project is a parcel split which would have no ground-disturbing effects. No avoidance or minimization measures are required. If development were proposed on the newly-created parcel, no avoidance and minimization measures for floral resources would be required.

Direct Effects

CP-4073 states that direct effects *may occur if a flora species is identified within areas that will be disturbed either by development or used as construction staging areas*. The guidance further describes the particulars of analyzing direct effects on special status plants. As no special status flora are present on or adjacent to the Project Site, no direct effects on special status flora would occur as a result of any Project, including any development that may ultimately be proposed in the newly-created parcel. The proposed Project, however, is a parcel split which would have no ground-disturbing effects and no direct effects on flora.

Indirect Effects

CP-4073 advises that indirect effects are those effects that *may occur from brush clearance for fuel modification requirements on adjacent properties, addition of invasive species, etc.* The proposed Project is a parcel split which would have no ground-disturbing effects. As such, the proposed Project would not have adverse indirect effects on floral resources. If development were proposed on the newly-created parcel:

- **Brush clearance:** brush clearance for fuel modification requirements has the potential to adversely affect habitat values on adjacent undeveloped areas. The proposed Project is located within an area with extensive existing development and vegetation clearance and the scope of such an effect would not be significant relative to the existing condition.

- **Invasive species:** the introduction of new or significantly modified residential development into an area brings with it the potential of invasive species being planted within landscaping which could escape into surrounding undeveloped areas and diminish habitat values. With the exception of legal requirements controlling the sale of invasive plants at nurseries, little can be done to prevent the planting of invasives by residents long term. Relative to this specific Project, it is located within an area with extensive existing development and the scope of such an effect would not be significant relative to the existing condition. Nonetheless, an **Invasive Species** measure is provided below.

Cumulative Effects

For cumulative effects, CP-4073 states that effects *may occur from cumulative losses in the local populations of a sensitive/special status species*, requiring that this report *describe recent projects within a 500-foot radius and whether their impacts together with the project may create significant cumulative losses for any particular sensitive/special status species.* As previously described in the required **Site History** and **Characteristics of the Surrounding Area** sections of this report, the Project Site is located within an area of existing and long-standing residential development. Significant cumulative impacts on flora within this area occurred over several decades from the 1930s to the 1990s. Today, most Projects occurring within this area are small Projects that do not significantly change the extent and character of existing

conditions relative to vegetation. As such, the proposed Project would not be expected to contribute to any modern day significant cumulative losses of flora.

Measures to Avoid Significant Adverse Effects

As the Project being analyzed herein is a proposed parcel split with no ground-disturbing activities, no measures are proposed to avoid significant adverse effects on special status plants. In order to avoid significant adverse effects on vegetation communities the Applicant will ensure the following regulatory compliance measure is implemented if development were to occur on the newly-created parcel:

- **Invasive Species:** The Invasive Species measure proposed in the Vegetation Communities & Habitats section above.

General Conclusions

No special status plants are known to occur or expected to occur on the Project Site. The proposed Project will not have significant direct, indirect, or cumulative effects on special status plants as no special status plants are present on the Project Site and no ground-disturbing activities are proposed. If development were proposed on the newly-created parcel, potential adverse indirect effects on vegetation communities will be avoided through implementation of an Invasive Species measure requiring the avoidance of invasive plants in the landscape palette.

Fauna

The following section discusses fauna in the Biological Study Area, including known resources and the potential for occurrence of special status resources.

Literature Review

The faunal literature review identified 77 special status taxa to be considered for their potential occurrence. This was based on records from the following sources:

- **CNDDB:** 313 occurrences of 58 faunal taxa in the CNDDB for the Regional Study Area.
- **IPaC:** 24 faunal taxa recommended for consideration by IPaC based on an upload of the Project Site boundary.
- **Critical Habitat:** Four faunal taxa with proposed or designated critical habitat in the Regional Study Area.

All special status fauna considered for this report are discussed in the Data Analysis section below and in the Desktop Review Report provided as **Appendix D**. Per the guidance in CP-4073 and CP-4074, taxa with occurrence potentials of Low and None will not be discussed further.

Field Methodology

A discussion of methods, including the date, time, and weather parameters is provided in the Methods section of this report and summarized in **Table 2**. All wildlife species directly observed, heard (e.g., bird song), or for which sign was observed (e.g., gopher burrows, scat, etc.) were recorded in a geospatial database. While larger bird nests—such as those used by raptors and corvids—were searched for as they can be used across years, a time-intensive nesting bird survey was not conducted as the results would be irrelevant to the Project's timeline. The site was also assessed for potential bat roosting habitat, suitability for wildlife movement, and use by other wildlife taxa of importance where applicable.

Data Analysis

Resource Presence/Absence

General Resource Analysis

The list of 17 faunal taxa detected by England|Ecology is provided in the **Floral & Faunal Compendium** provided as **Appendix C**. This list includes 0 amphibian, 0 reptile, 16 bird, and one mammal detections during fieldwork conducted on the Project Site. The most commonly observed taxa were Botta's Pocket Gopher (*Thomomys bottae*), Ruby-crowned Kinglet (*Corthylio calendula*), and Lesser Goldfinch (*Spinus psaltria*). A total of two special status faunal taxa were detected. The known or expected status of all special status fauna analyzed for this report are described in the next section.

Special Status Resource Analysis

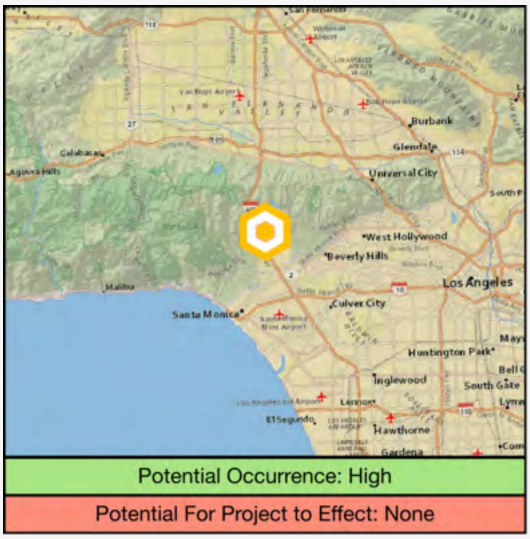
Of the 77 special status faunal taxa analyzed for this report, two were determined to be Present, five were determined to have a High potential for occurrence, four were determined to have a Moderate potential for occurrence, six were determined to have a Low potential for occurrence, and 60 were determined to have no potential for occurrence. These

data are summarized in the Desktop Review Report provided in **Appendix D.** The accounts below summarize taxa determined to have moderate or higher occurrence potential. The maps show the centroids of the CNDDB records in order to spatially depict the occurrences relative to the Project Site (for taxa that are in the CNDDB). All data, including habitat descriptions, is directly from the CNDDB.

American Peregrine Falcon

Falco peregrinus anatum

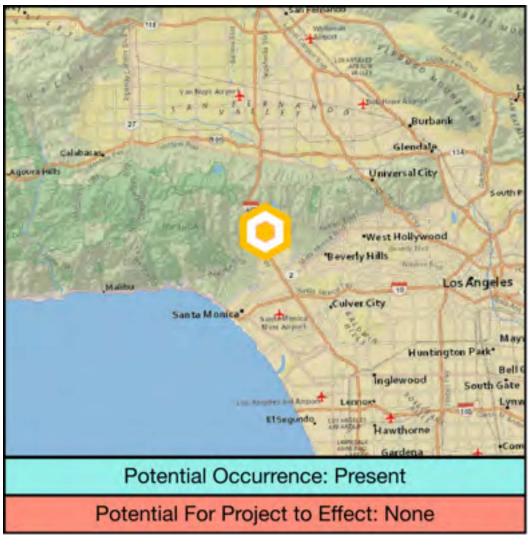
Legal Status:	FD, CD, S3S4
Source(s):	CNDDB(2)
Taxon Code:	ABNKD06071
Natural History:	NEAR WETLANDS, LAKES, RIVERS, OR OTHER WATER; ON CLIFFS, BANKS, DUNES, MOUNDS; ALSO, HUMAN-MADE STRUCTURES. NEST CONSISTS OF A SCRAPE OR A DEPRESSION OR LEDGE IN AN OPEN SITE.
Range Notes:	—
Habitat Suitability:	High. No suitable nesting habitat on or near the Project Site. CWHR Predicted Habitat: High quality. EnglandIEcology agrees.
Notes:	This taxon is most widespread in the winter when it occurs in a wide range of habitats, including dense urban areas, where it feeds mostly on medium-sized birds. If Peregrine Falcon occurs on the Project Site at all, it is likely an uncommon occurrence and would most likely be observed as a flyover while hunting.
Habitats:	Potentially found in Artificial Water Feature, Disturbed - Impermeable Surface, Disturbed - Permeable Surface, Landscape - Forb, Landscape - Tree & Shrub, Residential - Undifferentiated



Western Screech-Owl

Megascops kennicottii

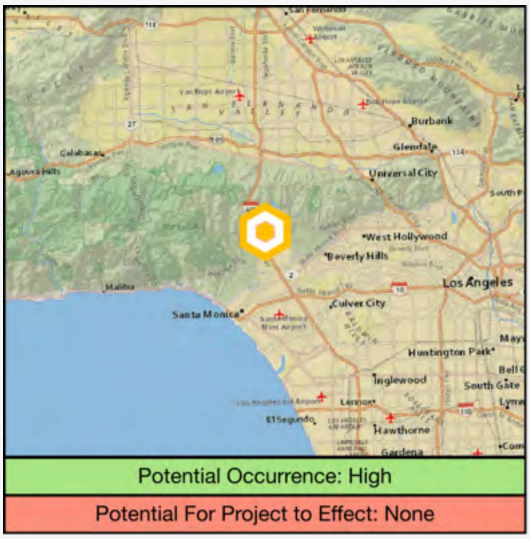
Legal Status:	BCC
Source(s):	IPaC
Taxon Code:	ABNSB01040
Natural History:	No CNDDB habitat description available
Range Notes:	—
Habitat Suitability:	High. CWHR Predicted Habitat: High quality. EnglandIEcology agrees.
Notes:	—
Habitats:	Potentially found in Landscape - Tree & Shrub



Allen's Hummingbird

Selasphorus sasin

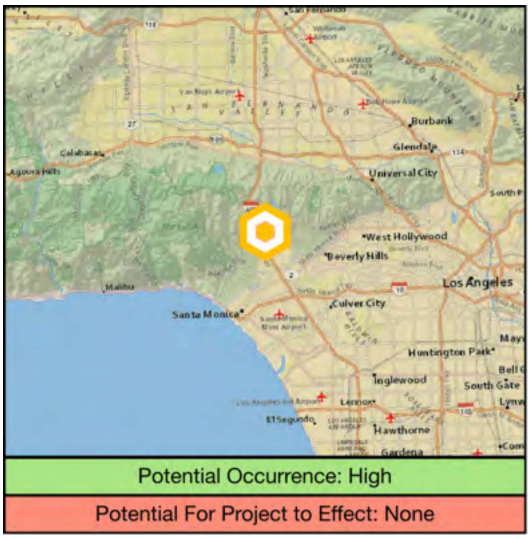
Legal Status: BCC
Source(s): IPaC
Taxon Code: ABNUC51030
Natural History: No CNDDB habitat description available
Range Notes: —
Habitat Suitability: High. CWHR Predicted Habitat: High quality. EnglandlEcology agrees.
Notes: This taxon has adapted to and benefits from nectar-rich landscaped environments, increasing its range and numbers in recent years.
Habitats: Potentially found in Landscape - Tree & Shrub



Nuttall's Woodpecker

Dryobates nuttallii

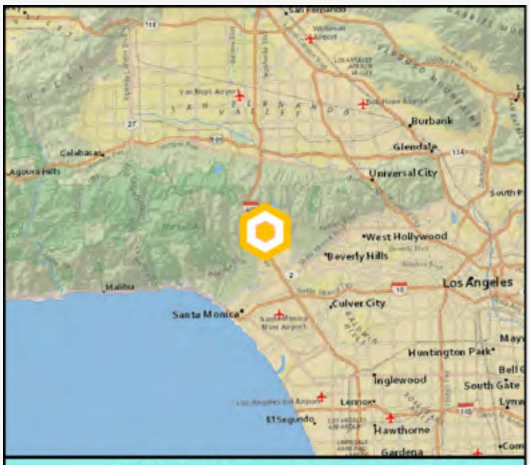
Legal Status: BCC
Source(s): IPaC
Taxon Code: ABNYF07020
Natural History: No CNDDB habitat description available
Range Notes: —
Habitat Suitability: High. CWHR Predicted Habitat: Medium quality. EnglandlEcology disagrees. Present in nearly all wooded areas of Los Angeles.
Notes: —
Habitats: Potentially found in Landscape - Tree & Shrub



Oak Titmouse

Baeolophus inornatus

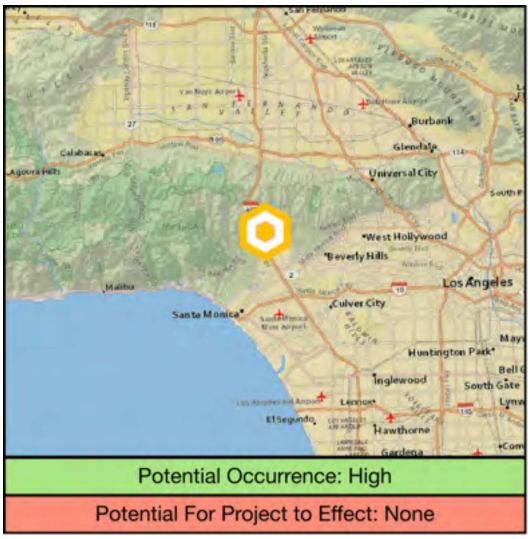
Legal Status: BCC
Source(s): IPaC
Taxon Code: ABPAW01100
Natural History: No CNDDB habitat description available
Range Notes: —
Habitat Suitability: High. CWHR Predicted Habitat: High quality. EnglandlEcology agrees.
Notes: —
Habitats: Potentially found in Landscape - Tree & Shrub



Wrentit

Chamaea fasciata

Legal Status: BCC
Source(s): IPaC
Taxon Code: ABPBJ26010
Natural History: No CNDDB habitat description available
Range Notes: —
Habitat Suitability: High. CWHR Predicted Habitat: High quality. EnglandlEcology agrees.
Notes: —
Habitats: Potentially found in Landscape - Tree & Shrub



California Thrasher

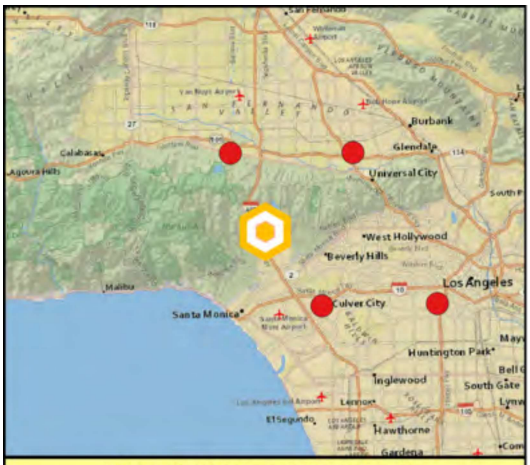
Toxostoma redivivum

Legal Status: BCC
Source(s): IPaC
Taxon Code: ABPBK06080
Natural History: No CNDDB habitat description available
Range Notes: —
Habitat Suitability: High. CWHR Predicted Habitat: High quality. EnglandlEcology agrees.
Notes: —
Habitats: Potentially found in Landscape - Tree & Shrub

Lawrence's Goldfinch

Spinus lawrencei

Legal Status: S4, BCC
Source(s): IPaC
Taxon Code: ABPBY06100
Natural History: NESTS IN OPEN OAK OR OTHER ARID WOODLAND AND CHAPARRAL, NEAR WATER. NEARBY HERBACEOUS HABITATS USED FOR FEEDING. CLOSELY ASSOCIATED WITH OAKS.
Range Notes: —
Habitat Suitability: Medium. CWHR Predicted Habitat: Medium quality. EnglandlEcology agrees.
Notes: Lawrence's Goldfinch populations move frequently following preferred food sources, especially fiddleneck. No breeding habitat is present on the Project Site. Only likely to occur sporadically during seasonal movements.
Habitats: Potentially found in Landscape - Tree & Shrub



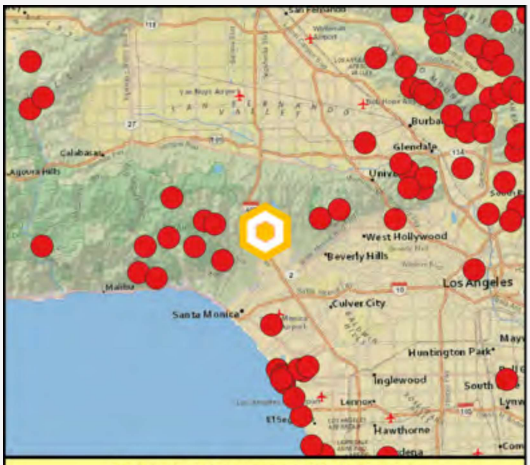
Potential Occurrence: Moderate

Potential For Project to Effect: None

Pallid Bat

Antrozous pallidus

Legal Status: SSC, S3
Source(s): CNDDB(4)
Taxon Code: AMACC10010
Natural History: DESERTS, GRASSLANDS, SHRUBLANDS, WOODLANDS AND FORESTS. MOST COMMON IN OPEN, DRY HABITATS WITH ROCKY AREAS FOR ROOSTING. ROOSTS MUST PROTECT BATS FROM HIGH TEMPERATURES. VERY SENSITIVE TO DISTURBANCE OF ROOSTING SITES.
Range Notes: —
Habitat Suitability: Medium. CWHR Predicted Habitat: Medium quality. EnglandIEcology agrees.
Notes: No potential roosting habitat was identified during the survey. If present, only likely to use the Project Site for foraging overflights.
Habitats: Potentially found in Artificial Water Feature, Disturbed - Impermeable Surface, Disturbed - Permeable Surface, Landscape - Forb, Landscape - Tree & Shrub, Residential - Undifferentiated



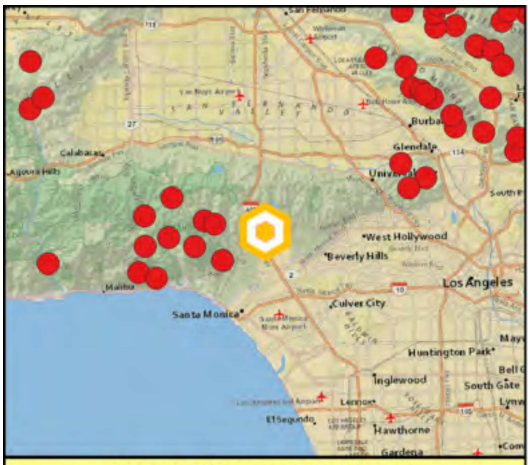
Potential Occurrence: Moderate

Potential For Project to Effect: None

San Diegan Legless Lizard

Anniella stebbinsi

Legal Status: SSC, S3
Source(s): CNDDB(36)
Taxon Code: ARACC01060
Natural History: GENERALLY SOUTH OF THE TRANSVERSE RANGE, EXTENDING TO NORTHWESTERN BAJA CALIFORNIA. OCCURS IN SANDY OR LOOSE LOAMY SOILS UNDER SPARSE VEGETATION. DISJUNCT POPULATIONS IN THE TEHACHAPI AND PIUTE MOUNTAINS IN KERN COUNTY. VARIETY OF HABITATS; GENERALLY IN MOIST, LOOSE SOIL. THEY PREFER SOILS WITH A HIGH MOISTURE CONTENT.
Range Notes: —
Habitat Suitability: Medium. CWHR Predicted Habitat: Medium quality.
Notes: —
Habitats: Potentially found in Landscape - Tree & Shrub



Potential Occurrence: Moderate

Potential For Project to Effect: None

San Bernardino Ring-necked Snake

Diadophis punctatus modestus

Legal Status: S2?
Source(s): CNDDB(1)
Taxon Code: ARADB10015
Natural History: MOST COMMON IN OPEN, RELATIVELY ROCKY AREAS. OFTEN IN SOMEWHAT MOIST MICROHABITATS NEAR INTERMITTENT STREAMS. AVOIDS MOVING THROUGH OPEN OR BARREN AREAS BY RESTRICTING MOVEMENTS TO AREAS OF SURFACE LITTER OR HERBACEOUS VEG.
Range Notes: —
Habitat Suitability: Medium. CWHR Predicted Habitat: Medium quality. EnglandIEcology agrees.
Notes: —
Habitats: Potentially found in Landscape - Tree & Shrub

Critical Habitat

While critical habitat for wildlife listed under the Federal Endangered Species Act has been designated or proposed within the Regional Study Area, no critical habitat is present on or near the Biological Study Area, including the Project Site. Critical habitat locations are described in the attached **Desktop Review Report** and shown in **Figure 13.**

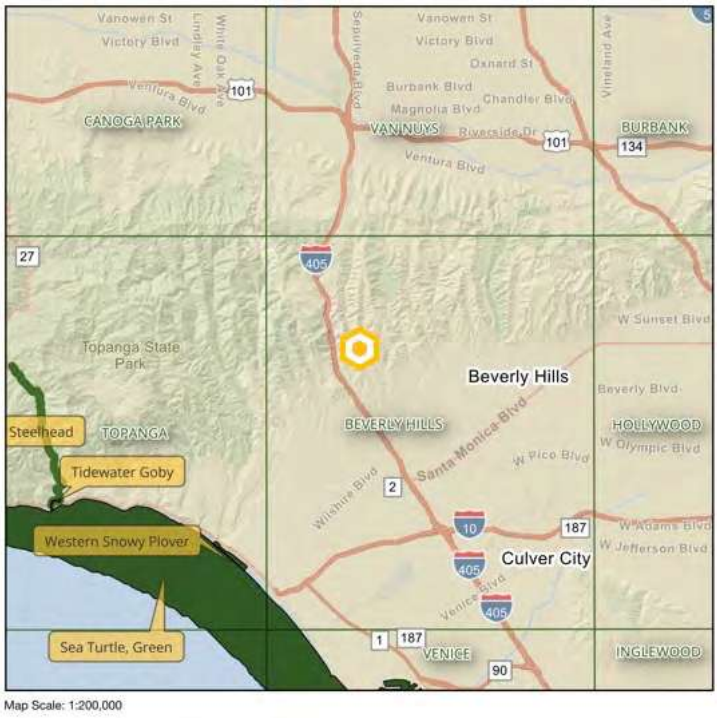


Figure 13. Critical habitat for wildlife in a portion of the Regional Study Area

Mountain Lion

Planning document CP-4074 requires consideration of the potential presence of Mountain Lion (*Puma concolor*). Guidance language provided in CP-4074 is provided in italics:

- *Habitat suitable for mountain lion dens, including caves, large natural cavities within rocky areas, or vegetation thickets deemed appropriate for use by mountain lions based on size and other characteristics (e.g., proximity to human development, surrounding habitat). Habitat use should be based on two behavior categories: reproductive behavior (communication and denning), or non-reproductive behavior (moving and feeding), and any natural communities on the project site that are suitable for either behavior*: There was no habitat on the site suitable for Mountain Lions for reproductive or non-reproductive behavior. This is because of the following observed factors: existing development of the Project Site, surrounding human development, and lack of natural habitats.

- *Evidence of mountain lion presence (e.g., direct observation, tracks, scat, carcasses or bones of prey species) in the vicinity of identified suitable habitat*: No evidence of Mountain Lion presence was detected during the survey and none would be expected.

- *Habitat suitable for mule deer, including the presence of grasses and forbs, woodland vegetation (especially acorn mast), chaparral vegetation (especially chamise shrubs), and riparian vegetation*: While Mule Deer likely occur periodically, there is no natural habitat for Mule Deer on or near the Project Site.

- *Evidence of mule deer presence (e.g., direct observation, tracks, scat, carcasses)*: No evidence of Mule Deer presence was detected during the survey and none would be expected.

As Mountain Lion would not be expected to occur, the proposed Project would not have an adverse effect on Mountain Lions.

Bats

Planning document CP-4074 requires an assessment of bat habitat for day and night roosts. Guidance language provided in CP-4074 is provided in italics:

- *Habitat suitable for bats, including trees (e.g., palm trees, large old trees with cavities, dead trees), cliff faces, rock outcroppings, structure overhangs (e.g., roof overhangs on houses and sheds), and bridges*: There are numerous palm trees and large old trees in the northern portion of the Project Site (though perhaps none with cavities, and structure overhangs), but no cliff faces, rock outcroppings, structure overhangs, or bridges. The proposed parcel to the south has a surface layer of bare soil and non-native Rosemary, a mid layer of scattered manicured shrubs, and a canopy of non-native pine. While some of the pines are tall, they are relatively young, with no gaps or crevices in the bark sufficient for bat roosting.

- *Evidence of bat presence (e.g., direct observation (alive or dead), guano deposits, urine stains, vocalizations) in the vicinity of identified suitable habitat*: No evidence of bat presence was observed, nor was it expected.

- *The proximity of suitable bat habitat to prime foraging areas, such as water sources (e.g., artificial lakes, reservoirs, pools, rivers, drainages, or storm channels)*: The nearest potential prime foraging area for bats is Stone Canyon Reservoir located approximately 1.3 miles to the northeast.

The only potentially occurring special status bat species (Pallid Bat, a Species of Special Concern), as noted in the species account, is only likely to occur as an overflight while feeding at night. Bats, like many birds, can range widely while active due to their flying ability. There is no roosting habitat on the proposed parcel to the south for Pallid Bat, nor would roosting be expected in that parcel for other, non-special status bat species.

Nesting Birds

Birds – including native species protected by the Migratory Bird Treaty Act and California Fish and Game Code – have the potential to nest in nearly any environment, including those heavily altered by anthropogenic activity. Planning document CP-4074 provides specific guidance for assessing the potential for nesting birds. Guidance language provided in CP-4074 is provided in italics:

- *Describe the methodology used to assess the project site for suitable nesting birds, with specific reference to long-term nesting species such as raptors (hawks, owls, falcons) and colonial waterbirds (e.g., herons and egrets). Please ensure that the entire vicinity of the subject property (e.g., out to 500') is evaluated, both for these long-term nests, as well as for their foraging habitat. If no nesting birds are found, summarize the negative survey results*: The entirety of the Project Site was directly surveyed as described in the *Methods* section of this report. To the extent feasible, larger trees out to 500 feet from the Project Site were assessed remotely using 8X42 Leica Noctivid binoculars, looking for visible evidence of larger platform nests. Raptors and corvids were also observed during the survey for behavioral indicators of nest location. The Project Site is not in a location where colonial waterbirds would be expected to nest. No raptor or corvid nests were detected during the survey.

- *Surveys should identify habitat suitable for nesting birds, including trees, shrubs, and structure overhangs (e.g., roof overhangs on houses and sheds)*: Nesting on the Project Site by smaller bird species would be expected during the nesting season. Potential nest locations include landscape shrubs and trees and existing structures on the Project Site.

- *Evidence of nesting birds (e.g., photos of nests with birds inside)*: No nesting birds were detected during the survey, however, a specific and time-intensive nesting bird survey, watching for behavioral indicators of nesting behavior, was not conducted.

Wildlife Movement

Wildlife movement corridors are important for maintaining population levels and genetic diversity. As such, effects on wildlife movement are an important consideration when discussing the natural resources of any area. At a small enough scale, any project or activity can potentially affect the movement of wildlife if any wildlife are present at all. In general, however, the term "wildlife movement corridor" means an area of habitat that is important for the movement of wildlife between larger habitat areas or cores. For the proposed Project, England|Ecology considered the following relative to the importance of lands on the Project Site for wildlife movement:

- **The South Coast Missing Linkages Project:** The South Coast Missing Linkages Project[32] was a 2008 inter-agency effort to identify and conserve the highest-priority linkages in the South Coast Ecoregion. The nearest linkage to the Project Site is Santa Monica - Sierra Madre located approximately 12.05 miles to the west.

Figure 14. City of Los Angeles Wildlife Movement Connectivity Data

- **The California Essential Habitat Connectivity Project:** The California Essential Habitat Connectivity Project[33] was a 2010 project commissioned by the California Department of Fish and Wildlife and Caltrans which identified remaining blocks of contiguous natural habitat in California (i.e., natural landscape blocks) and modeled linkages between neighboring large natural landscape blocks. The nearest linkage to the Project Site is Castro Peak/Santa Monica Mtns - Pine Mountain/Sespe Condor located approximately 11.4 miles to the west.

- **City of Los Angeles Wildlife Connectivity:** The City of Los Angeles provides remotely-sensed habitat connectivity data[34] for assessing potential wildlife movement. The data is provided at a 30 meter resolution. The data shows most of the Biological Study Area as having restricted movement, with some small but disconnected patches suggesting movement could occur. A map depicting these data for the Biological Study Area is provided as **Figure 14.**

[32] http://www.scwildlands.org/

[33] https://wildlife.ca.gov/Science-Institute/Habitat-Connectivity

[34] https://geohub.lacity.org/maps/labos::citywide-wildlife-connectivity/about

- **Direct Observations:** The Project Site is developed, is surrounded by other residential development, has surrounding walls and fencing, and has no natural vegetation communities. All of which would suggest the Project Site is not part of any potential wildlife movement corridor.

Based on the above observations, lands on the Project Site would not be a component of an existing wildlife movement corridor nor would any new development on the Project Site be expected to significantly obstruct wildlife movement beyond existing conditions.

Protected Areas for Wildlife & Wildlife Movement Pathways

The Project Site may be located[35] within the Santa Monica Mountains East PAW as described in the *Protected Areas for Wildlife & Wildlife Movement Pathways* (PAWs) report prepared by ESA for Los Angeles City Planning in February 2021[36]. Relative to the criteria described for that PAW, the Project Site:

- Criterion 1: Supports Endangered & Threatened Plants/Wildlife: the PAWs report states that this PAW "Supports Endangered or Threatened wildlife species." While this is true in many preserved open space areas and areas nearby, there is no evidence that the Project Site supports endangered and threatened plants and/or wildlife. The habitats on-site are unlikely to do so as noted in the sensitive flora and fauna discussions above and in the attached **Desktop Review Report.**

- Criterion 2: Supports Unique/Restricted Distribution in Southern California: the PAWs report states that this PAW "Supports sensitive natural plant communities and special-status plant and wildlife species (e.g., CRPR plant species, SSC wildlife species)." The Project Site does not support natural plant communities, as noted previously in the **Vegetation Communities & Habitats** section of this report. As described in the **Flora** section of this report, as well as the attached **Desktop Review Report**, the Project Site would not be expected to harbor CRPR plant species. As described in the **Fauna** section of this report, as well as the attached **Desktop Review Report**, the Project Site has potential to harbor the following SSC wildlife species: Pallid Bat (though no roosting habitat is present) and San Diegan Legless Lizard.

- Criterion 3: Supports Unique/Restricted Distribution in Los Angeles: as noted in the PAWs report, this Criterion is not satisfied for the PAW so it is not discussed further.

- Criterion 4: Supports Linkages/Constrained Linkages: the PAWs report states that this PAW "Supports Linkages/ Constrained Linkages". As noted earlier in this report in the Wildlife Movement section, the Project Site is not in a position to provide connectivity between habitat blocks.

- Criterion 5: Supports Breeding/Feeding/Resting/Migrating Grounds with Limited Availability in Southern California/ Los Angeles: the PAWs report states that this PAW "Supports a variety of bird species, and is important for preserving biodiversity." It is, indeed, the case the Project Site supports a variety of bird species as do most vegetated areas of Southern California. As described below in Potential Project Effects, the Project would not be expected to significant adverse effects on bird species.

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[35] Spatial data with these boundaries has not been made public. The only reference available are low resolution maps in the PAWs Report.

[36] ESA. 2021. Protected Areas for Wildlife & Wildlife Movement Pathways. Report prepared for Los Angeles City Planning. 354 pages.

- Criterion 6: Restoration Foreseeable: as noted in the PAWs report, this Criterion is not satisfied for the PAW so it is not discussed further.

Potential Project Effects

This effects discussion is organized to comply with the written requirements in CP-4073, which provides direction on how Planning wants potential Project effects discussed, including Avoidance and Minimization Measures, Direct Effects, Indirect Effects, and Cumulative Effects. CP-4074 does not include guidance for effects discussions except for Mountain Lion. For each type of effect the guidance from CP-4073 is *quoted in italics*.

Avoidance and Minimization Measures

CP-4073 requires discussion of *how the project has been designed to avoid and minimize impacts to fauna, such as incorporating minimal landscape lighting and wildlife-friendly fencing*. The proposed Project is a parcel split which would have no ground-disturbing effects. No avoidance or minimization measures are required. If development were proposed on the newly-created parcel, no avoidance and minimization measures for faunal resources would be required due to the lack of important locations or habitats for special status resources.

Direct Effects

CP-4073 states that direct effects *may occur if a fauna species is identified as nesting, foraging or otherwise occurring in areas that will be disturbed either by development or used as construction staging areas.* The guidance further describes the particulars of analyzing direct effects on special status wildlife, and states that direct effects *may also occur if the project may restrict or block the entrances/exits of a wildlife corridor*. The Project's potential to directly affect different categories of wildlife is discussed below:

- **Invertebrates:** No special status invertebrates are expected to occur on or adjacent to the Project Site, therefore, no measures would be required of any Project to avoid significant adverse effects on special status invertebrates.

- **Fish:** No special status fish are expected to occur on or adjacent to the Project Site, therefore, no measures would be required of any Project to avoid significant adverse effects on special status fish.

- **Amphibians:** No special status amphibians are expected to occur on or adjacent to the Project Site, therefore, no measures would be required of any Project to avoid significant adverse effects on special status amphibians.

- **Reptiles:** While two special status reptiles have moderate or higher potential to occur on the Project Site, one of these taxa is a California Species of Special Concern, which is an administrative designation and carries no formal legal status[37]. The other has no formal legal status. No measures would be required of any Project to avoid significant adverse effects on special status reptiles.

- **Birds:** While special status birds are present or have a high potential for occurrence, those occurring and potentially occurring are: seven Birds of Conservation Concern, which are non-threatened and non-endangered taxa with an administrative designation that carries no formal legal status, and one delisted raptor for which no nesting habitat is present. The Project, however, is a proposed parcel split with no ground-disturbing effects. If

[37] https://wildlife.ca.gov/Conservation/SSC#394871319-how-are-sscs-addressed-under-the-california-environmental-quality-act

development were proposed on the newly-created parcel, such development would not be expected to cause significant new habitat impacts for these taxa, nor would it be expected to cause direct mortality because of the typical mobility of birds. If work occurs during the nesting season for most birds (generally defined as February 1 to August 31), there is potential to have significant adverse effects on birds protected by the Migratory Bird Treaty Act and California Fish and Game Code (which is most native bird species). A **Nesting Birds** measure is described below to avoid a potentially significant direct effect on nesting birds.

- **Mammals (Except Bats):** No special status non-bat mammals are expected to occur on or adjacent to the Project Site, therefore, no measures would be required of any Project to avoid significant adverse effects on special status non-bat mammals.

- **Bats:** While one special status bat has moderate or higher potential to occur on the Project Site (only as an overflying species at night when feeding), this taxon is a California Species of Special Concern, which is an administrative designation and carries no formal legal status[38]. As stated in the species account, potential roosting habitat was not identified on the Project Site during the survey. The Project is a proposed parcel split with no ground-disturbing effects. Any proposed development would not be expected to adversely affect potential roosting habitat, as no potential roosting habitat is present.

- **Wildlife Movement:** As described previously in the section on **Wildlife Movement**, the Project Site is not important to wildlife movement or a component of a known or potential wildlife movement corridor. As such, no measures would be required of any Project to avoid significant adverse effects on wildlife movement.

Indirect Effects

CP-4073 advises that indirect effects are those effects *that may occur from adding wildlife barriers (e.g., fencing) or modifying human infrastructure commonly utilized by wildlife (e.g., culverts)*. The proposed Project is a parcel split. As such, the proposed Project would not have adverse indirect effects on faunal resources. If development were proposed on the newly-created parcel, any new fencing that may be installed (6 feet in the side and rear yards, and 3.5 feet in the front yard) would not result in a significant indirect effect on wildlife movement due to the installation of wildlife barriers as the property is already fenced. There are no known plans to modify human infrastructure commonly used by wildlife.

Cumulative Effects

For cumulative effects, CP-4073 states that effects *from cumulative losses in the local populations of a sensitive/special status species or in a general wildlife corridor,* requiring that this report *describe recent projects within a 500-foot radius and whether their impacts together with the project may create significant cumulative losses for any particular sensitive/special status species or general wildlife connectivity.* As previously described in the required **Site History** and **Characteristics of the Surrounding Area** sections of this report, the Project Site is located within an area of existing and long-standing residential development. Significant cumulative impacts on habitats, species populations, and wildlife movement within this area occurred over several decades from the 1930s to the 1990s. Today, most Projects occurring within this area are small Projects that do not significantly change the extent and character of existing conditions relative to these aspects of wildlife use of the local environment. As such, the proposed Project would not be expected to contribute to any modern day significant cumulative losses habitat, species, or connectivity.

[38] https://wildlife.ca.gov/Conservation/SSC#394871319-how-are-sscs-addressed-under-the-california-environmental-quality-act

Measures to Avoid Significant Adverse Effects

As the Project being analyzed herein is a proposed parcel split with no ground-disturbing activities, no measures are proposed to avoid significant adverse effects on special status fauna. If development were to be proposed on the newly-created parcel, the Applicant will ensure the following regulatory compliance measure is implemented:

- **Nesting Birds:** To comply with California Fish and Game Code, a pre-construction survey for nesting birds by a qualified biologist will take place within 300 feet of all project work areas within one week of the commencement of project infrastructure construction if work occurs during the nesting bird season, which is generally accepted as February 1 to August 31. To avoid potential take under the California Fish and Game Code, construction activities should not take place in the vicinity of any active bird nests. The recommended construction buffer zone around active bird nests varies by species and would need to be determined on an individual basis based on the opinion of the surveying biologist as agreed upon by the California Department of Fish and Wildlife.

General Conclusions

The Project Site provides or has potential to provide habitat to the following special status faunal resources:

- Two fauna taxa determined to be Present: Allen's Hummingbird, and Wrentit;
- Five fauna taxa determined to a High potential for occurrence: American Peregrine Falcon, California Thrasher, Nuttall's Woodpecker, Oak Titmouse, and Western Screech-Owl;
- Four fauna taxa determined to have a Moderate potential for occurrence: Lawrence's Goldfinch, Pallid Bat, San Diegan Legless Lizard, and San Bernardino Ring-necked Snake;
- Nesting birds protected by the Migratory Bird Treaty Act and California Fish and Game Code.

The proposed Project will not have significant direct, indirect, or cumulative effects on special status wildlife as no ground-disturbing activities are proposed. If development were proposed on the newly-created parcel, significant direct, indirect, or cumulative effects on special status wildlife species or their habitat would not be expected with the implementation of a measure for Nesting Birds. No other measures are recommended for special status fauna.

Conclusions and Recommendations

This report discussed the potential direct, indirect, and cumulative effects on biological resources due to proposed construction on a parcel approximately 3.3 acres in extent located at 1400 Vista Moraga in the community of Bel Air in the City of Los Angeles, Los Angeles County, California.

Based on the results of a field survey on March 17, 2025 and a desktop review that included in excess of 473 vegetation community, plant, and wildlife records, this report concluded the following:

- **Water Resources:** No natural water resources are present on or adjacent to the Project Site.
- **Vegetation Communities and Habitats:** The Project Site features existing development and landscaping and contains no natural communities.
- **Flora:** The Project Site does not support special status flora.
- **Fauna:** The Project Site is known to or has potential to support wildlife species with minor special status.

The proposed Project is a parcel split with no ground-disturbing activities proposed. As such, the Project would have no adverse effects on biological resources and no measures to avoid significant adverse effects are proposed. If development were proposed on the newly-created parcel, the Applicant will ensure the following regulatory compliance measures are implemented:

- **Water Resources:** Run-off effects on water quality will be minimized to the extent feasible via compliance with the City-mandated Low Impact Development (LID) ordinance, which became effective in May 2012. LID comprises a set of site design approaches and best management practices that are designed to address runoff and pollution at the source. The LID requires the submittal of a Stormwater Mitigation Plan.
- **Invasive Species:** the landscape architect and contractor will avoid the use of invasive plants listed on the California Invasive Plant Council's Cal-IPC Inventory of invasive plants[39].
- **Nesting Birds:** To comply with California Fish and Game Code, a pre-construction survey for nesting birds by a qualified biologist will take place within 300 feet of all project work areas within one week of the commencement of project infrastructure construction if work occurs during the nesting bird season, which is generally accepted as February 1 to August 31. To avoid potential take under the California Fish and Game Code, construction activities should not take place in the vicinity of any active bird nests. The recommended construction buffer zone around active bird nests varies by species and would need to be determined on an individual basis based on the opinion of the surveying biologist as agreed upon by the California Department of Fish and Wildlife.

[39] https://www.cal-ipc.org/plants/inventory/

Appendix A. Biological Reporting Standards Acknowledgement of Compliance

APPLICATIONS

BIOLOGICAL REPORTING STANDARDS ACKNOWLEDGMENT

ACKNOWLEDGMENT OF COMPLIANCE

Biological report preparers must sign and include the following acknowledgment in the report:

I attest that I meet the requirements for a Qualified Biologist and California Department of Fish and Wildlife (CDFW) qualifications for botanical field surveyors, both as defined in the Biological Reporting Standards document (CP-4074).

I attest that the creation of the Biological Resources Report complied with all the following standardized requirements in the Biological Reporting Standards document (CP-4074), unless explicitly noted otherwise. Any deviations from the above standards have been detailed and justified in the Biological Resources Report.

Name of Lead Biologist Marcus C. England

Lead Biologist Signature **Date** Oct 30, 2025

Names of Additional Biologists N/A

Company Name & Contact Information

England|Ecology, LLC

1704 Winmar Drive

Los Angeles, CA 90065

Appendix B. Report Contributors

All fieldwork, report text, and maps were prepared by Marcus C. England whose resume follows.

Marcus C. England

Principal Biologist

Marcus C. England offers over two decades of experience, with expertise in avian biology, population ecology, project permitting, technical writing, and GIS and project experience in all industries.

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Summary

Marcus C. England is an experienced principal biologist with expertise in avian biology, population ecology, project permitting, technical writing, geographic information systems, and database management. He has led teams on large and complex projects in all industries across the western United States. He has a recovery permit to conduct surveys for California Gnatcatcher, Southwestern Willow Flycatcher, and Yellow-billed Cuckoo and has extensive experience conducting protocol surveys for Least Bell's Vireo, Burrowing Owl, Swainson's Hawk, and Desert Tortoise. England has a thorough knowledge of the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA) and Federal Endangered Species Act (FESA) and how these state and federal policies, as well as local land use and environmental policies, apply to the project permitting process. England has written biological resources assessments and biological assessments for some of the largest development projects in the state of California, including projects in Sacramento, Kern, Ventura, Los Angeles, Orange, San Bernardino, Riverside, and San Diego counties and has successfully supported project permitting under an array of regional habitat conservation plans statewide. He has also written due diligence documents for large projects in northern California, Arizona, New Mexico and Nevada. He currently sits on the Science Advisor Panel for the Clark County (Nevada) Multiple Species Habitat Conservation Plan.

Employment History

Independent Consulting Biologist
dba England|Ecology (now England|Ecology, LLC)

Jan 2010 - Jun 2011, Oct 2016 - Mar 2020, Mar 2023 - Present — Los Angeles, CA

- Author proposals, respond to RFP needs for teaming partners
- Conduct all aspects of fieldwork, data management, report writing, mapping
- Business planning, marketing, relationship development

Director of Biological Resources
Bargas Environmental Consulting

Mar 2020 - Mar 2023 — Sacramento, CA

- Corporate leader, department head, and project manager
- Conduct all aspects of fieldwork, data management, report writing, mapping

Vice President
Bloom Biological

Jun 2011 - Oct 2016 — Santa Ana, CA

- Lead development of corporate business strategy, obtain new work contracts
- Manage staff and biological data, conduct fieldwork, author reports, mapping

Director of Biological Services
Natural Resource Consultants

Jun 2003 - Dec 2009 — Laguna Beach, CA

Write proposals, manage staff and biological data

- Conduct all aspects of fieldwork, data management, report writing, mapping
- Conduct fieldwork, author reports

Chief Ornithologist
Lamanai Field Research Center

Sep 1998 - Jun 2000 — Belize, Central America

- Develop and implement ecosystem-scale research on birds
- Manage volunteer biologists, lead birding tours, develop new tour clients

Permits

Recovery Permit TE-082233
US Fish and Wildlife Service
Jan 2005 - Present

- California Gnatcatcher, Southwestern Willow Flycatcher, Yellow-billed Cuckoo

Scientific Collecting Permit SC-11354
California Department of Fish & Wildlife
Jan 2010 - Present

Expertise

Field Biology

- Specialist in avian ecology and identification
- Sensitive species surveys including Desert Tortoise, California Gnatcatcher, Burrowing Owl, Least Bell's Vireo, Swainson's Hawk, Golden Eagle among many others
- Large-scale vegetation mapping projects and impact analysis
- CEQA, NEPA, FESA, NCCPs
- GPS and mobile field data collection systems

Geospatial

- Desktop software: ArcGIS, QGIS, GRASS
- Server and geodatabases: PostGIS, Spatialite
- Web mapping: Google Maps, OpenLayers

Project Management

- Array of projects in many industries
- Oversight of large multidisciplinary teams
- Reliably on time and within budget
- Collaborate with clients, agencies, other stakeholders

Office

- Operating systems: MacOS, Windows, Linux
- Mobile: iOS, iPadOS, Android
- Productivity Software: MS Office, Apple iWork
- Data Management: MS Access, Excel, Ninox, PowerApps, PostgreSQL
- Server: SharePoint, Plone, Linux

Education

B.Sc. in EEO Biology
The Ohio State University
Mar 1993 - Jun 1998

Management Development for Entrepreneurs
UCLA Anderson School of Management
Sep 2021 - Jan 2022

Certificate in Tropical Ornithology
Estación Biológica La Suerte, Costa Rica
Jun 1996 - Jul 1996

Below: *contemplating the upcoming day's work during implementation of a contract with the US Bureau of Land Management to survey Pygmy Rabbits in a remote area of northern Nevada in September 2017. England|Ecology led a three-person team that completed the work on time and under budget.*

Marcus C. England
Selected Project History

2017 to Present

Upper Westside Specific Plan | Upper Westside, LLC

- Apr 2019 - Apr 2022
- Sacramento County, California
- Swainson's Hawk, Giant Gartersnake
- PM, Surveyor, Author
- Biological Resources Assessment

As project manager and Director for Bargas, England conducted one year of Swainson's Hawk (SWHA) protocol surveys, managed SWHA and other species' survey efforts for two additional years, and authored a biological resources assessment addressing the potential effects of the proposed project on resources, including SWHA and Giant Gartersnake, within the context of the requirements of the Natomas Basin HCP and the Metro Air Park HCP, collectively addressing 22 covered plant and animal species.

Descanso Gardens Wildlife Management Plan | Descanso Gardens Guild

- Jan 2019 - Dec 2019
- Los Angeles County, California
- Special Status Species, Wildlife Habitats, Impacts
- PM, Surveyor, Author
- Wildlife Management Plan

This contract sought to provide solutions to some of the challenges of operating public gardens in a natural environment using guidance from nearby and similar facilities. The plan's goals were to increase the quality of native habitats for wildlife, minimize visitor-wildlife conflict, protect planted garden areas and facilities from wildlife damage, promote environmental research and education, and promote a regional habitat linkage. Fieldwork for the plan included 10 months of diurnal and nocturnal surveys as well as widespread camera trapping.

Harris Beach Management Unit Wildlife Assessment | Oregon Parks & Recreation

- Jan 2018 - Dec 2019
- Brookings, Oregon
- Colonial Waterbirds, Marine Mammals, Spotted Owl
- PM, Surveyor, Author
- Wildlife Assessment

England|Ecology was contracted by OPRD to prepare a wildlife assessment report. Because of the size of the survey area, the field component lasted two weeks and included wildlife and habitat documentation (including remote camera trapping), hiking every trail available within the included parks, and camping with Harris Beach and Alfred A. Loeb state parks. Final deliverables included geospatial data and a report documenting what is known and not known about the wildlife and habitats of the park unit, with suggestions for future research and management priorities.

Smith Rock State Park Wildlife Assessment | Oregon Parks & Recreation

- Jan 2017 - Jun 2017
- Deschutes County, Oregon
- Special Status Species, Bald and Golden Eagles
- PM, Surveyor, Author
- Wildlife Assessment

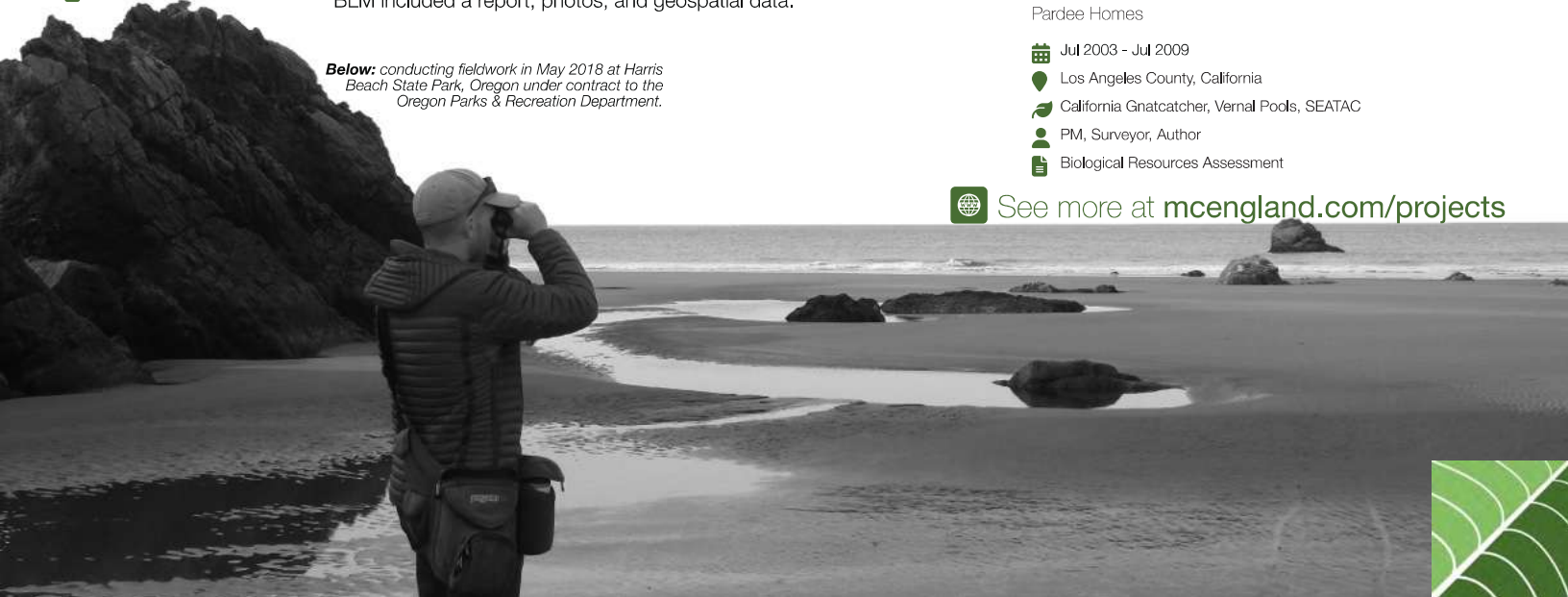
England|Ecology was contracted by the Oregon Parks & Recreation Department to prepare a wildlife assessment report for Smith Rock State Park located in central Oregon. The project required extensive pre-survey research; five field days on-site with over 30 miles of hiking, wildlife and habitat documentation (including remote camera trapping); and preparation of new geospatial data and an extensive report documenting what is known and not known about the wildlife and habitats of the park, with suggestions for future research and management priorities.

Owyhee Roads Fuelbreak Project | US Bureau of Land Management

- Jul 2017 - Oct 2017
- Humboldt County, Nevada
- Pygmy Rabbit
- PM, Surveyor
- Letter report, GIS data

England|Ecology was contracted by the US Bureau of Land Management (BLM) to conduct surveys for Pygmy Rabbit on 2,068 acres of BLM-managed lands. Two subcontractors were trained on survey methodology and identification of Pygmy Rabbit sign. The survey was completed over two weeks, involving 114 miles of transect walking per surveyor in often adverse weather conditions and over rough terrain. Final deliverables to the BLM included a report, photos, and geospatial data.

Below: *conducting fieldwork in May 2018 at Harris Beach State Park, Oregon under contract to the Oregon Parks & Recreation Department.*



2016 and Prior

High Speed Rail Project - Bakersfield to Palmdale

T.Y. Lin

- Jan 2015 - Oct 2016
- Los Angeles and Kern Counties, California
- Swainson's Hawk, Golden Eagle
- PM, Surveyor, Author, GIS
- Biological Resources Letter Report

Raptor Conservation Strategy

Mitsubishi Cement & US Forest Service

- Jan 2016 - Oct 2016
- San Bernardino National Forest, California
- Golden Eagle
- PM, Surveyor, Author
- Biological Resources Letter Report

Santa Clara River Riparian Surveys

Newhall Land

- Jan 2010 - Oct 2016
- Los Angeles and Ventura Counties, CA
- Least Bell's Vireo, Southwestern Willow Flycatcher
- PM, Surveyor, Author
- Biological Resources Letter Report

Montebello Hills Conservation & Development Project

Cook-Hill Properties

- Jan 2007 - Dec 2009
- Los Angeles County, California
- California Gnatcatcher, Coastal Sage Scrub Restoration
- PM, Surveyor, Author
- Biological Resources Assessment, Biological Assessment

Terranea Resort

Long Point Development

- Jan 2005 - Jul 2008
- Los Angeles County, California
- California Gnatcatcher, Coastal Sage Scrub Restoration
- PM, Surveyor, Author
- Biological Resources Assessment

Skyline Ranch

Pardee Homes

- Jul 2003 - Jul 2009
- Los Angeles County, California
- California Gnatcatcher, Vernal Pools, SEATAC
- PM, Surveyor, Author
- Biological Resources Assessment

See more at **mcengland.com/projects**

Appendix C. Floral & Faunal Compendia

Inserted after this cover page is a database-generated report summarizing floral and faunal observations.

Floral and Faunal Compendia

1400 Vista Moraga

This database-generated report summarizes the plant and wildlife taxa detected during the survey conducted on March 17, 2025 by England|Ecology. Documented during the survey was the presence of 13 plant taxa and 17 wildlife taxa, the latter including 0 amphibian, 0 reptile, 16 bird, and 1 mammal detections. Landscape plantings are not included unless of potential biological importance.

The data presented here were collected in the field using the QField app on an iPhone 15 Pro. After fieldwork was completed, data were synced to QGIS desktop. All taxonomy and nomenclature follows NatureServe. The reference taxonomy from NatureServe was last updated in October 2024. This report was generated using QGIS 3.40.

Group	Common Name	Scientific Name	Abundance	Phenology	Global Rank	State Rank	Fed Status	State Status	CRPR	Notes
Dicots	Laurel Sumac	Malosma laurina	Uncommon	Vegetative	—	—	—	—	—	Young sprouts in landscape
Dicots	Brazilian Peppertree	Schinus terebinthifolius	Uncommon	Vegetative	—	—	—	—	—	—
Dicots	Spiny-leaf Sowthistle	Sonchus asper	Uncommon	Vegetative	—	—	—	—	—	—
Dicots	Castor-bean	Ricinus communis	Uncommon	Vegetative	—	—	—	—	—	—
Dicots	Black Medic	Medicago lupulina	Uncommon	Vegetative	—	—	—	—	—	—
Dicots	Rosemary	Rosmarinus officinalis	Common	Flowering	—	—	—	—	—	Landscape
Dicots	California Sycamore	Platanus racemosa	Uncommon	Vegetative	—	—	—	—	—	—
Dicots	Thymeleaf Speedwell	Veronica serpyllifolia	Common	Vegetative	—	—	—	—	—	—
Monocots	Golden Bamboo	Phyllostachys aurea	Common	Vegetative	—	—	—	—	—	—
Other	Other	Other	Uncommon	Vegetative	—	—	—	—	—	Eucalyptus sp.
Other	Other	Other	Common	Vegetative	—	—	—	—	—	Pinus sp.
Other	Other	Other	Uncommon	Vegetative	—	—	—	—	—	Quercus sp.
Other	Other	Other	Uncommon	Vegetative	—	—	—	—	—	Geranium rotundifolium

Fauna

Group	Common Name	Scientific Name	Count	Type	G Rank	S Rank	FESA	CESA	CDFW	Notes
Birds	Red-tailed Hawk	Buteo jamaicensis	1	Fly-over	G5	—	—	—	—	—
Birds	Mourning Dove	Zenaida macroura	2	Fly-over	G5	—	—	—	—	—
Birds	Allen's Hummingbird	Selasphorus sasin	—	Heard Only	G5	—	—	—	—	—
Birds	Black Phoebe	Sayornis nigricans	1	Observed	G5	—	—	—	—	—
Birds	American Crow	Corvus brachyrhynchos	2	Fly-over	G5	—	—	—	—	—
Birds	House Wren	Troglodytes aedon	1	Observed	G5	—	—	—	—	—
Birds	Ruby-crowned Kinglet	Corthylio calendula	—	Heard Only	G5	—	—	—	—	—
Birds	Wrentit	Chamaea fasciata	—	Heard Only	G5	—	—	—	—	—
Birds	Orange-crowned Warbler	Leiothlypis celata	—	Heard Only	G5	—	—	—	—	—
Birds	Yellow-rumped Warbler	Setophaga coronata	—	Heard Only	G5	—	—	—	—	—
Birds	California Towhee	Melozone crissalis	—	Heard Only	G4	—	—	—	—	—
Birds	Spotted Towhee	Pipilo maculatus	—	Heard Only	G5	—	—	—	—	—
Birds	Song Sparrow	Melospiza melodia	—	Heard Only	G5	—	—	—	—	—
Birds	Dark-eyed Junco	Junco hyemalis	2	Observed	G5	—	—	—	—	—
Birds	House Finch	Haemorhous mexicanus	4	Observed	G5	—	—	—	—	—
Birds	Lesser Goldfinch	Spinus psaltria	—	Heard Only	G5	—	—	—	—	—
Mammals	Botta's Pocket Gopher	Thomomys bottae	—	Sign	G5	—	—	—	—	—

Appendix D. Desktop Review of Special Status Biological Resources

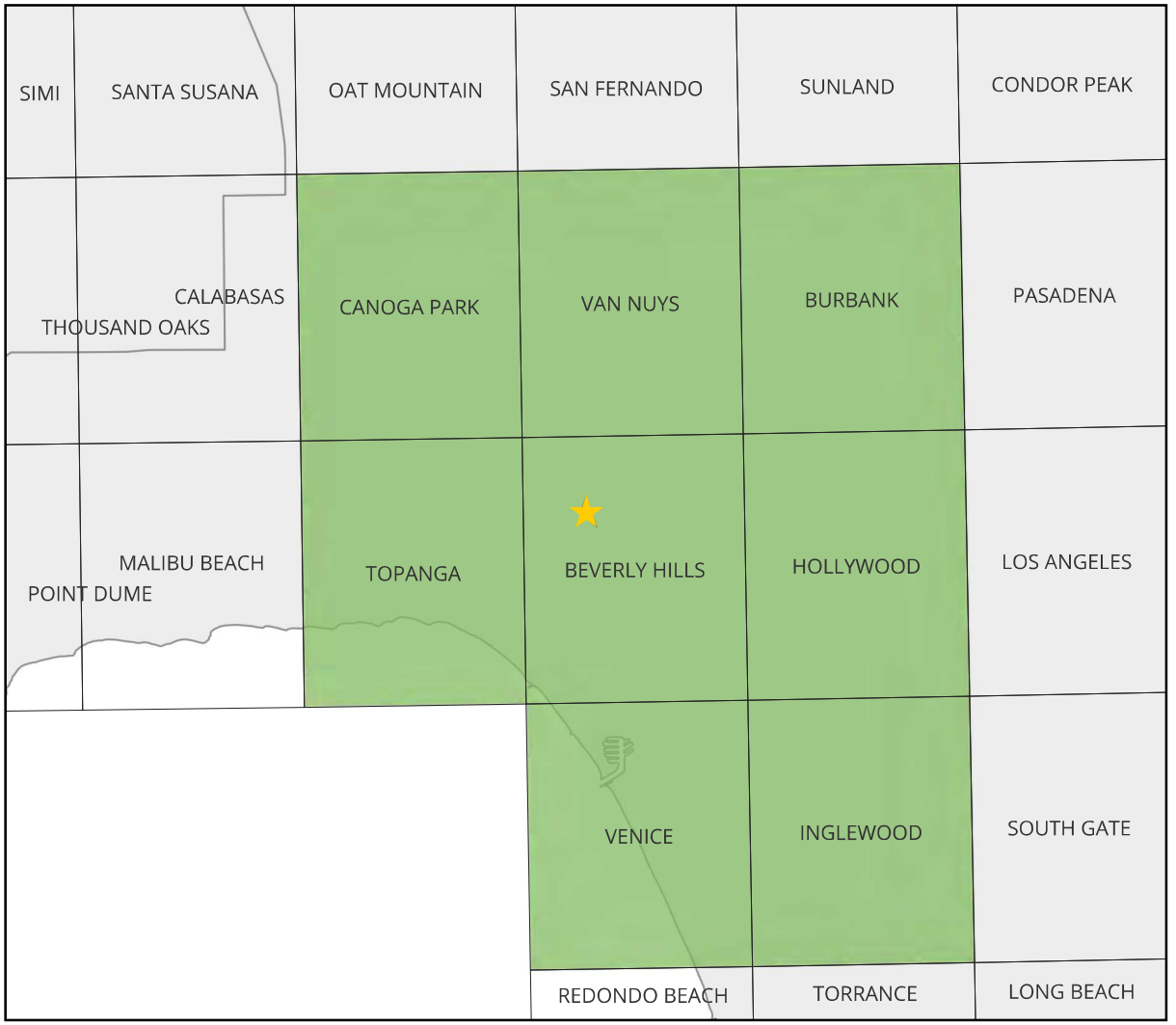
Inserted after this cover page is a database-generated report summarizing the results of England|Ecology's desktop review of special status biological resources.

Desktop Review of Special Status Biological Resources

1400 Vista Moraga

This database-generated report summarizes the potential for occurrence of sensitive vegetation communities and special status flora and fauna based on known occurrences within a Regional Study Area that includes the Beverly Hills, Burbank, Canoga Park, Hollywood, Inglewood, Topanga, Van Nuys, and Venice USGS 7.5-minute quadrangles. A map of the Regional Study Area is provided below.

The desktop analysis resulted in 473 records from the California Department of Fish and Wildlife's California Natural Diversity Database (CNDDB), 64 records from the California Native Plant Society's Rare Plant Inventory, 5 records of critical habitat designated under the Federal Endangered Species Act, and 26 records from the US Fish & Wildlife Service's Information for Planning and Consultation (IPaC) database. This report was generated using QGIS 3.40.



Vegetation Communities

The section of the report summarizes the potential for occurrence on the Project Site of 7 sensitive vegetation communities documented within the CNDDB as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Group
A logical grouping of vegetation community types applied by the CNDDB.

Community
The vegetation community or wildlife habitat mapped by the CNDDB. Currently, the CNDDB uses Holland (1986) for communities, which is considered an out-of-date classification system not otherwise used by CDFW.

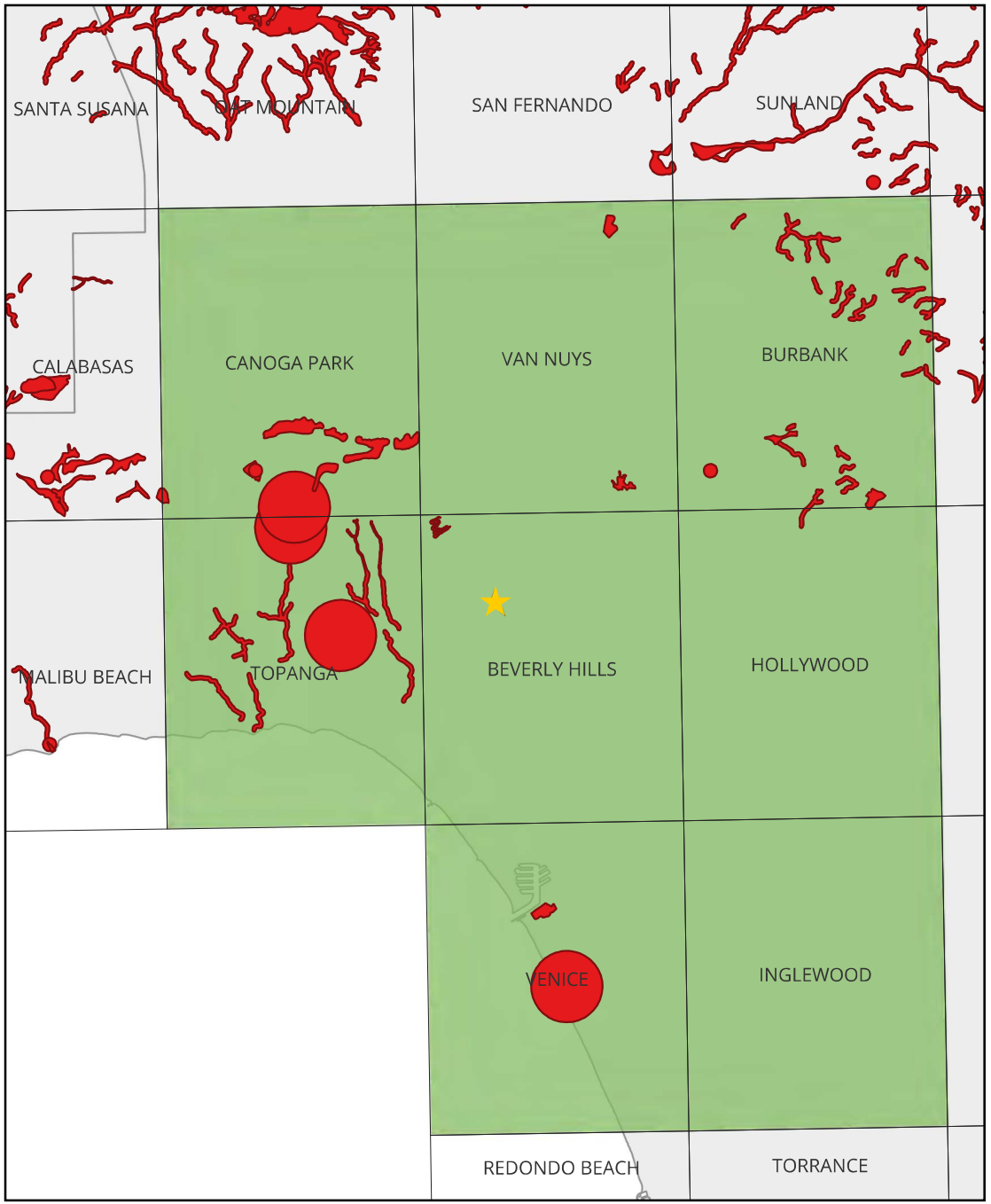
State Rank
A numbered sensitivity standard created by NatureServe and adopted by most state agencies, including CDFW. Most important are S1 (Critically Imperiled), S2 (Imperiled), and S3 (Vulnerable).

CNDDB
The number of CNDDB records for that vegetation community or habitat in the Regional Study Area.

Occurrence
The expectation that community could occur on the Project Site. This is usually either "Present" or "None" if a survey has been completed, as communities are observable.

Impact
The potential that implementation of the Project would impact that community.

Notes
Clarifying notes, if any are needed.



Group	Community	State Rank	CNDDB	Occurrence	Impact	Notes
Dune	Southern Dune Scrub	S1.1	1	None	None	—
Scrub	Riversidian Alluvial Fan Sage Scrub	S1.1	1	None	None	—
Marsh	Southern Coastal Salt Marsh	S2.1	1	None	None	—
Riparian	Southern Coast Live Oak Riparian Forest	S4	9	None	None	—
Riparian	Southern Cottonwood Willow Riparian Forest	S3.2	1	None	None	—
Riparian	Southern Sycamore Alder Riparian Woodland	S4	20	None	None	—
Woodland	California Walnut Woodland	S2.1	9	None	None	—

Flora

The section of the report summarizes the potential for occurrence on the Project Site of 46 special status flora taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. For special status plants, the taxonomy is consistent with that used by the California Native Plant Society (CNPS).

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CNPS (CNPS Rare Plant Inventory), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for plants includes its California Rare Plant Rank (CRPR) from CNPS, status - if any - under the federal and state Endangered Species Acts, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat and blooming period of the taxon directly from the CNPS database.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. "Range" includes the distribution of modern records (e.g., iNaturalist and Calflora) and elevation. Options are Yes or No.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

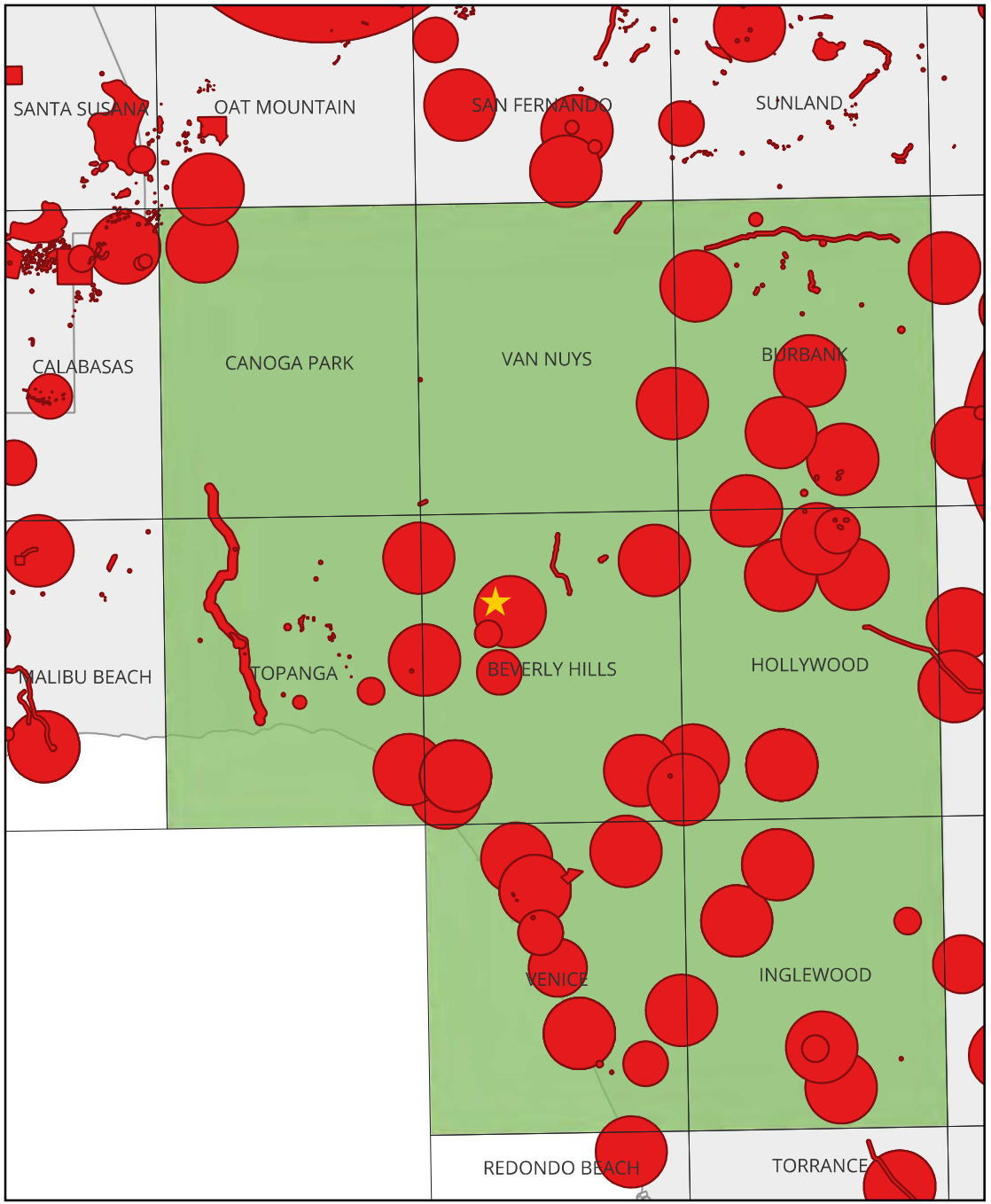
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
San Diego Button-celery (Eryngium aristulatum var. parishii)	CNDDB(1), CNPS	CRPR 1B.1, FE, CE, S1	Coastal scrub, Valley and foothill grassland, Vernal pools (Mesic) from 65-2035ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 164 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Orcutt's Pincushion (Chaenactis glabriuscula var. orcuttiana)	CNDDB(5), CNPS	CRPR 1B.1, S1	Coastal bluff scrub (sandy), Coastal dunes from 0-330ft. Blooms Jan-Aug.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 83 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
White Rabbit-tobacco (Pseudognaphalium leucocephalum)	CNDDB(3), CNPS	CRPR 2B.2, S2	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland (Gravelly, Sandy) from 0-6890ft. Blooms (Jul)Aug-Nov(Dec).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 225 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Santa Susana Tarplant (Deinandra minthornii)	CNDDB(2), CNPS	CRPR 1B.2, CR, S2	Chaparral, Coastal scrub (Rocky) from 920-2495ft. Blooms Jul-Nov.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 57 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Southern Tarplant (Centromadia parryi ssp. australis)	CNDDB(7), CNPS	CRPR 1B.1, S2	Marshes and swamps (margins), Valley and foothill grassland (vernally mesic), Vernal pools from 0-1575ft. Blooms May-Nov.	Yes	None	None	None	—
Coulter's Goldfields (Lasthenia glabrata ssp. coulteri)	CNDDB(5), CNPS	CRPR 1B.1, S2	Marshes and swamps (coastal salt), Playas, Vernal pools from 5-4005ft. Blooms Feb-Jun.	Yes	None	None	None	—
San Bernardino Aster (Symphyotrichum defoliatum)	CNDDB(2), CNPS	CRPR 1B.2, S2	Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Marshes and swamps, Meadows and seeps, Valley and foothill grassland (vernally mesic) (Streambanks) from 5-6695ft. Blooms Jul-Nov.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 166 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Greata's Aster (Symphyotrichum greatae)	CNDDB(2), CNPS	CRPR 1B.3, S2	Broadleafed upland forest, Chaparral, Cismontane woodland, Lower montane coniferous forest, Riparian woodland (Mesic) from 985-6595ft. Blooms Jun-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 136 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Nevin's Barberry (Berberis nevinii)	CNDDB(3), CNPS, IPaC	CRPR 1B.1, FE, CE, S1	Chaparral, Cismontane woodland, Coastal scrub, Riparian scrub (Gravelly (sometimes), Sandy (sometimes)) from 230-2705ft. Blooms (Feb)Mar-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 131 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Beach Spectaclepod (Dithyrea maritima)	CNDDB(4), CNPS	CRPR 1B.1, CT, S1	Coastal dunes, Coastal scrub (sandy) from 10-165ft. Blooms Mar-May.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 71 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Suffrutescent Wallflower (Erysimum suffrutescens)	CNPS	CRPR 4.2, S3	Chaparral (maritime), Coastal bluff scrub, Coastal dunes, Coastal scrub from 0-490ft. Blooms Jan-Jul(Aug).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 172 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Gambel's Water Cress (Nasturtium gambelii)	CNDDB(1), CNPS, IPaC	CRPR 1B.1, FE, CT, S1	Marshes and swamps (brackish, freshwater) from 15-1085ft. Blooms Apr-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 51 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Marsh Sandwort (Arenaria paludicola)	CNDDB(1), CNPS	CRPR 1B.1, FE, CE, S1	Marshes and swamps (brackish, freshwater) (Openings, Sandy) from 10-560ft. Blooms May-Aug.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 34 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Coulter's Saltbush (Atriplex coulteri)	CNDDB(2), CNPS	CRPR 1B.2, S2	Coastal bluff scrub, Coastal dunes, Coastal scrub, Valley and foothill grassland (Alkaline (sometimes), Clay (sometimes)) from 10-1510ft. Blooms Mar-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 100 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
South Coast Saltscale (Atriplex pacifica)	CNDDB(1), CNPS	CRPR 1B.2, S2	Coastal bluff scrub, Coastal dunes, Coastal scrub, Playas from 0-460ft. Blooms Mar-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 183 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Davidson's Saltscale (Atriplex serenana var. davidsonii)	CNDDB(2), CNPS	CRPR 1B.2, S1	Coastal bluff scrub, Coastal scrub (Alkaline) from 35-655ft. Blooms Apr-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 30 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Coastal Goosefoot (Chenopodium littoreum)	CNDDB(1), CNPS	CRPR 1B.2, S1	Coastal dunes from 35-100ft. Blooms Apr-Aug.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 55 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Lucky Morning-glory (Calystegia felix)	CNDDB(2), CNPS	CRPR 1B.1, S1	Meadows and seeps (sometimes alkaline), Riparian scrub (alluvial) (Alkaline (sometimes), Loam (sometimes)) from 100-705ft. Blooms Mar-Sep.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 26 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Blochman's Dudleya (Dudleya blochmaniae ssp. blochmaniae)	CNDDB(1), CNPS	CRPR 1B.1, S2	Chaparral, Coastal bluff scrub, Coastal scrub, Valley and foothill grassland (Clay (often), Rocky, Serpentine) from 15-1475ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 175 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Santa Monica Dudleya (Dudleya cymosa ssp. ovatifolia)	CNDDB(1), CNPS	CRPR 1B.1, FT, S1	Chaparral, Coastal scrub (Rocky, Volcanic (sometimes)) from 490-5495ft. Blooms Mar-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 21 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Many-stemmed Dudleya (Dudleya multicaulis)	CNDDB(1), CNPS	CRPR 1B.2, S2	Chaparral, Coastal scrub, Valley and foothill grassland (Clay (often)) from 50-2590ft. Blooms Apr-Jul.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 73 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Braunton's Milk-vetch (Astragalus brauntonii)	CNDDB(12), CNPS, CH	CRPR 1B.1, FE, S2	Chaparral, Coastal scrub, Valley and foothill grassland (Burned areas (sometimes), Carbonate, Disturbed areas (sometimes), Sandstone (usually)) from 15-2100ft. Blooms Jan-Aug.	Yes	None	None	None	Potential critical habitat is located 4 miles to the southwest.
Ventura Marsh Milk-vetch (Astragalus pycnostachyus var. lanosissimus)	CNDDB(2), CNPS	CRPR 1B.1, FE, CE, S1	Coastal dunes, Coastal scrub, Marshes and swamps (edges, coastal salt, brackish) from 5-115ft. Blooms (Jun)Aug-Oct.	Yes	N/A	None	None	Project Site is outside of elevation range of taxon. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Coastal Dunes Milk-vetch (Astragalus tener var. titi)	CNDDB(2), CNPS	CRPR 1B.1, FE, CE, S1	Coastal bluff scrub (sandy), Coastal dunes, Coastal prairie (mesic) (Mesic (often), Vernally Mesic (often)) from 5-165ft. Blooms Mar-May.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 22 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Nuttall's Scrub Oak (Quercus dumosa)	CNDDB(2), CNPS	CRPR 1B.1, S3	Chaparral, Closed-cone coniferous forest, Coastal scrub (Clay, Loam, Sandy) from 50-1310ft. Blooms Feb-Apr(May-Aug).	Yes	None	None	None	—
San Gabriel Oak (Quercus durata var. gabrielensis)	CNPS	CRPR 4.2, S3	Chaparral, Cismontane woodland from 1475-3280ft. Blooms Apr-May.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 295 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Mud Nama (Nama stenocarpa)	CNDDB(1), CNPS	CRPR 2B.2, S1S2	Marshes and swamps (lake margins, riverbanks) from 15-1640ft. Blooms Jan-Jul.	Yes	None	None	None	—
South Coast Branching Phacelia (Phacelia ramosissima var. austrolitoralis)	CNPS	CRPR 3.2, S3	Chaparral, Coastal dunes, Coastal scrub, Marshes and swamps (coastal salt) (Rocky (sometimes), Sandy) from 15-985ft. Blooms Mar-Aug.	Yes	None	None	None	—

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Brand's Star Phacelia (Phacelia stellaris)	CNDDB(2), CNPS	CRPR 1B.1, S1	Coastal dunes, Coastal scrub from 5-1310ft. Blooms Mar-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 68 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Fragrant Pitcher Sage (Lepechinia fragrans)	CNPS	CRPR 4.2, S3	Chaparral from 65-4300ft. Blooms Mar-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 187 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
White-veined Monardella (Monardella hypoleuca ssp. hypoleuca)	CNDDB(2), CNPS	CRPR 1B.3, S3	Chaparral, Cismontane woodland from 165-5005ft. Blooms (Apr)May-Aug(Sep-Dec).	Yes	None	None	None	—
Davidson's Bushmallow (Malacothamnus davidsonii)	CNPS	CRPR 1B.2, S2	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland from 605-3740ft. Blooms Jun-Jan.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 500 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Salt Spring Checkerbloom (Sidalcea neomexicana)	CNDDB(3), CNPS	CRPR 2B.2, S2	Chaparral, Coastal scrub, Lower montane coniferous forest, Mojavean desert scrub, Playas (Alkaline, Mesic) from 50-5020ft. Blooms Mar-Jun.	Yes	None	None	None	—
Lewis' Evening-primrose (Camissoniopsis lewisii)	CNPS	CRPR 3, S4	Cismontane woodland, Coastal bluff scrub, Coastal dunes, Coastal scrub, Valley and foothill grassland (Clay (sometimes), Sandy (sometimes)) from 0-985ft. Blooms Mar-May(Jun).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 212 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
San Fernando Valley Spineflower (Chorizanthe parryi var. fernandina)	CNDDB(4), CNPS	CRPR 1B.1, CE, S1	Coastal scrub (sandy), Valley and foothill grassland from 490-4005ft. Blooms Apr-Jul.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 64 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
California Spineflower (Mucronea californica)	CNPS	CRPR 4.2, S3	Chaparral, Cismontane woodland, Coastal dunes, Coastal scrub, Valley and foothill grassland (Sandy) from 0-4595ft. Blooms Mar-Jul(Aug).	Yes	None	None	None	—
Slender-horned Spineflower (Dodecahema leptoceras)	CNDDB(2), CNPS	CRPR 1B.1, FE, CE, S1	Chaparral, Cismontane woodland, Coastal scrub (alluvial fans) (Sandy) from 655-2495ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 81 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Spreading Navarretia (Navarretia fossalis)	CNDDB(1), CNPS	CRPR 1B.1, FT, S2	Chenopod scrub, Marshes and swamps (shallow freshwater), Playas, Vernal pools from 100-2150ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 87 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Prostrate Vernal Pool Navarretia (Navarretia prostrata)	CNDDB(4), CNPS	CRPR 1B.2, S2	Coastal scrub, Meadows and seeps, Valley and foothill grassland (alkaline), Vernal pools (Mesic) from 10-3970ft. Blooms Apr-Jul.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 79 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Mesa Horkelia (Horkelia cuneata var. puberula)	CNDDB(7), CNPS	CRPR 1B.1, S1	Chaparral (maritime), Cismontane woodland, Coastal scrub (Gravelly (sometimes), Sandy (sometimes)) from 230-2660ft. Blooms Feb-Jul(Sep).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 155 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Salt Marsh Bird's-beak (Chloropyron maritimum ssp. maritimum)	CNDDB(2), CNPS	CRPR 1B.2, FE, CE, S1	Coastal dunes, Marshes and swamps (coastal salt) from 0-100ft. Blooms May-Oct(Nov).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 27 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Sanford's Arrowhead (Sagittaria sanfordii)	CNDDB(1), CNPS	CRPR 1B.2, S3	Marshes and swamps (shallow freshwater) from 0-2135ft. Blooms May-Oct(Nov).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 72 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Slender Mariposa-lily (Calochortus clavatus var. gracilis)	CNDDB(3), CNPS	CRPR 1B.2, S2S3	Chaparral, Coastal scrub, Valley and foothill grassland from 1050-3280ft. Blooms Mar-Jun(Nov).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 114 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Vernal Barley (Hordeum intercedens)	CNPS	CRPR 3.2, S3S4	Coastal dunes, Coastal scrub, Valley and foothill grassland (depressions, saline flats), Vernal pools from 15-3280ft. Blooms Mar-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 434 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
California Orcutt Grass (Orcuttia californica)	CNDDB(1), CNPS	CRPR 1B.1, FE, CE, S1	Vernal pools from 50-2165ft. Blooms Apr-Aug.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 153 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Sonoran Maiden Fern (Pelazoneuron puberulum var. sonorense)	CNDDB(1), CNPS	CRPR 2B.2, S2	Meadows and seeps (seeps, streams) from 165-2000ft. Blooms Jan-Sep.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 44 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Invertebrates

The section of the report summarizes the potential for occurrence on the Project Site of 20 special status invertebrate taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

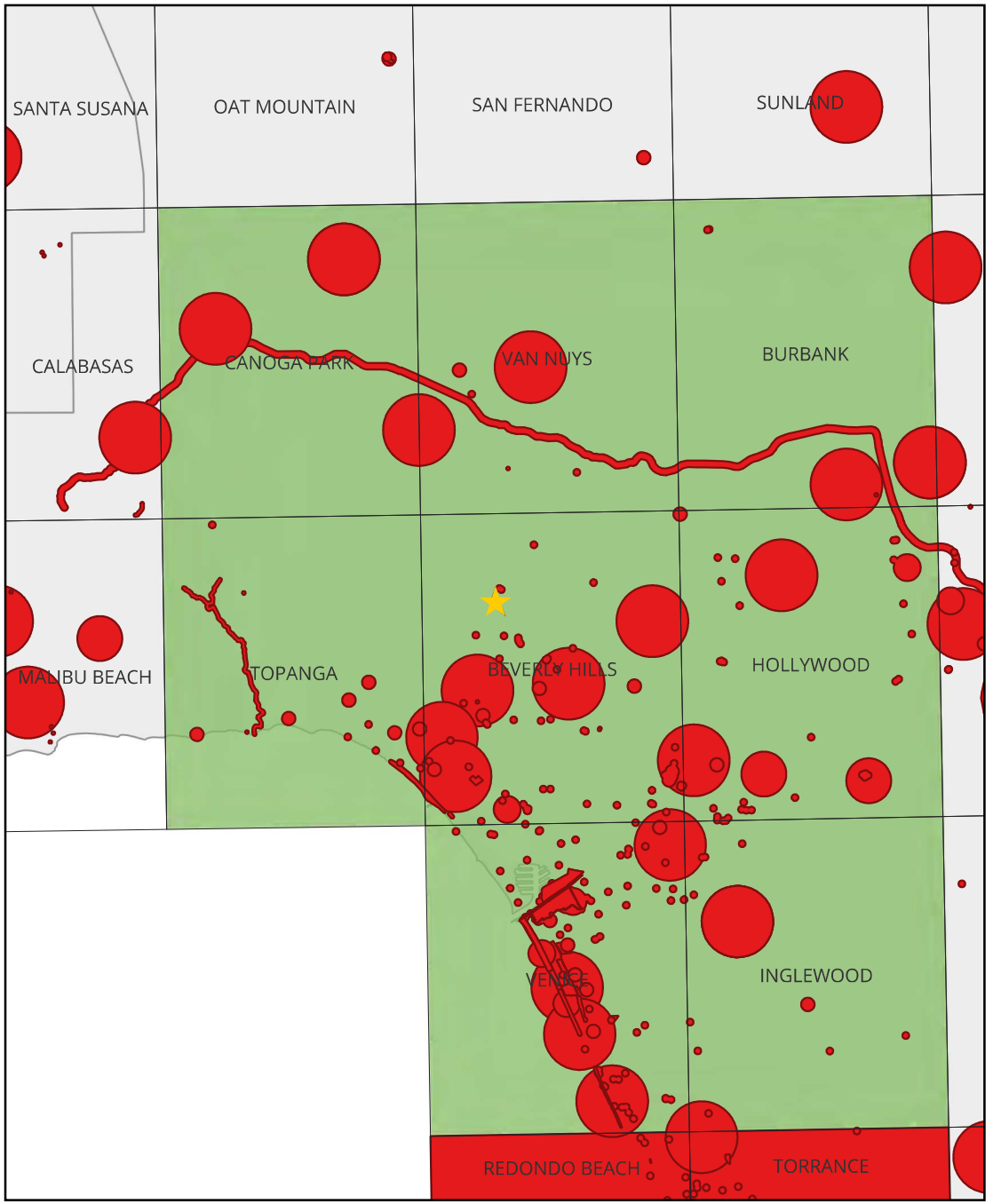
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Riverside Fairy Shrimp (Streptocephalus woottoni)	CNDDB(3)	FE, S2	ENDEMIC TO WESTERN RIVERSIDE, ORANGE, AND SAN DIEGO COUNTIES IN AREAS OF TECTONIC SWALES/EARTH SLUMP BASINS IN GRASSLAND AND COASTAL SAGE SCRUB. INHABIT SEASONALLY ASTATIC POOLS FILLED BY WINTER/SPRING RAINS. HATCH IN WARM WATER LATER IN THE SEASON.	No	N/A	None	None	Range assessment based on 24 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Pacific Hairy-necked Tiger Beetle (Cicindela hirticollis gravida)	CNDDB(3)	S2	INHABITS AREAS ADJACENT TO NON-BRACKISH WATER ALONG THE COAST OF CALIFORNIA FROM SAN FRANCISCO BAY TO NORTHERN MEXICO. CLEAN, DRY, LIGHT-COLORED SAND IN THE UPPER ZONE. SUBTERRANEAN LARVAE PREFER MOIST SAND NOT AFFECTED BY WAVE ACTION.	Yes	None	None	None	—
Globose Dune Beetle (Coelus globosus)	CNDDB(4)	S1S2	INHABITANT OF COASTAL SAND DUNE HABITAT; ERRATICALLY DISTRIBUTED FROM TEN MILE CREEK IN MENDOCINO COUNTY SOUTH TO ENSENADA, MEXICO. INHABITS FOREDUNES AND SAND HUMMOCKS; IT BURROWS BENEATH THE SAND SURFACE AND IS MOST COMMON BENEATH DUNE VEGETATION.	No	N/A	None	None	Range assessment based on 300 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Lange's el Segundo Dune Weevil (Onychobaris langei)	CNDDB(1)	S1	KNOWN FROM EL SEGUNDO DUNES.	Yes	None	None	None	—
Dorothy's el Segundo Dune Weevil (Trigonoscuta dorothea dorothea)	CNDDB(2)	S1	COASTAL SAND DUNES IN LOS ANGELES COUNTY.	No	N/A	None	None	No spatial GBIF records. Range based on CNDDB. Only occurrences near Ballona and Bolsa Chica.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
El Segundo Flower-loving Fly (Rhaphiomidas terminatus terminatus)	CNDDB(1)	S1	PRESUMED EXTINCT BUT RECENTLY DISCOVERED ON MALAGA DUNES, LOS ANGELES COUNTY. PERCHED DUNES.	No	N/A	None	None	No spatial GBIF records. Range based on CNDDB. Previously thought extinct and recently rediscovered in coastal dunes.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Belkin's Dune Tabanid Fly (Brennania belkini)	CNDDB(5)	S1S2	SAND OBLIGATE SPECIES KNOWN FROM COASTAL DUNES NEAR PLAYA DEL REY AND EL SEGUNDO SOUTH TO ENSENADA, MEXICO. ONE OF FEW TABANIDS NOT REQUIRING A BLOOD MEAL FOR SECCESSFUL EGG PRODUCTION; ADULTS TAKEN ON FLOWERS. LARVAE COLLECTED 50 CM BENEATH SURFACE OF SANDY SOIL; PRESUMABLY BURROWING PREDATORS WITH UNDETERMINED HOSTS, LIKELY BEETLE LARVAE. ADULT FLIGHT GENERALLY MAY - JULY.	No	N/A	None	None	Range assessment based on 11 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
American Bumble Bee (Bombus pensylvanicus)	CNDDB(103)	S2	LONG-TONGUED; FORAGES ON A WIDE VARIETY OF FLOWERS INCLUDING VETCHES (VICIA), CLOVERS (TRIFOLIUM), THISTLES (CIRSIUM), SUNFLOWERS (HELIANTHUS), ETC. NESTS ABOVE GROUND UNDER LONG GRASS OR UNDERGROUND. QUEENS OVERWINTER IN ROTTEN WOOD OR UNDERGROUND.	Yes	Low	Low	None	—
Crotch's Bumble Bee (Bombus crotchii)	CNDDB(17)	CCE, S2	COASTAL CALIFORNIA EAST TO THE SIERRA-CASCADE CREST AND SOUTH INTO MEXICO. FOOD PLANT GENERA INCLUDE ANTIRRHINUM, PHACELIA, CLARKIA, DENDROMECON, ESCHSCHOLZIA, AND ERIOGONUM.	Yes	Low	Low	None	—
Henne's Eucosman Moth (Pelochrista hennei)	CNDDB(1)	S1	COASTAL SAND DUNES WITH HOST PHACELIA RAMOSISSIMA. ORIGINALLY BELIEVED TO BE ENDEMIC TO THE EL SEGUNDO SAND DUNES OF LOS ANGELES COUNTY WHERE THE TYPE SPECIMEN WAS COLLECTED. ALSO COLLECTED FROM COASTAL SAN LUIS OBISPO COUNTY. LARVAL FOODPLANT IS PHACELIA RAMOSISSIMA VAR AUSTROLITORALIS; LARVAE CAN BE FOUND ON WOODY STEMS AND UPPER ROOT PARTS.	No	N/A	None	None	Range assessment based on 10 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Busk's Gall Moth (Eugnosta busckana)	CNDDB(4)	S2S3	COASTAL SOUTHERN CALIFORNIA. TINY MICRO-MOTH (1 CM) WITH LARVA FORMING GALLS ON HOST PLANT ENCELIA CALIFORNICA (CALIFORNIA BRITTLEBUSH). ADULT FLIGHT PERIOD IS DURING WINTER, GENERALLY FROM NOVEMBER TO FEBRUARY, AND HAVE BEEN REPORTED AT UV LIGHTS AND PORCH LIGHTS.	Yes	Low	Low	None	—
Wandering Skipper (Panoquina errans)	CNDDB(1)	S2	SOUTHERN CALIFORNIA COASTAL SALT MARSHES. REQUIRES MOIST SALTGRASS FOR LARVAL DEVELOPMENT.	Yes	None	None	None	—
El Segundo Blue (Euphilotes allyni)	CNDDB(2)	FE, S1	RESTRICTED TO REMNANT COASTAL DUNE HABITAT IN SOUTHERN CALIFORNIA. HOST PLANT IS ERIOGONUM PARVIFOLIUM; LARVAE FEED ONLY ON THE FLOWERS AND SEEDS; USED BY ADULTS AS MAJOR NECTAR SOURCE.	No	N/A	None	None	No spatial GBIF records. Range based on CNDDB occurrences. Only occurs near El Segundo.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Palos Verdes Blue (Glaucopsyche lygdamus palosverdesensis)	CNDDB(1)	FE, S1	RESTRICTED TO THE COOL, FOG-SHROUDED, SEAWARD SIDE OF PALOS VERDES HILLS, LOS ANGELES COUNTY. HOST PLANT IS ASTRAGALUS TRICHOPODUS VAR. LONCHUS (LOCOWEED).	No	N/A	None	None	Range assessment based on 48 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Western Monarch (Danaus plexippus pop. 1)	CNDDB(15), IPaC	FPT, S2	WINTER ROOST SITES EXTEND ALONG THE COAST FROM NORTHERN MENDOCINO TO BAJA CALIFORNIA, MEXICO. ROOSTS LOCATED IN WIND-PROTECTED TREE GROVES (EUCALYPTUS, MONTEREY PINE, CYPRESS), WITH NECTAR AND WATER SOURCES NEARBY.	No	N/A	None	None	Range based on coastal zone limits.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Santa Monica Shieldback Katydid (Aglaothorax longipennis)	CNDDB(1)	S1S2	OCCUR NOCTURNALLY IN CHAPARRAL AND CANYON STREAM BOTTOM VEGETATION, IN THE SANTA MONICA MTNS OF SOUTHERN CALIFORNIA. INHABIT INTRODUCED ICEPLANT AND NATIVE CHAPARRAL PLANTS.	Yes	Low	Low	None	—
Gertsch's Socalchemmis Spider (Socalchemmis gertschi)	CNDDB(2)	S1	KNOWN FROM ONLY 2 LOCALITIES IN LOS ANGELES COUNTY: BRENTWOOD (TYPE LOCALITY) AND TOPANGA CANYON.	Yes	Low	Low	None	—
Western Ridged Mussel (Gonidea angulata)	CNDDB(2)	S2	PRIMARILY CREEKS AND RIVERS AND LESS OFTEN LAKES. ORIGINALLY IN MOST OF STATE, NOW EXTIRPATED FROM CENTRAL AND SOUTHERN CALIFORNIA.	No	N/A	None	None	Originally found in most of state. Now extirpated from central and southern California.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
San Gabriel Chestnut (Glyptostoma gabrielense)	CNDDB(1)	S3	TERRESTRIAL.	No	N/A	None	None	Range assessment based on 285 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Mimic Tryonia (Tryonia imitator)	CNDDB(1)	S2	INHABITS COASTAL LAGOONS, ESTUARIES AND SALT MARSHES, FROM SONOMA COUNTY SOUTH TO SAN DIEGO COUNTY. FOUND ONLY IN PERMANENTLY SUBMERGED AREAS IN A VARIETY OF SEDIMENT TYPES; ABLE TO WITHSTAND A WIDE RANGE OF SALINITIES.	No	N/A	None	None	Range assessment based on 46 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Fish

The section of the report summarizes the potential for occurrence on the Project Site of 2 special status fish taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

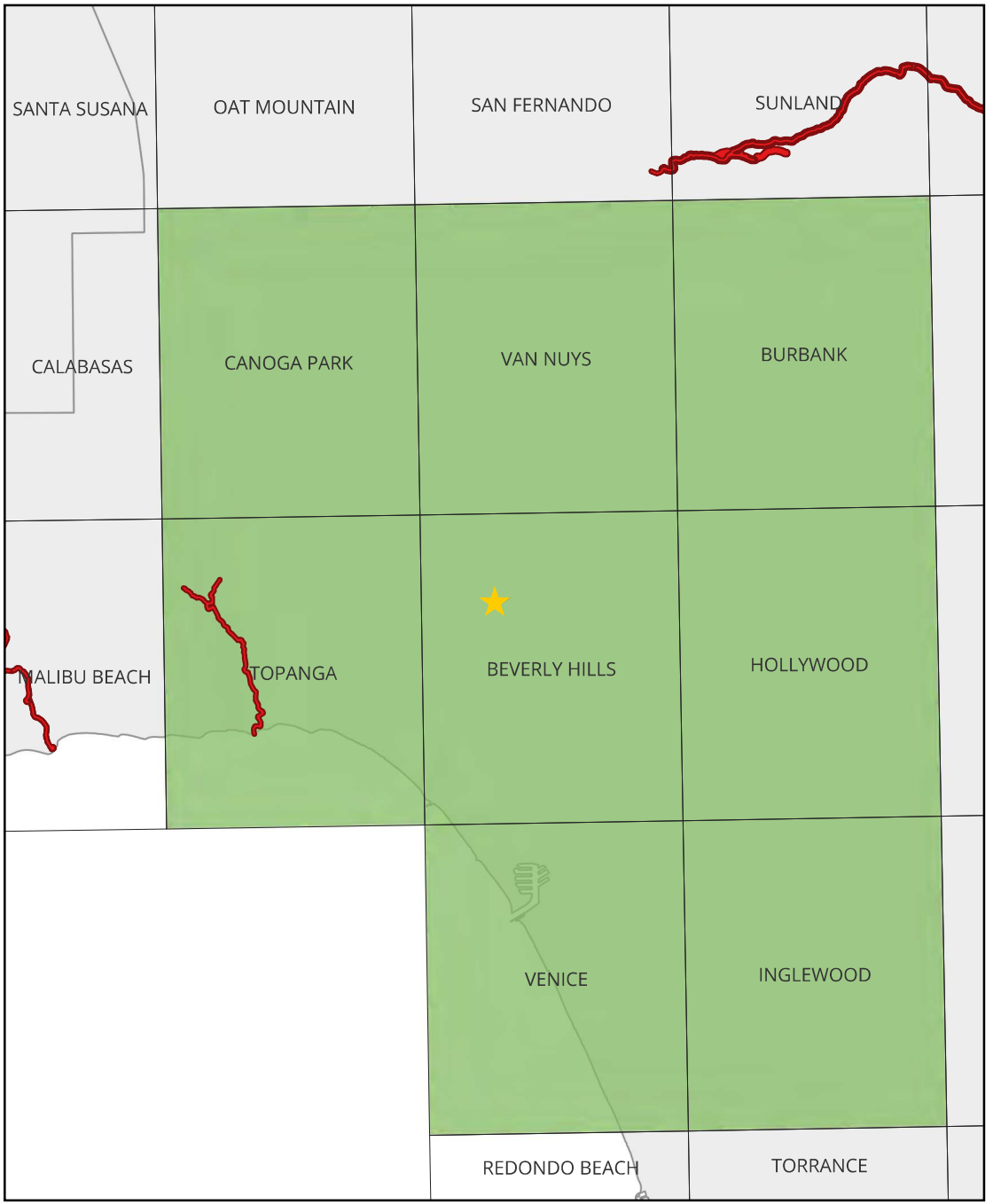
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Steelhead - Southern California Distinct Population Segment (Oncorhynchus mykiss pop. 10)	CNDDB(1), CH	FE, CCE, S1	FEDERAL LISTING REFERS TO POPULATIONS FROM SANTA MARIA RIVER SOUTH TO SOUTHERN EXTENT OF RANGE (SAN MATEO CREEK IN SAN DIEGO COUNTY). SOUTHERN STEELHEAD LIKELY HAVE GREATER PHYSIOLOGICAL TOLERANCES TO WARMER WATER AND MORE VARIABLE CONDITIONS.	No	N/A	None	None	Range assessment based on 405 GBIF records. Designated critical habitat (NMFS) is located 7.3 miles to the southwest. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Tidewater Goby (Eucyclogobius newberryi)	CH	FE, SSC, S3	BRACKISH WATER HABITATS ALONG THE CALIFORNIA COAST FROM AGUA HEDIONDA LAGOON, SAN DIEGO COUNTY TO THE MOUTH OF THE SMITH RIVER. FOUND IN SHALLOW LAGOONS AND LOWER STREAM REACHES, THEY NEED FAIRLY STILL BUT NOT STAGNANT WATER AND HIGH OXYGEN LEVELS.	No	N/A	None	None	Range assessment based on 770 GBIF records. Designated critical habitat (USFWS) is located 7.3 miles to the southwest. Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Amphibians

The section of the report summarizes the potential for occurrence on the Project Site of 2 special status amphibian taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

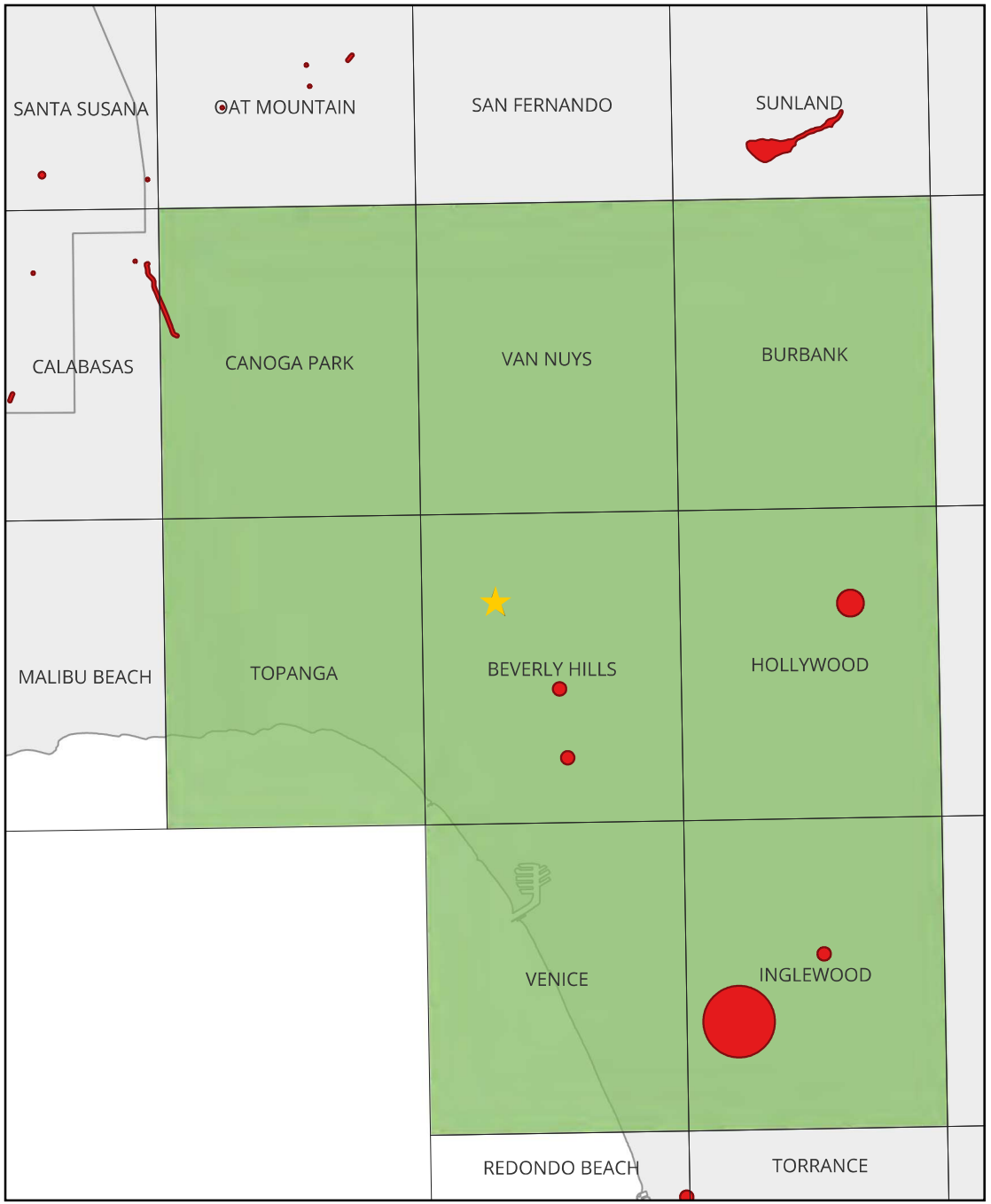
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Arroyo Toad (Anaxyrus californicus)	CNDDB(1)	FE, SSC, S2	SEMI-ARID REGIONS NEAR WASHES OR INTERMITTENT STREAMS, INCLUDING VALLEY-FOOTHILL AND DESERT RIPARIAN, DESERT WASH, ETC. RIVERS WITH SANDY BANKS, WILLOWS, COTTONWOODS, AND SYCAMORES; LOOSE, GRAVELLY AREAS OF STREAMS IN DRIER PARTS OF RANGE.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Western Spadefoot (Spea hammondii)	CNDDB(5), IPaC	FPT, SSC, S3S4	OCCURS PRIMARILY IN GRASSLAND HABITATS, BUT CAN BE FOUND IN VALLEY-FOOTHILL HARDWOOD WOODLANDS. VERNAL POOLS ARE ESSENTIAL FOR BREEDING AND EGG-LAYING.	Yes	None	None	None	Low quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. CWHR predictive mapping shows potential low value habitat between residence and street above. There are no potential or known breeding areas near the Biological Study Area.

Reptiles

The section of the report summarizes the potential for occurrence on the Project Site of 9 special status reptile taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

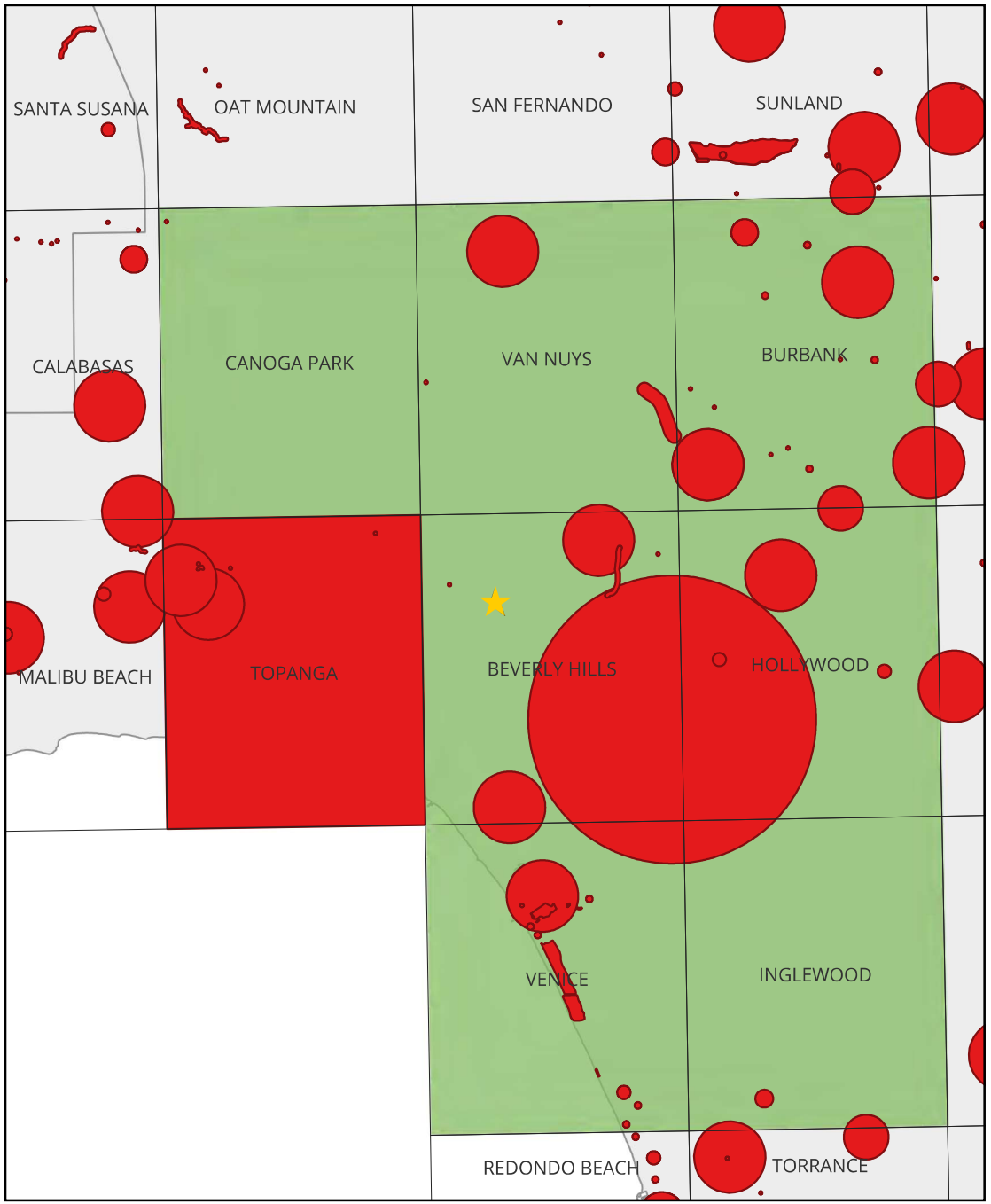
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Green Sea Turtle (Chelonia mydas)	CH	FT, S1	MARINE. COMPLETELY HERBIVOROUS; NEEDS ADQUATE SUPPLY OF SEAGRASSES AND ALGAE.	No	N/A	None	None	Range based on Pacific Ocean.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Southwestern Pond Turtle (Actinemys pallida)	CNDDB(4), IPaC	FPT, SSC, SNR	No CNDDB habitat description available	Yes	None	None	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Nearby water resources are required and are not present.
San Diegan Legless Lizard (Anniella stebbinsi)	CNDDB(36)	SSC, S3	GENERALLY SOUTH OF THE TRANSVERSE RANGE, EXTENDING TO NORTHWESTERN BAJA CALIFORNIA. OCCURS IN SANDY OR LOOSE LOAMY SOILS UNDER SPARSE VEGETATION. DISJUNCT POPULATIONS IN THE TEHACHAPI AND PIUTE MOUNTAINS IN KERN COUNTY. VARIETY OF HABITATS; GENERALLY IN MOIST, LOOSE SOIL. THEY PREFER SOILS WITH A HIGH MOISTURE CONTENT.	Yes	Medium	Moderate	None	Medium quality CWHR predicted habitat is mapped on the Project Site.
Blainville's Horned Lizard (Phrynosoma blainvillii)	CNDDB(7)	SSC, S4	FREQUENTS A WIDE VARIETY OF HABITATS, MOST COMMON IN LOWLANDS ALONG SANDY WASHES WITH SCATTERED LOW BUSHES. OPEN AREAS FOR SUNNING, BUSHES FOR COVER, PATCHES OF LOOSE SOIL FOR BURIAL, AND ABUNDANT SUPPLY OF ANTS AND OTHER INSECTS.	Yes	None	None	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Found in open habitats with native ants, neither of which are present.
San Diegan Tiger Whiptail (Aspidoscelis tigris stejnegeri)	CNDDB(2)	SSC, S3	FOUND IN DESERTS AND SEMI-ARID AREAS WITH SPARSE VEGETATION AND OPEN AREAS. ALSO FOUND IN WOODLAND AND RIPARIAN AREAS. GROUND MAY BE FIRM SOIL, SANDY, OR ROCKY.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
California Glossy Snake (Arizona elegans occidentalis)	CNDDB(1)	SSC, S2	PATCHILY DISTRIBUTED FROM THE EASTERN PORTION OF SAN FRANCISCO BAY, SOUTHERN SAN JOAQUIN VALLEY, AND THE COAST, TRANSVERSE, AND PENINSULAR RANGES, SOUTH TO BAJA CALIFORNIA. GENERALIST REPORTED FROM A RANGE OF SCRUB AND GRASSLAND HABITATS, OFTEN WITH LOOSE OR SANDY SOILS.	No	N/A	None	None	Subspecies range based on 175 GBIF records.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
San Bernardino Ring-necked Snake (Diadophis punctatus modestus)	CNDDB(1)	S2?	MOST COMMON IN OPEN, RELATIVELY ROCKY AREAS. OFTEN IN SOMEWHAT MOIST MICROHABITATS NEAR INTERMITTENT STREAMS. AVOIDS MOVING THROUGH OPEN OR BARREN AREAS BY RESTRICTING MOVEMENTS TO AREAS OF SURFACE LITTER OR HERBACEOUS VEG.	Yes	Medium	Moderate	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
South Coast Gartersnake (Thamnophis sirtalis pop. 1)	CNDDB(5)	SSC, S1S2	SOUTHERN CALIFORNIA COASTAL PLAIN FROM VENTURA COUNTY TO SAN DIEGO COUNTY, AND FROM SEA LEVEL TO ABOUT 850 M. MARSH AND UPLAND HABITATS NEAR PERMANENT WATER WITH GOOD STRIPS OF RIPARIAN VEGETATION.	Yes	None	None	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Nearby water resources are required and are not present.
Two-striped Gartersnake (Thamnophis hammondii)	CNDDB(2)	SSC, S3S4	COASTAL CALIFORNIA FROM VICINITY OF SALINAS TO NORTHWEST BAJA CALIFORNIA. FROM SEA TO ABOUT 7,000 FT ELEVATION. HIGHLY AQUATIC, FOUND IN OR NEAR PERMANENT FRESH WATER. OFTEN ALONG STREAMS WITH ROCKY BEDS AND RIPARIAN GROWTH.	Yes	None	None	None	Low quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Nearby water resources are required and are not present.

Birds

The section of the report summarizes the potential for occurrence on the Project Site of 32 special status bird taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

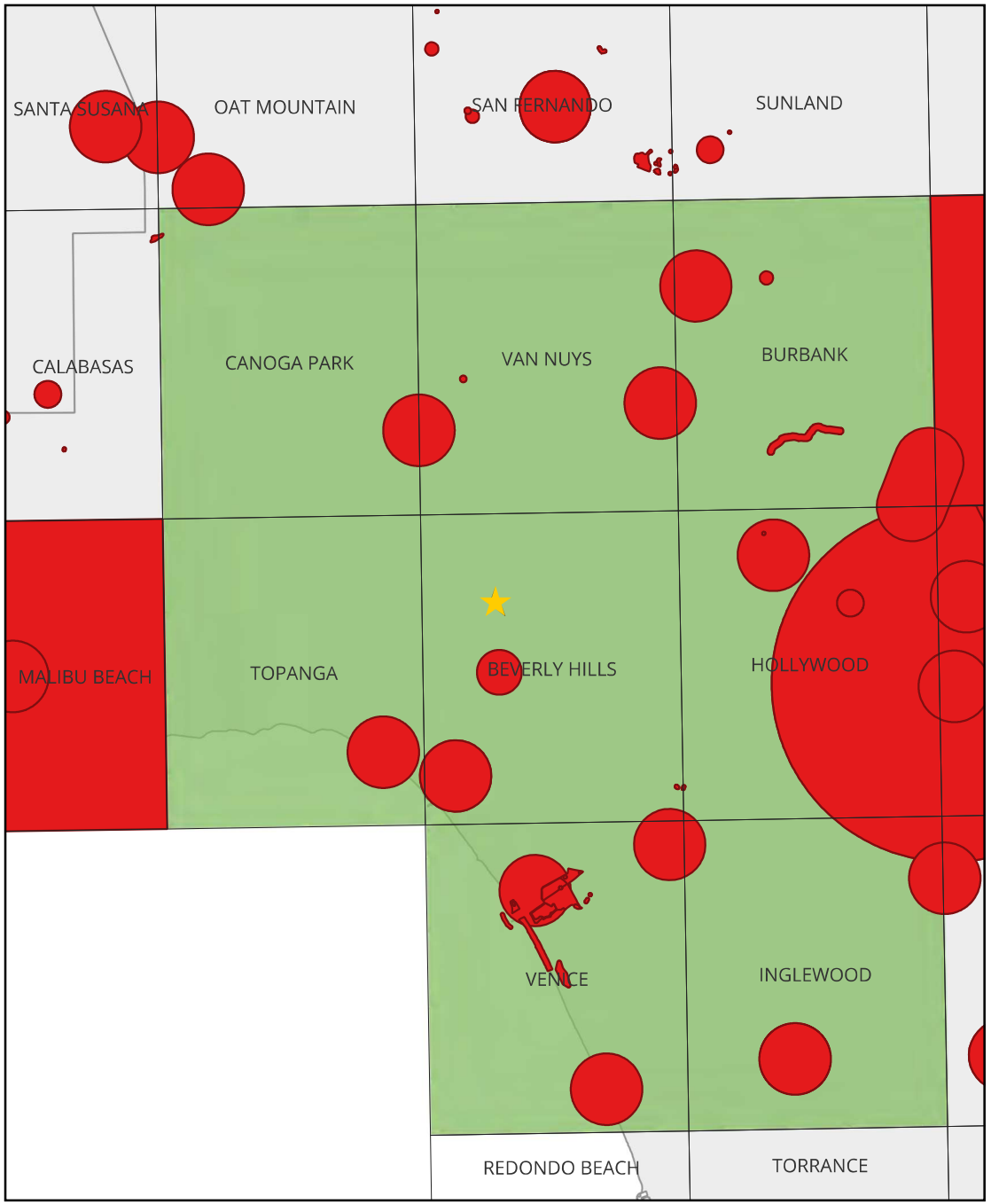
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Western Grebe (Aechmophorus occidentalis)	IPaC	BCC	No CNDDB habitat description available	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
Clark's Grebe (Aechmophorus clarkii)	IPaC	BCC	No CNDDB habitat description available	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
California Brown Pelican (Pelecanus occidentalis californicus)	CNDDB(1)	FD, CD, S3	COLONIAL NESTER ON COASTAL ISLANDS JUST OUTSIDE THE SURF LINE. NESTS ON COASTAL ISLANDS OF SMALL TO MODERATE SIZE WHICH AFFORD IMMUNITY FROM ATTACK BY GROUND-DWELLING PREDATORS. ROOSTS COMMUNALLY.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Northern Harrier (Circus hudsonius)	IPaC	SSC, S3, BCC	COASTAL SALT AND FRESHWATER MARSH. NEST AND FORAGE IN GRASSLANDS, FROM SALT GRASS IN DESERT SINK TO MOUNTAIN CIENAGAS. NESTS ON GROUND IN SHRUBBY VEGETATION, USUALLY AT MARSH EDGE; NEST BUILT OF A LARGE MOUND OF STICKS IN WET AREAS.	Yes	None	None	None	Medium quality CWHR predicted habitat is mapped on the Project Site. Prefers open habitats such as grasslands and marshes.
Swainson's Hawk (Buteo swainsoni)	CNDDB(4)	CT, S4	BREEDS IN GRASSLANDS WITH SCATTERED TREES, JUNIPER-SAGE FLATS, RIPARIAN AREAS, SAVANNAHS, AND AGRICULTURAL OR RANCH LANDS WITH GROVES OR LINES OF TREES. REQUIRES ADJACENT SUITABLE FORAGING AREAS SUCH AS GRASSLANDS, OR ALFALFA OR GRAIN FIELDS SUPPORTING RODENT POPULATIONS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Golden Eagle (Aquila chrysaetos)	IPaC	FP; WL, S3, BCC	ROLLING FOOTHILLS, MOUNTAIN AREAS, SAGE-JUNIPER FLATS, AND DESERT. CLIFF-WALLED CANYONS PROVIDE NESTING HABITAT IN MOST PARTS OF RANGE; ALSO, LARGE TREES IN OPEN AREAS.	Yes	None	None	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Requires large tracts of undeveloped habitat away from anthropogenic disturbance.
American Peregrine Falcon (Falco peregrinus anatum)	CNDDB(2)	FD, CD, S3S4	NEAR WETLANDS, LAKES, RIVERS, OR OTHER WATER; ON CLIFFS, BANKS, DUNES, MOUNDS; ALSO, HUMAN-MADE STRUCTURES. NEST CONSISTS OF A SCRAPE OR A DEPRESSION OR LEDGE IN AN OPEN SITE.	Yes	High	High	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment. No suitable nesting habitat on or near the Project Site.This taxon is most widespread in the winter when it occurs in a wide range of habitats, including dense urban areas, where it feeds mostly on medium-sized birds. If Peregrine Falcon occurs on the Project Site at all, it is likely an uncommon occurrence and would most likely be observed as a flyover while hunting.
Yellow Rail (Coturnicops noveboracensis)	CNDDB(2)	SSC, S2	SUMMER RESIDENT IN EASTERN SIERRA NEVADA IN MONO COUNTY. FRESHWATER MARSHLANDS.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
California Black Rail (Laterallus jamaicensis coturniculus)	CNDDB(1)	CT, FP, S2	INHABITS FRESHWATER MARSHES, WET MEADOWS AND SHALLOW MARGINS OF SALTWATER MARSHES BORDERING LARGER BAYS. NEEDS WATER DEPTHS OF ABOUT 1 INCH THAT DO NOT FLUCTUATE DURING THE YEAR AND DENSE VEGETATION FOR NESTING HABITAT.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Snowy Plover (Charadrius nivosus nivosus)	CNDDB(2), CH, IPaC	FT, SSC, S3	SANDY BEACHES, SALT POND LEVEES AND SHORES OF LARGE ALKALI LAKES. NEEDS SANDY, GRAVELLY OR FRIABLE SOILS FOR NESTING.	Yes	None	None	None	Designated critical habitat (USFWS) is located 7.5 miles to the south. No CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
California Gull (Larus californicus)	IPaC	WL, S4, BCC	LITTORAL WATERS, SANDY BEACHES, WATERS AND SHORELINES OF BAYS, TIDAL MUD-FLATS, MARSHES, LAKES, ETC. COLONIAL NESTER ON ISLETS IN LARGE INTERIOR LAKES, EITHER FRESH OR STRONGLY ALKALINE.	Yes	None	None	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Found along and near waterbodies.
Western Gull (Larus occidentalis)	IPaC	BCC	No CNDDB habitat description available	Yes	None	None	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Found along and near waterbodies.
California Least Tern (Sternula antillarum browni)	CNDDB(3), IPaC	FE, CE, FP, S2	NESTS ALONG THE COAST FROM SAN FRANCISCO BAY SOUTH TO NORTHERN BAJA CALIFORNIA. COLONIAL BREEDER ON BARE OR SPARSELY VEGETATED, FLAT SUBSTRATES: SAND BEACHES, ALKALI FLATS, LAND FILLS, OR PAVED AREAS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Western Screech-Owl (Megascops kennicottii)	IPaC	BCC	No CNDDB habitat description available	Yes	High	High	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
Burrowing Owl (Athene cunicularia)	CNDDB(2)	CCE, SSC, S2	OPEN, DRY ANNUAL OR PERENNIAL GRASSLANDS, DESERTS, AND SCRUBLANDS CHARACTERIZED BY LOW-GROWING VEGETATION. SUBTERRANEAN NESTER, DEPENDENT UPON BURROWING MAMMALS, MOST NOTABLY, THE CALIFORNIA GROUND SQUIRREL.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Allen's Hummingbird (Selasphorus sasin)	IPaC	BCC	No CNDDB habitat description available	Yes	High	Present	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment. This taxon has adapted to and benefits from nectar-rich landscaped environments, increasing its range and numbers in recent years.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Nuttall's Woodpecker (Dryobates nuttallii)	IPaC	BCC	No CNDDB habitat description available	Yes	High	High	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Present in nearly all wooded areas of Los Angeles.
Olive-sided Flycatcher (Contopus cooperi)	IPaC	SSC, S3, BCC	NESTING HABITATS ARE MIXED CONIFER, MONTANE HARDWOOD-CONIFER, DOUGLAS-FIR, REDWOOD, RED FIR AND LODGEPOLE PINE. MOST NUMEROUS IN MONTANE CONIFER FORESTS WHERE TALL TREES OVERLOOK CANYONS, MEADOWS, LAKES OR OTHER OPEN TERRAIN.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon. While the Project Site is not in the breeding or wintering range of Olive-sided Flycatcher, this species occurs locally (if fleetingly) during migration.
Southwestern Willow Flycatcher (Empidonax traillii extimus)	CNDDB(1)	FE, CE, S3	RIPARIAN WOODLANDS IN SOUTHERN CALIFORNIA.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Bank Swallow (Riparia riparia)	CNDDB(1)	CT, S3	COLONIAL NESTER; NESTS PRIMARILY IN RIPARIAN AND OTHER LOWLAND HABITATS WEST OF THE DESERT. REQUIRES VERTICAL BANKS/CLIFFS WITH FINE-TEXTURED/SANDY SOILS NEAR STREAMS, RIVERS, LAKES, OCEAN TO DIG NESTING HOLE.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Oak Titmouse (Baeolophus inornatus)	IPaC	BCC	No CNDDB habitat description available	Yes	High	High	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
Coastal California Gnatcatcher (Polioptila californica californica)	CNDDB(8), IPaC	FT, SSC, S2	OBLIGATE, PERMANENT RESIDENT OF COASTAL SAGE SCRUB BELOW 2500 FT IN SOUTHERN CALIFORNIA. LOW, COASTAL SAGE SCRUB IN ARID WASHES, ON MESAS AND SLOPES. NOT ALL AREAS CLASSIFIED AS COASTAL SAGE SCRUB ARE OCCUPIED.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Wrentit (Chamaea fasciata)	IPaC	BCC	No CNDDB habitat description available	Yes	High	Present	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
California Thrasher (Toxostoma redivivum)	IPaC	BCC	No CNDDB habitat description available	Yes	High	High	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
Least Bell's Vireo (Vireo bellii pusillus)	CNDDB(9)	FE, CE, S3	SUMMER RESIDENT OF SOUTHERN CALIFORNIA IN LOW RIPARIAN IN VICINITY OF WATER OR IN DRY RIVER BOTTOMS; BELOW 2000 FT. NESTS PLACED ALONG MARGINS OF BUSHES OR ON TWIGS PROJECTING INTO PATHWAYS, USUALLY WILLOW, BACCHARIS, MESQUITE.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Saltmarsh Common Yellowthroat (Geothlypis trichas sinuosa)	IPaC	SSC, S3, BCC	RESIDENT OF THE SAN FRANCISCO BAY REGION, IN FRESH AND SALT WATER MARSHES. REQUIRES THICK, CONTINUOUS COVER DOWN TO WATER SURFACE FOR FORAGING; TALL GRASSES, TULE PATCHES, WILLOWS FOR NESTING.	No	N/A	None	None	Endemic to Bay Area. Some individuals rarely migrate south in winter to San Diego. Only found in coastal marshes.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Southern California Rufous-crowned Sparrow (Aimophila ruficeps canescens)	CNDDB(1)	WL, S4	RESIDENT IN SOUTHERN CALIFORNIA COASTAL SAGE SCRUB AND SPARSE MIXED CHAPARRAL. FREQUENTS RELATIVELY STEEP, OFTEN ROCKY HILLSIDES WITH GRASS AND FORB PATCHES.	Yes	None	None	None	High quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Prefers grasslands and scrublands.
Belding's Savannah Sparrow (Passerculus sandwichensis beldingi)	CNDDB(2), IPaC	CE, S3, BCC	INHABITS COASTAL SALT MARSHES, FROM SANTA BARBARA SOUTH THROUGH SAN DIEGO COUNTY. NESTS IN SALICORNIA ON AND ABOUT MARGINS OF TIDAL FLATS.	No	N/A	None	None	Subspecies range based on Coastal Zone limits as taxon only occurs in coastal marshes.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Channel Island Song Sparrow (Melospiza melodia graminea)	IPaC	SSC, S1, BCC	CURRENTLY KNOWN FROM SAN MIGUEL AND SANTA ROSA ISLANDS; BELIEVED EXTIRPATED FROM SANTA BARBARA AND SAN CLEMENTE ISLANDS. NEED MODERATELY DENSE SCRUBBY VEGETATION FOR NESTING, A WATER SOURCE, AND EXPOSED GROUND FOR FORAGING. DENSE SHRUBS AND THICKETS OF GIANT COREOPSIS (C. GIGANTEA) AND/OR DENSE GRASSLANDS WITH SCATTERED SHRUBS. NESTS OFTEN LOCATED ON LEEWARD SIDE OF SHRUBS AVOIDING PREVAILING WINDS.	No	N/A	None	None	Only found on San Miguel, Santa Rosa, and Anacapa Islands.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Tricolored Blackbird (Agelaius tricolor)	CNDDB(2)	CT, SSC, S2	HIGHLY COLONIAL SPECIES, MOST NUMEROUS IN CENTRAL VALLEY AND VICINITY. LARGELY ENDEMIC TO CALIFORNIA. REQUIRES OPEN WATER, PROTECTED NESTING SUBSTRATE, AND FORAGING AREA WITH INSECT PREY WITHIN A FEW KM OF THE COLONY.	Yes	None	None	None	Low quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Uses wetlands and adjacent open habitats in the summer. Found along wetlands and in agricultural areas in the winter.
Bullock's Oriole (Icterus bullockii)	IPaC	BCC	No CNDDB habitat description available	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon. While the Project Site is not in the breeding or wintering range of Bullock's Oriole, this species occurs locally (if fleetingly) during migration.
Lawrence's Goldfinch (Spinus lawrencei)	IPaC	S4, BCC	NESTS IN OPEN OAK OR OTHER ARID WOODLAND AND CHAPARRAL, NEAR WATER. NEARBY HERBACEOUS HABITATS USED FOR FEEDING. CLOSELY ASSOCIATED WITH OAKS.	Yes	Medium	Moderate	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment. Lawrence's Goldfinch populations move frequently following preferred food sources, especially fiddleneck. No breeding habitat is present on the Project Site. Only likely to occur sporadically during seasonal movements.

Mammals

The section of the report summarizes the potential for occurrence on the Project Site of 12 special status mammal taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDB records are shown on the map at right (note: the CNDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDB (numbers in parentheses are the number of CNDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

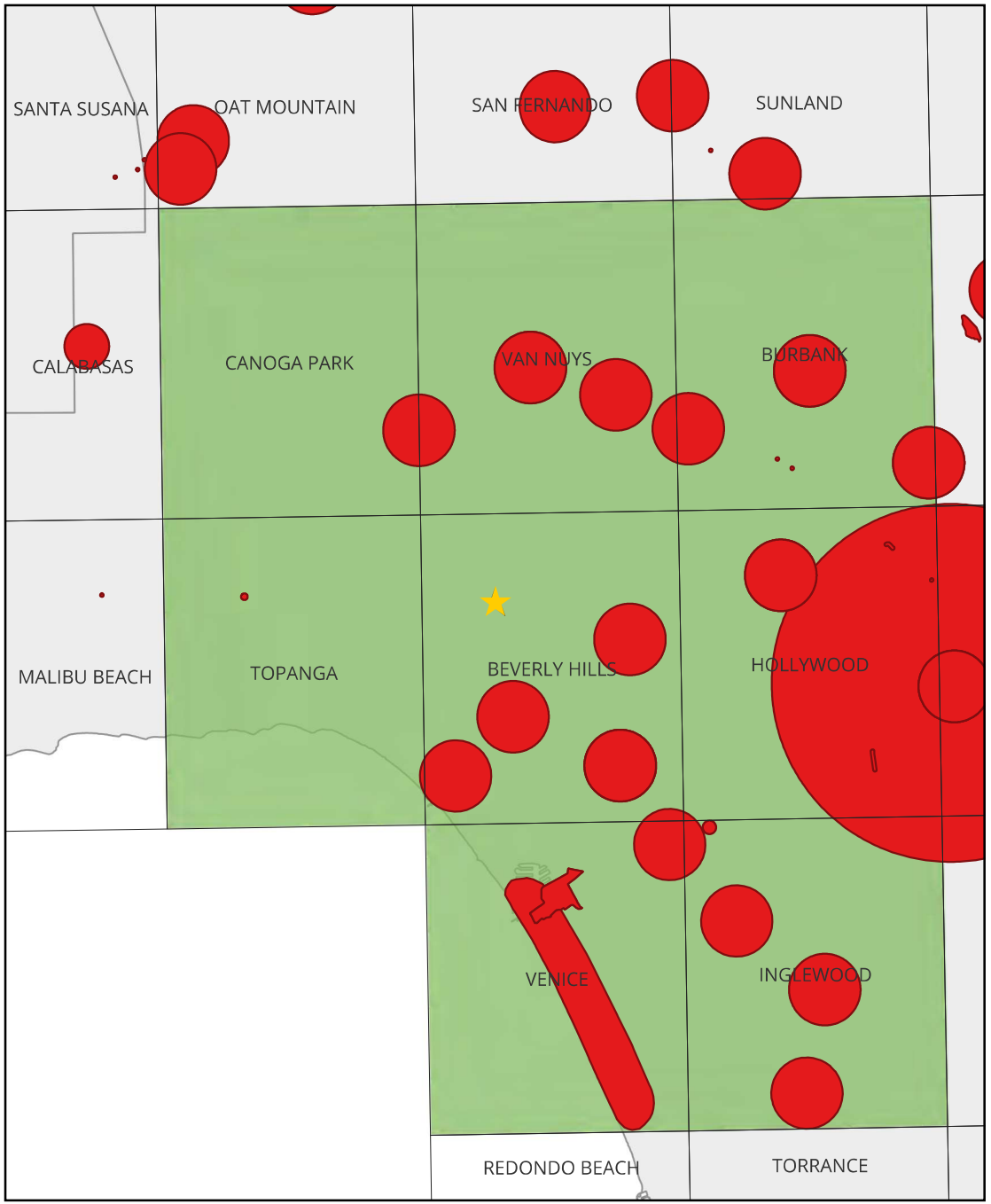
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.

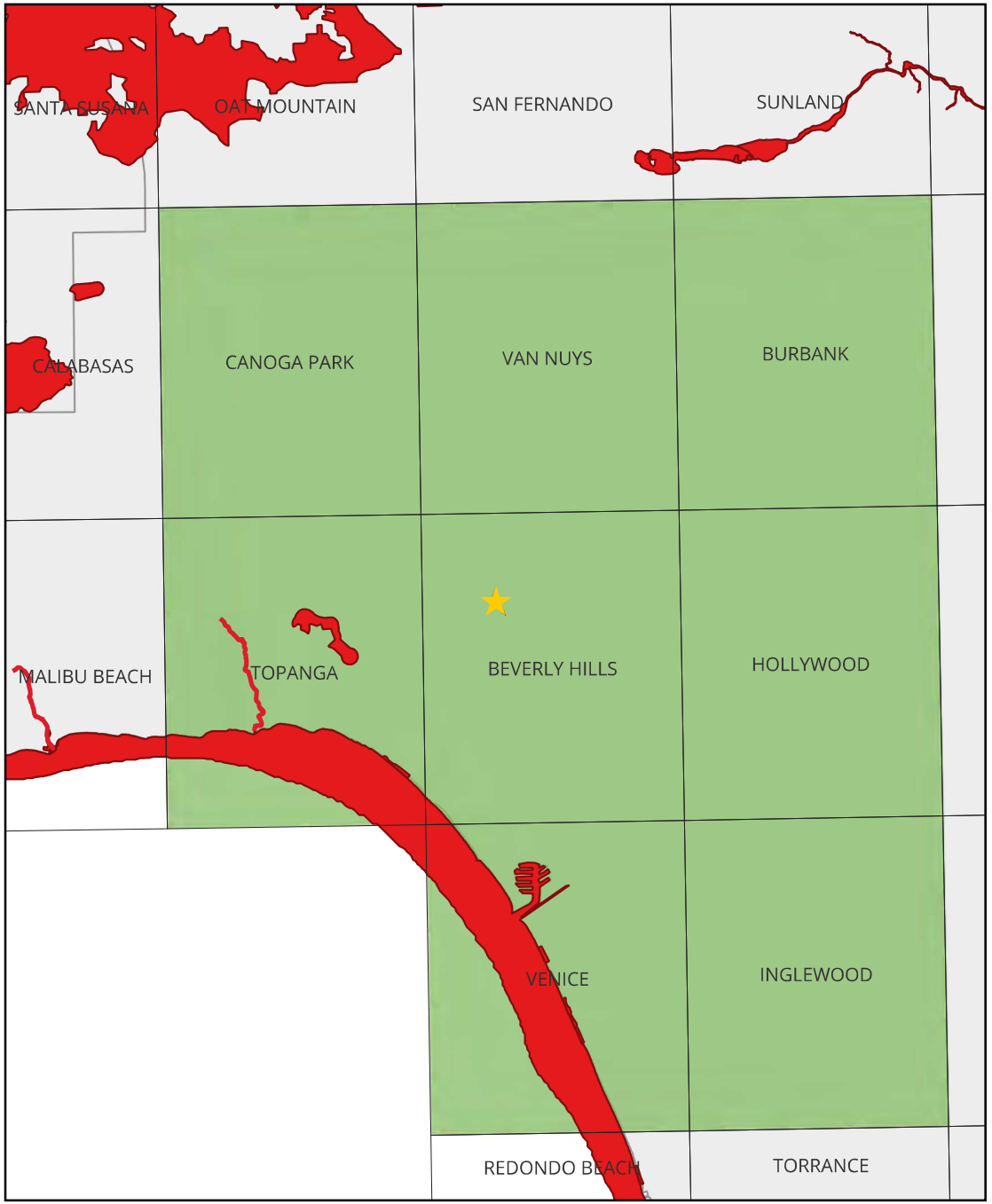


Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Salt Marsh Ornate Shrew (Sorex ornatus salicornicus)	CNDDB(1)	SSC, S1	COASTAL MARSHES IN LOS ANGELES, ORANGE AND VENTURA COUNTIES. REQUIRES DENSE VEGETATION AND WOODY DEBRIS FOR COVER.	No	N/A	None	None	Subspecies range based on 42 GBIF records.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Western Yellow Bat (Lasiurus xanthinus)	CNDDB(1)	SSC, S3	FOUND IN VALLEY FOOTHILL RIPARIAN, DESERT RIPARIAN, DESERT WASH, AND PALM OASIS HABITATS. ROOSTS IN TREES, PARTICULARLY PALMS. FORAGES OVER WATER AND AMONG TREES.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Pallid Bat (Antrozous pallidus)	CNDDB(4)	SSC, S3	DESERTS, GRASSLANDS, SHRUBLANDS, WOODLANDS AND FORESTS. MOST COMMON IN OPEN, DRY HABITATS WITH ROCKY AREAS FOR ROOSTING. ROOSTS MUST PROTECT BATS FROM HIGH TEMPERATURES. VERY SENSITIVE TO DISTURBANCE OF ROOSTING SITES.	Yes	Medium	Moderate	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment. No potential roosting habitat was identified during the survey. If present, only likely to use the Project Site for foraging overflights.
California Bonneted Bat (Eumops perotis californicus)	CNDDB(8)	SSC, S3S4	MANY OPEN, SEMI-ARID TO ARID HABITATS, INCLUDING CONIFER AND DECIDUOUS WOODLANDS, COASTAL SCRUB, GRASSLANDS, CHAPARRAL, ETC. ROOSTS IN CREVICES IN CLIFF FACES, HIGH BUILDINGS, TREES AND TUNNELS.	Yes	Low	Low	None	Low quality CWHR predicted habitat is mapped on the Project Site. England|Ecology agrees with the CWHR assessment.
Pocketed Free-tailed Bat (Nyctinomops femorosaccus)	CNDDB(1)	SSC, S3	VARIETY OF ARID AREAS IN SOUTHERN CALIFORNIA; PINE-JUNIPER WOODLANDS, DESERT SCRUB, PALM OASIS, DESERT WASH, DESERT RIPARIAN, ETC. ROCKY AREAS WITH HIGH CLIFFS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Big Free-tailed Bat (Nyctinomops macrotis)	CNDDB(2)	SSC, S3	LOW-LYING ARID AREAS IN SOUTHERN CALIFORNIA. NEED HIGH CLIFFS OR ROCKY OUTCROPS FOR ROOSTING SITES. FEEDS PRINCIPALLY ON LARGE MOTHS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Los Angeles Pocket Mouse (Perognathus longimembris brevinasus)	CNDDB(1)	SSC, S1S2	LOWER ELEVATION GRASSLANDS AND COASTAL SAGE COMMUNITIES IN AND AROUND THE LOS ANGELES BASIN. OPEN GROUND WITH FINE, SANDY SOILS. MAY NOT DIG EXTENSIVE BURROWS, HIDING UNDER WEEDS AND DEAD LEAVES INSTEAD.	No	N/A	None	None	Subspecies range based on 311 GBIF records.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Pacific Pocket Mouse (Perognathus longimembris pacificus)	CNDDB(1)	FE, SSC, S2	INHABITS THE NARROW COASTAL PLAINS FROM THE MEXICAN BORDER NORTH TO EL SEGUNDO, LOS ANGELES COUNTY. SEEMS TO PREFER SOILS OF FINE ALLUVIAL SANDS NEAR THE OCEAN, BUT MUCH REMAINS TO BE LEARNED.	No	N/A	None	None	Subspecies range based on 360 GBIF records.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Southern Grasshopper Mouse (Onychomys torridus ramona)	CNDDB(1)	SSC, S3	DESERT AREAS, ESPECIALLY SCRUB HABITATS WITH FRIABLE SOILS FOR DIGGING. PREFERS LOW TO MODERATE SHRUB COVER. FEEDS ALMOST EXCLUSIVELY ON ARTHROPODS, ESPECIALLY SCORPIONS AND ORTHOPTERAN INSECTS.	No	N/A	None	None	Subspecies range based on 92 GBIF records.Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
San Diego Desert Woodrat (Neotoma lepida intermedia)	CNDDB(2)	SSC, S3S4	COASTAL SCRUB OF SOUTHERN CALIFORNIA FROM SAN DIEGO COUNTY TO SAN LUIS OBISPO COUNTY. MODERATE TO DENSE CANOPIES PREFERRED. THEY ARE PARTICULARLY ABUNDANT IN ROCK OUTCROPS, ROCKY CLIFFS, AND SLOPES.	No	N/A	None	None	Subspecies range based on 262 GBIF records.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Stephens' California Vole (Microtus californicus stephensi)	CNDDB(3)	SSC, S2	TIDAL MARSHES IN LOS ANGELES, ORANGE AND SOUTHERN VENTURA COUNTIES.	Yes	None	None	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. CWHR predicted habitat is for taxon as a whole, not subspecies which is only found in coastal marshes.
American Badger (Taxidea taxus)	CNDDB(1)	SSC, S3	MOST ABUNDANT IN DRIER OPEN STAGES OF MOST SHRUB, FOREST, AND HERBACEOUS HABITATS, WITH FRIABLE SOILS. NEEDS SUFFICIENT FOOD, FRIABLE SOILS AND OPEN, UNCULTIVATED GROUND. PREYS ON BURROWING RODENTS. DIGS BURROWS.	Yes	None	None	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England|Ecology disagrees with the CWHR assessment. Requires large areas of undisturbed natural habitat. Also, does not occur near the area.

Critical Habitat

This page visually depicts the presence or absence of US Fish and Wildlife Service or National Marine Fisheries Service proposed or designated critical habitat in the Regional Study Area. If critical habitat is present in the Regional Study Area that taxon is included in the preceding pages and marked as having critical habitat. Critical habitat is also discussed in the main text of the report.



Appendix E. Photo Logs

Inserted after this cover page are database-generated photo logs from both surveys.

Photo Log

1400 Vista Moraga

This database-generated report presents a visual depiction of site conditions during the survey conducted on March 17, 2025 by England|Ecology. The data presented here were collected in the field using the QField app on an iPhone 15 Pro. After fieldwork was completed, data were synced to QGIS desktop. The map below presents an overview of the photo locations in this report, with each photo shown on the ensuing pages. This report was generated using QGIS 3.40.

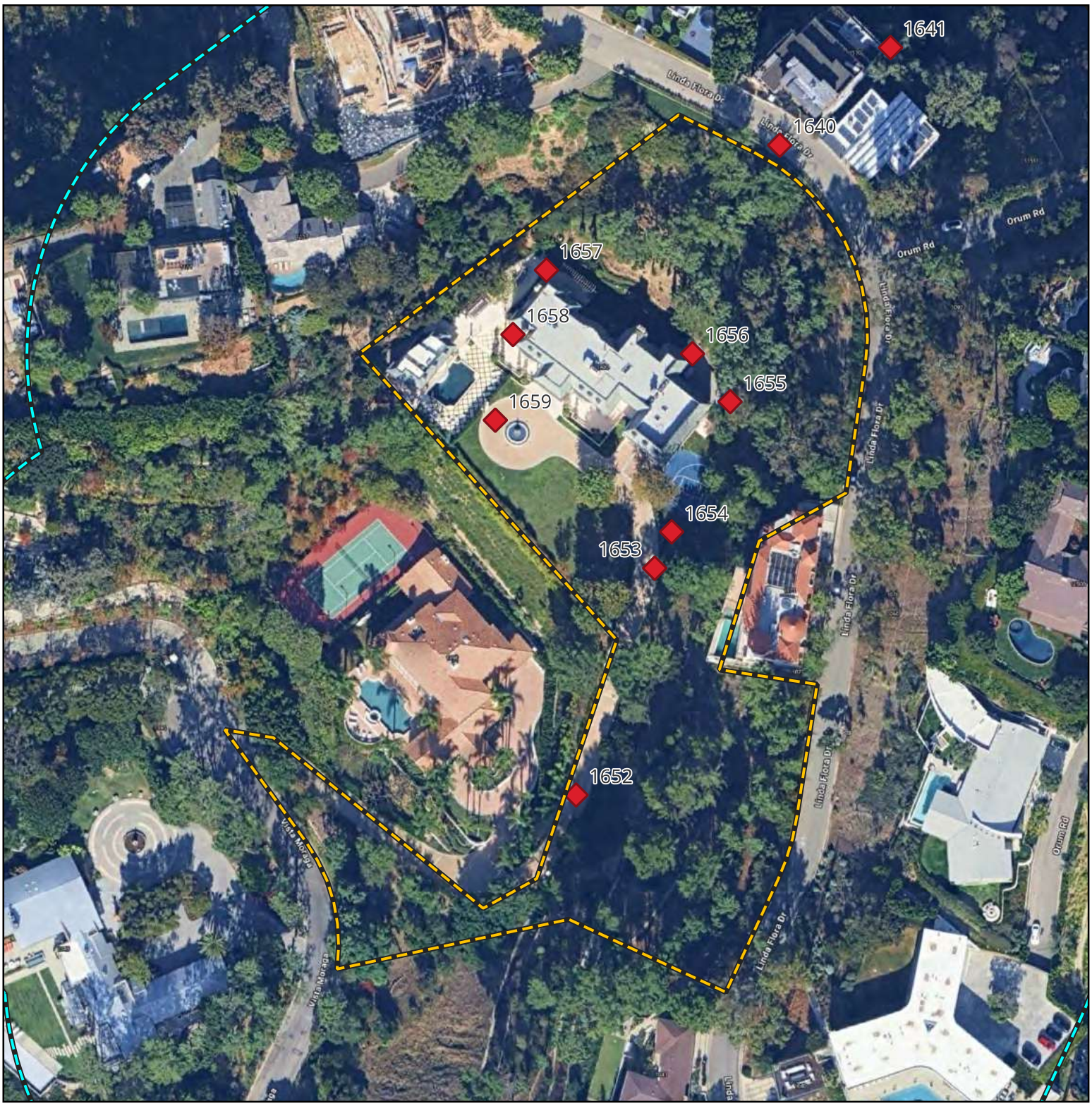


Photo Point 1642

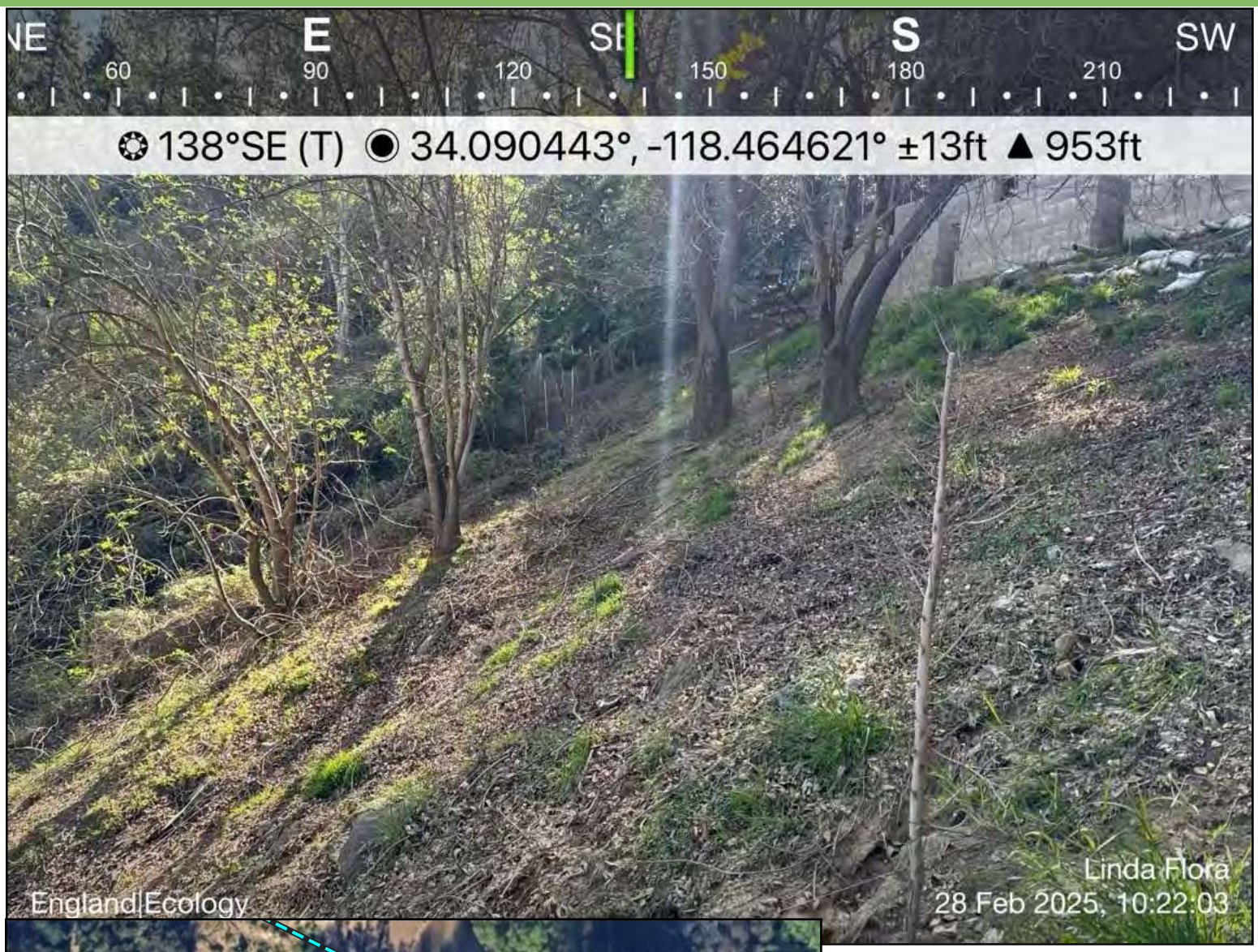


Photo Direction
Southeast

Photo Description
View uphill toward residence from lower end of slope.

Photo Point 1643

Photo Direction
East

Photo Description
View across the backyard.

Photo Point 1644

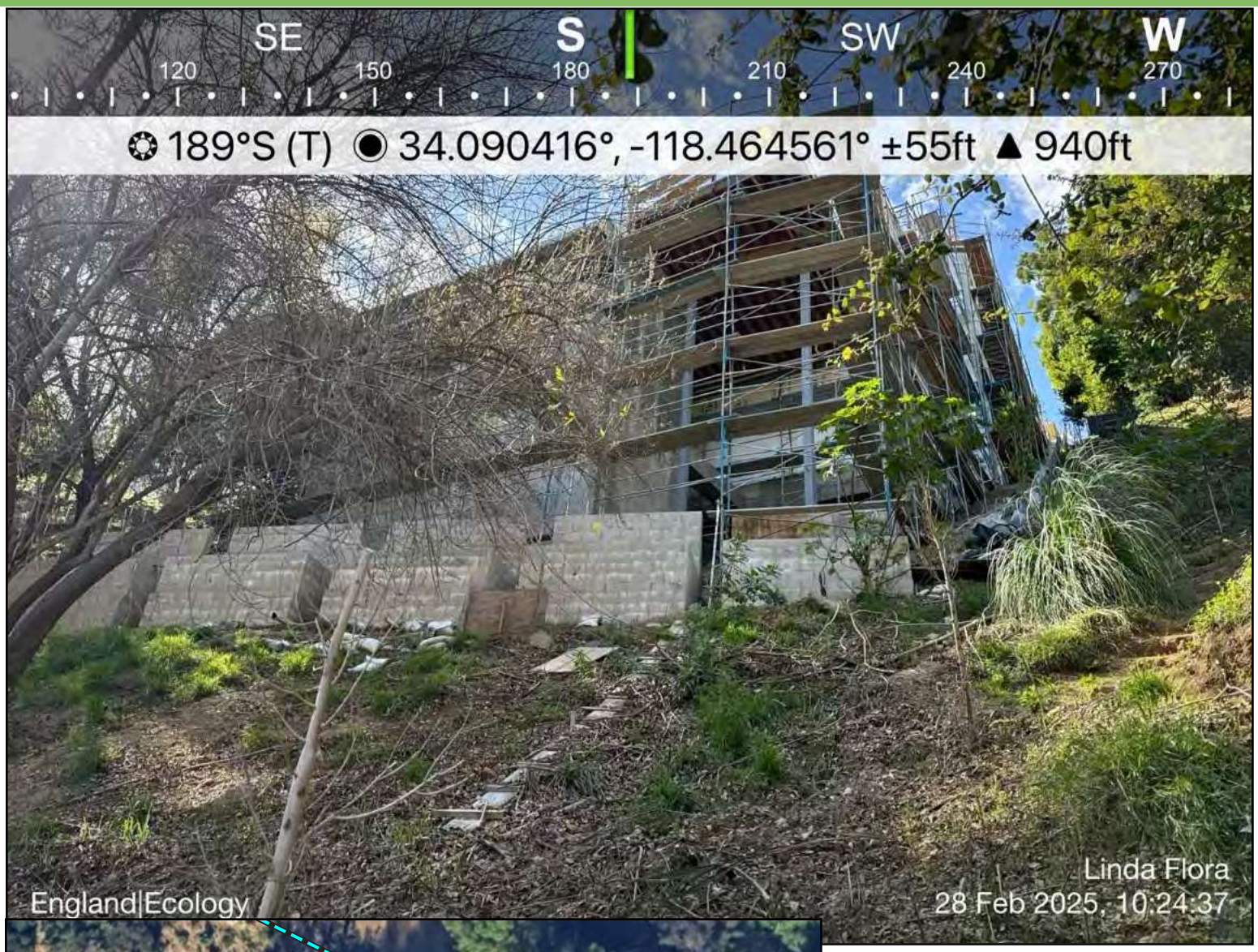


Photo Direction
South

Photo Description
View upslope toward residence.

Photo Point 1652

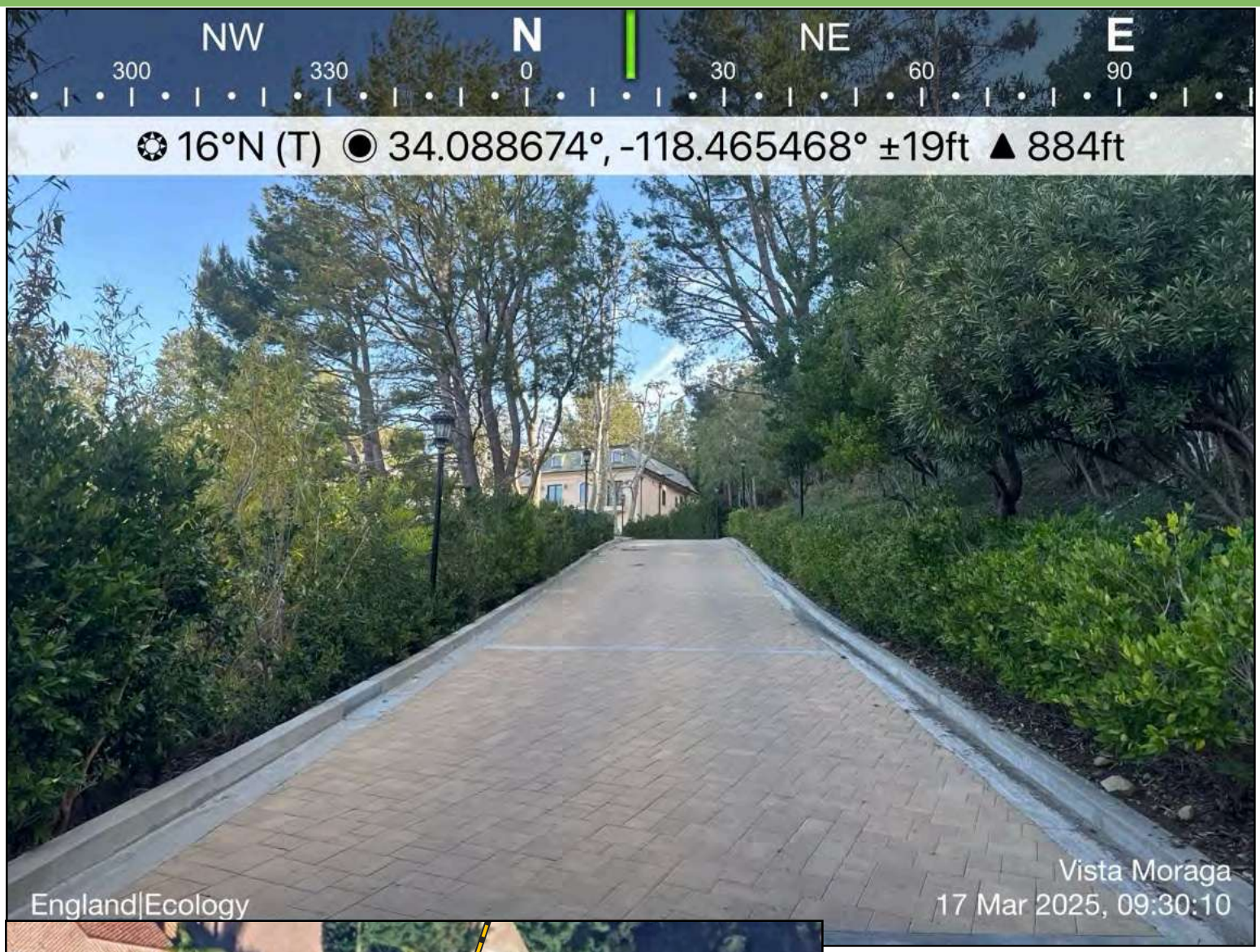
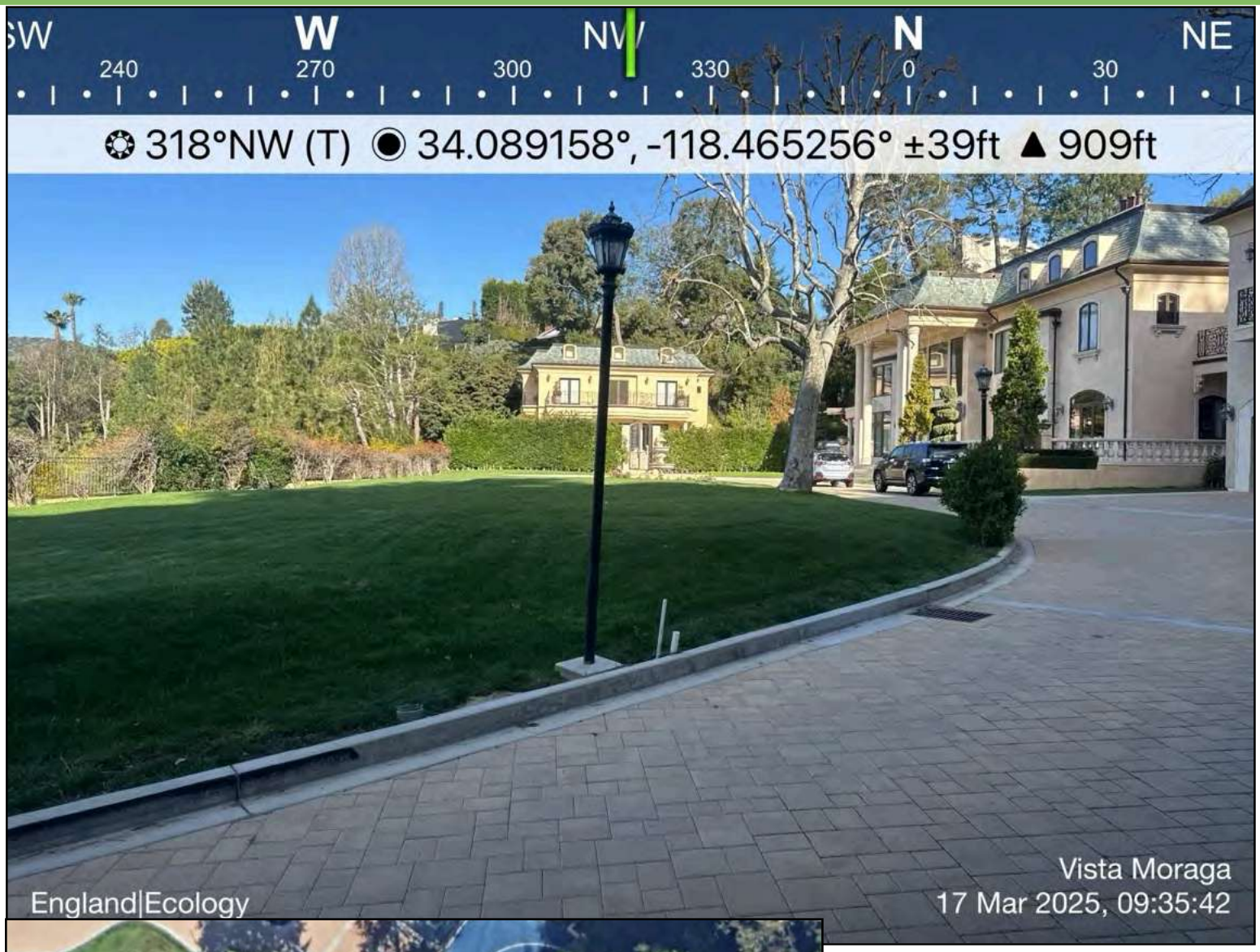


Photo Direction
North

Photo Description
View up driveway toward residence from front gate.

Photo Point 1653



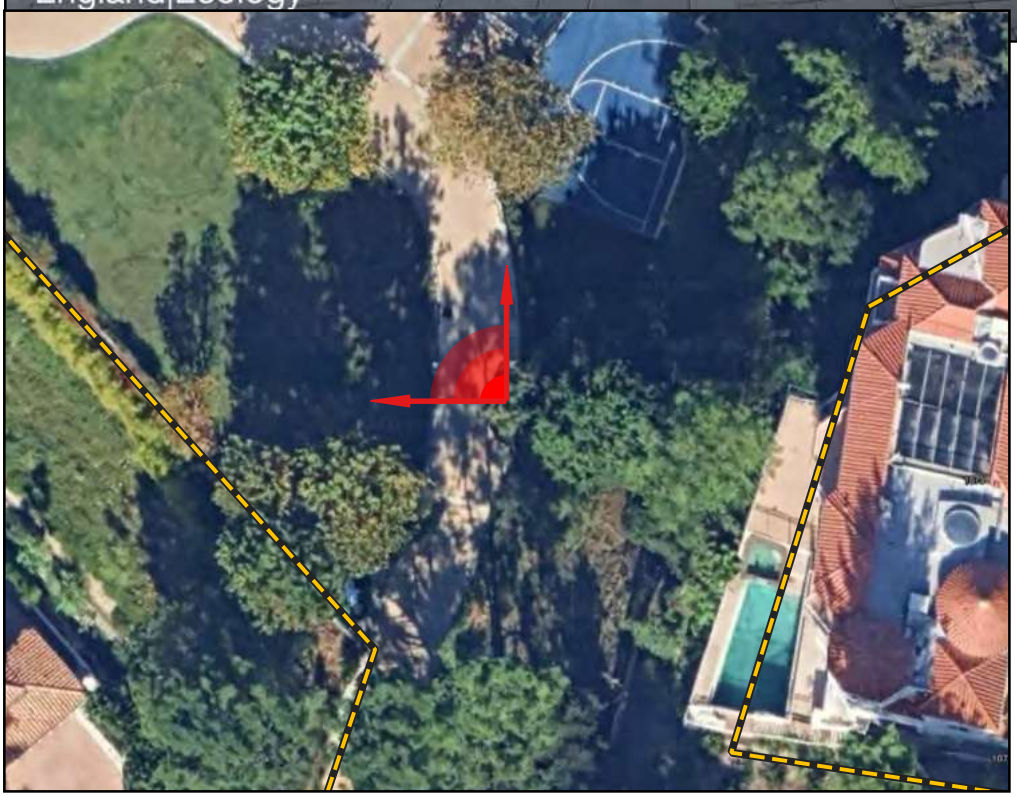
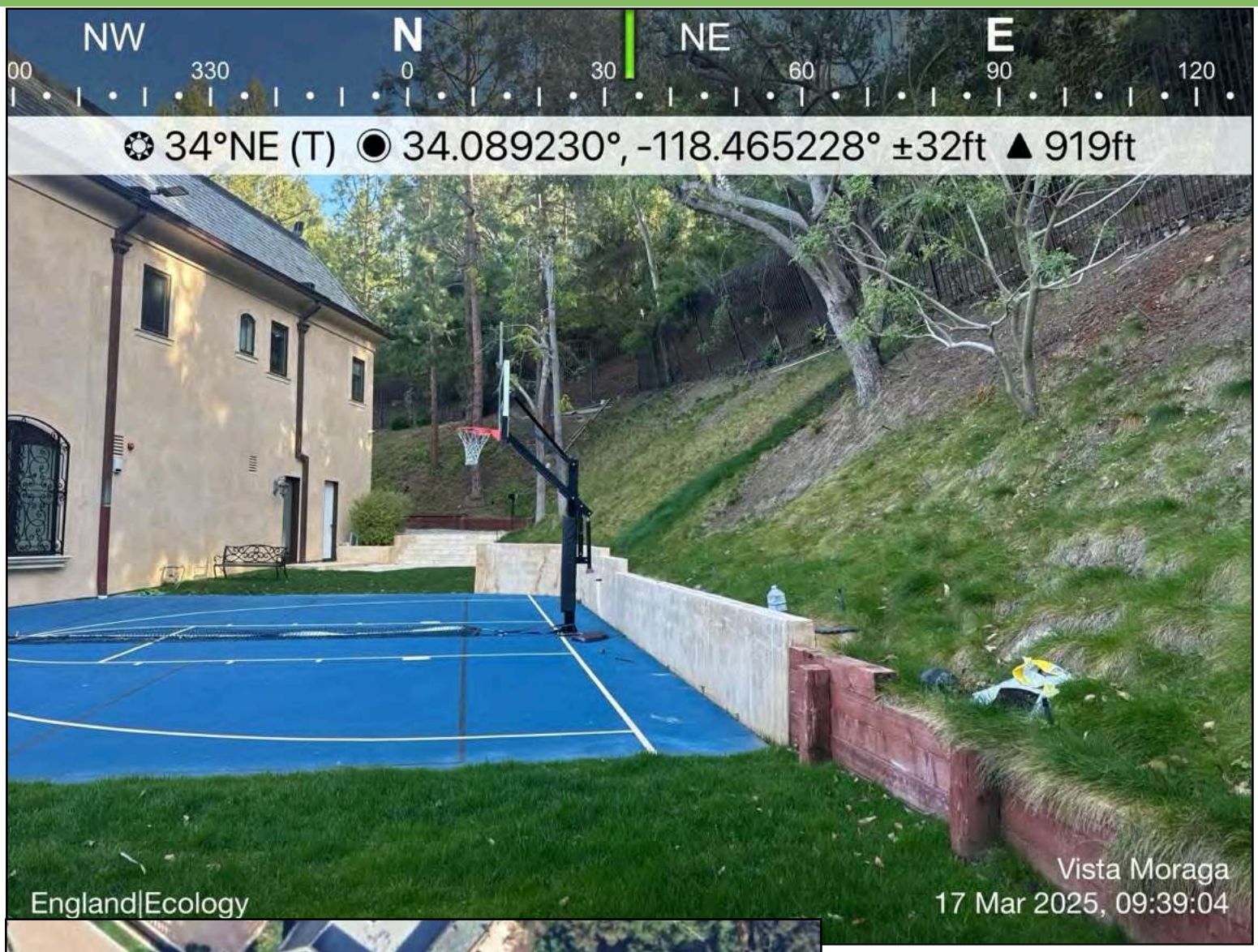


Photo Direction
Northwest

Photo Description
View of front yard.

Photo Point 1654



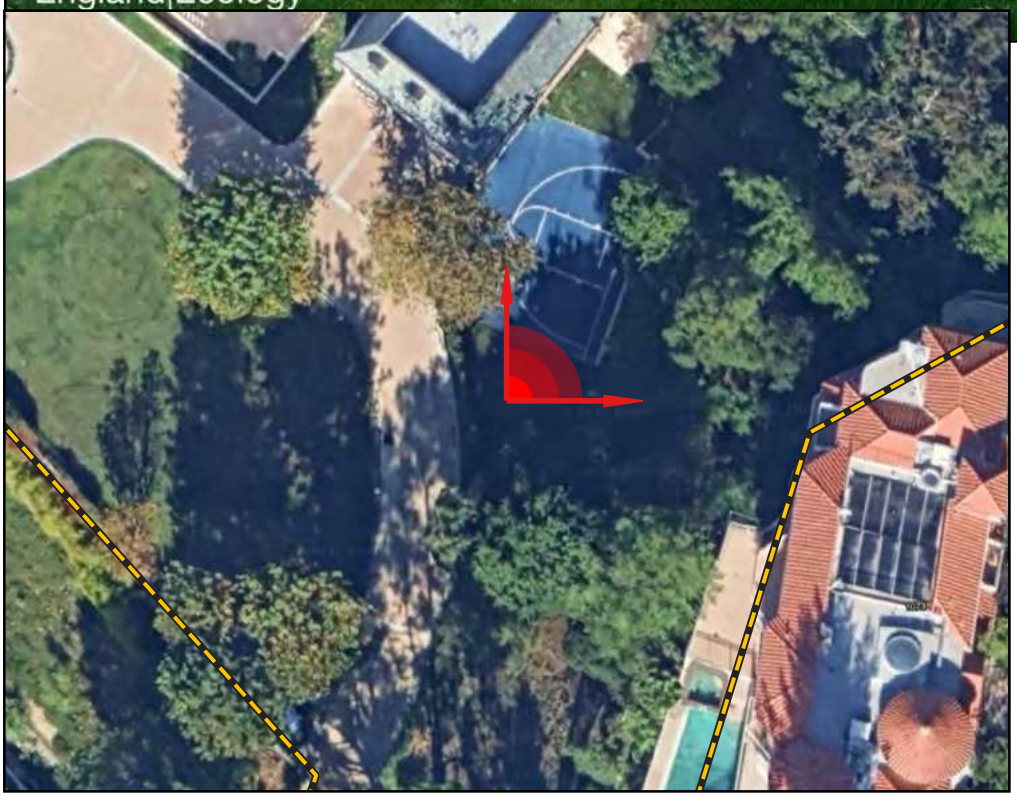
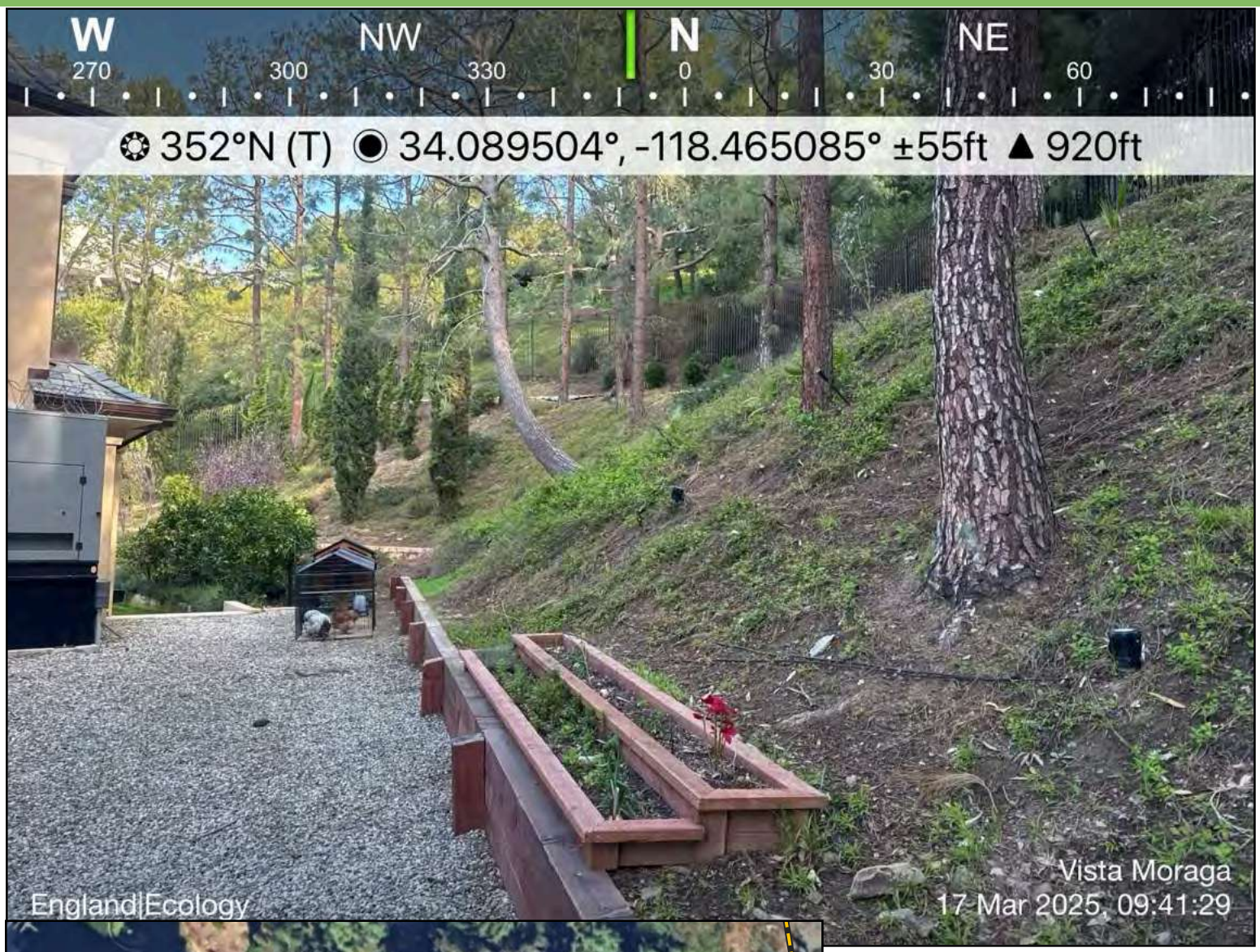


Photo Direction
Northeast

Photo Description
View of side yard.

Photo Point 1655



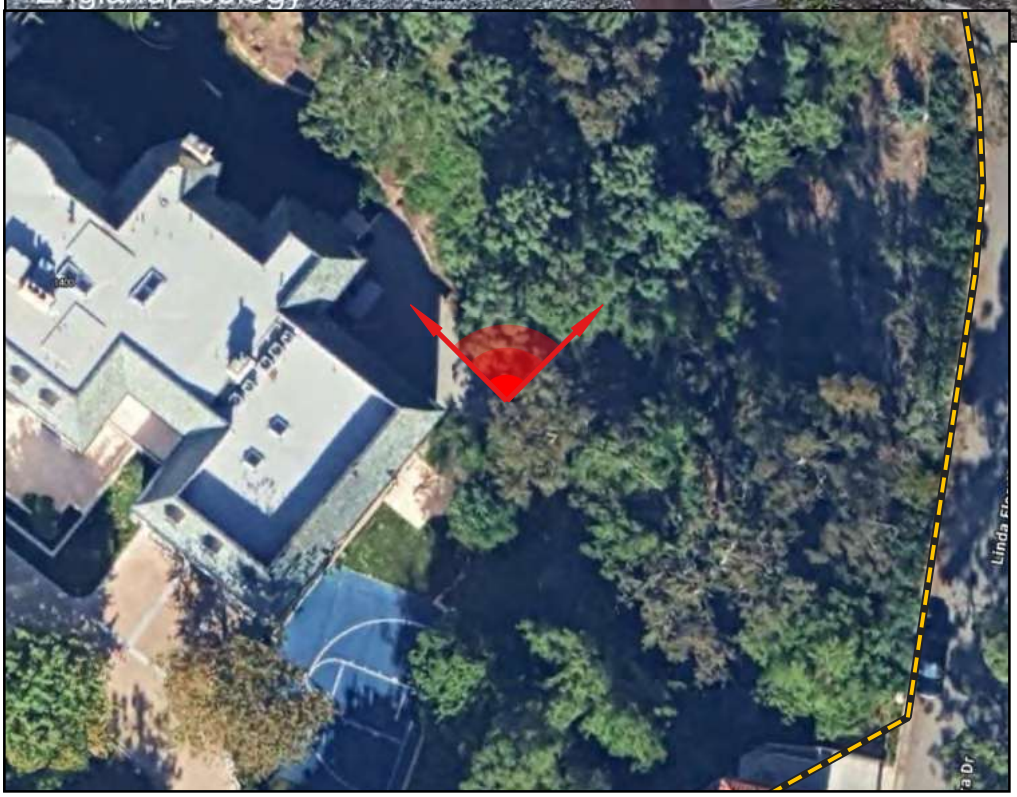


Photo Direction
North

Photo Description
Back yard.

Photo Point 1656

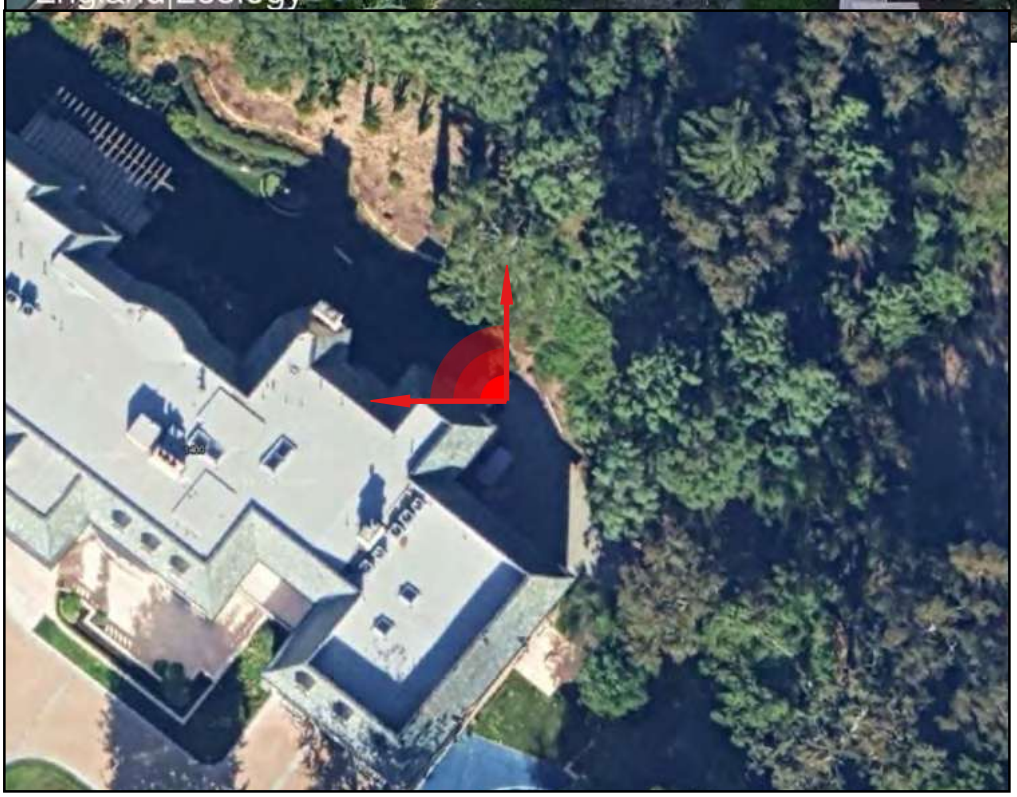
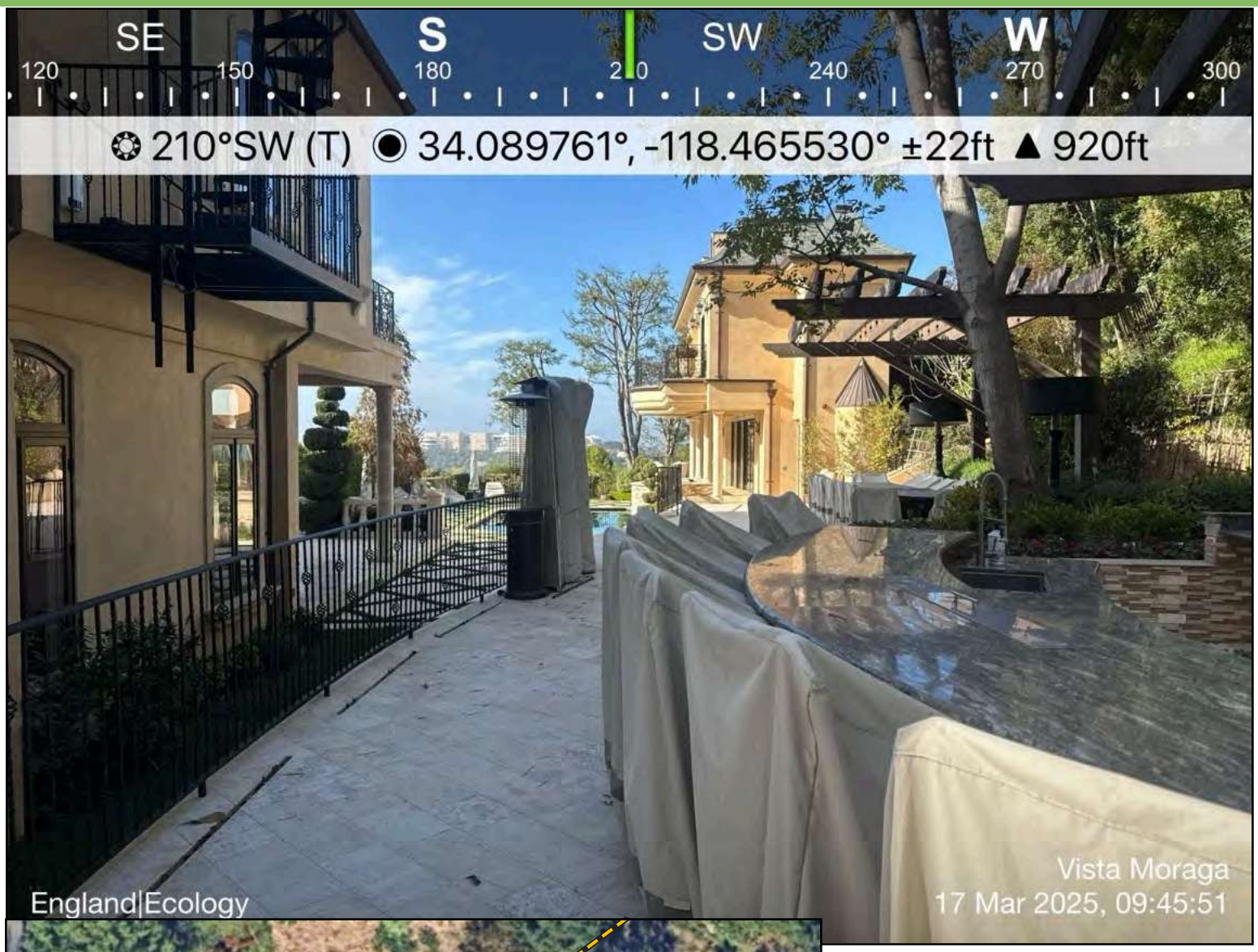


Photo Direction
Northwest

Photo Description
Back yard.

Photo Point 1657



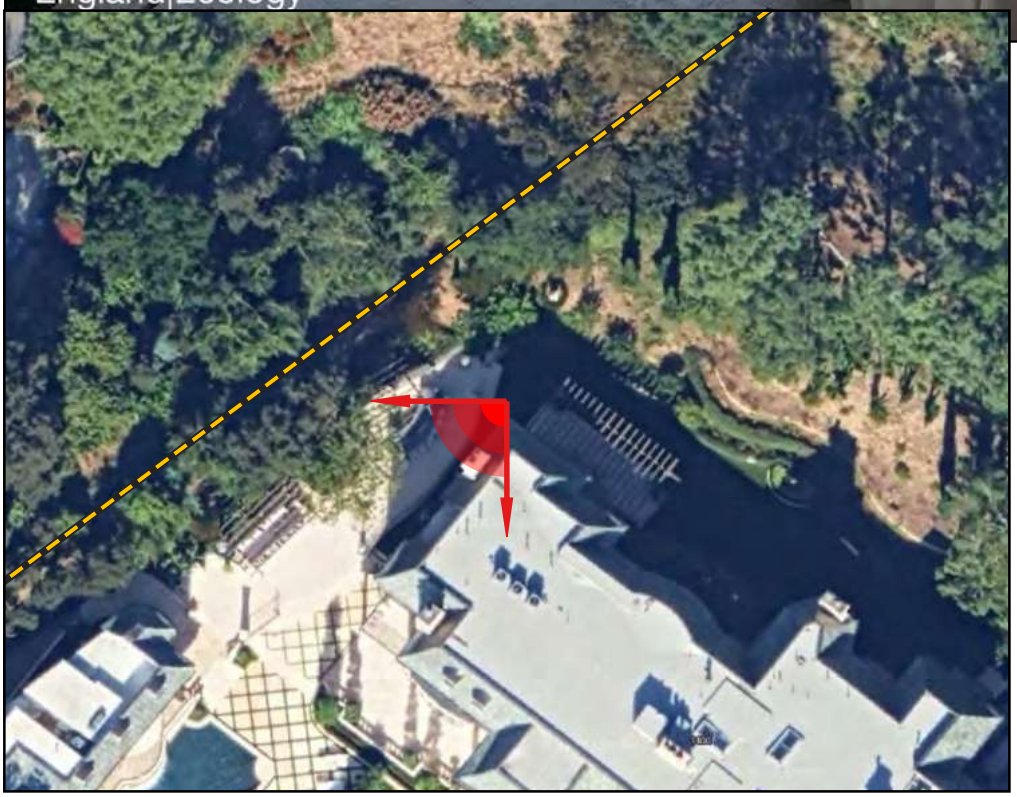


Photo Direction
Southwest

Photo Description
Side yard.

Photo Point 1658

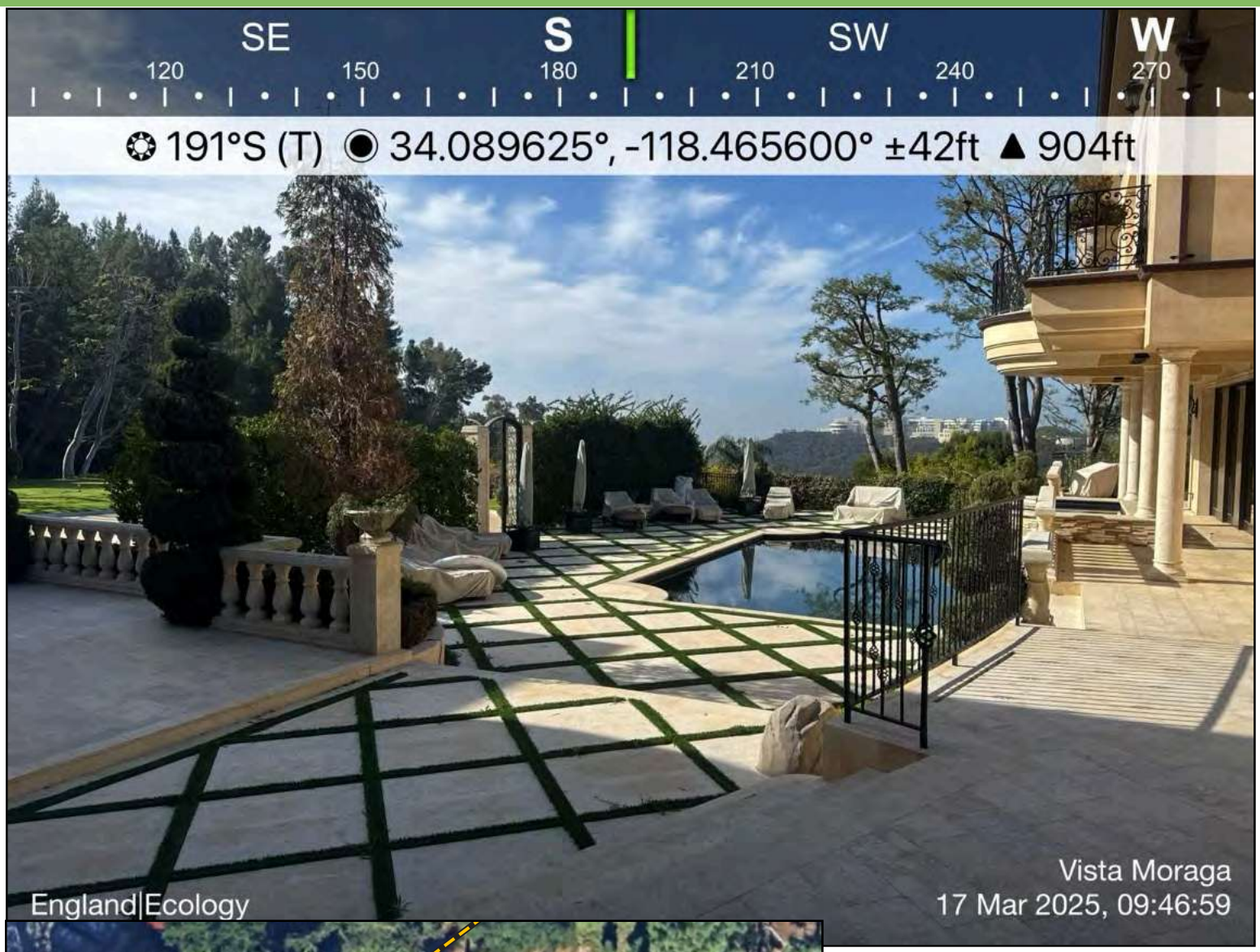
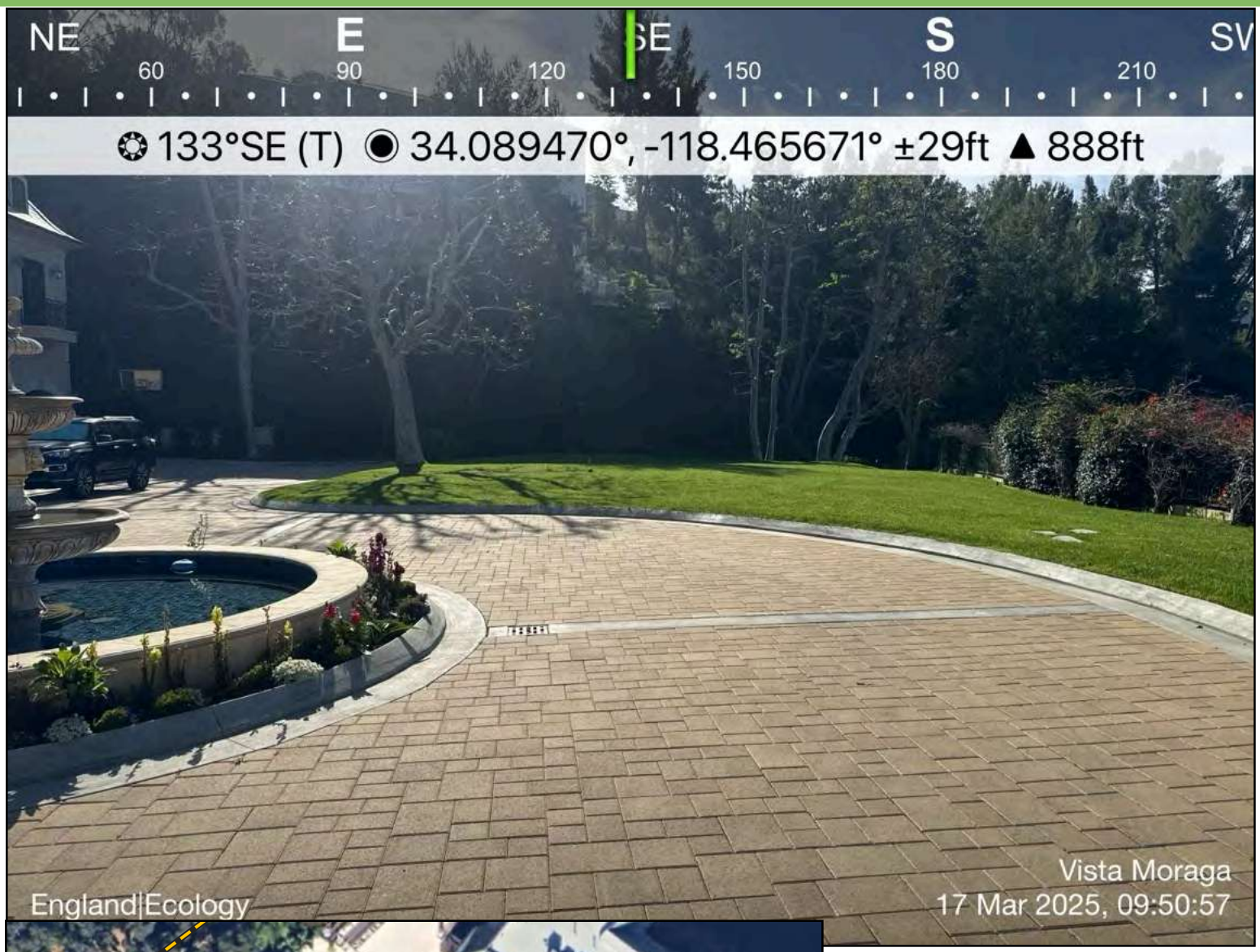


Photo Direction
South

Photo Description
Pool area.

Photo Point 1659



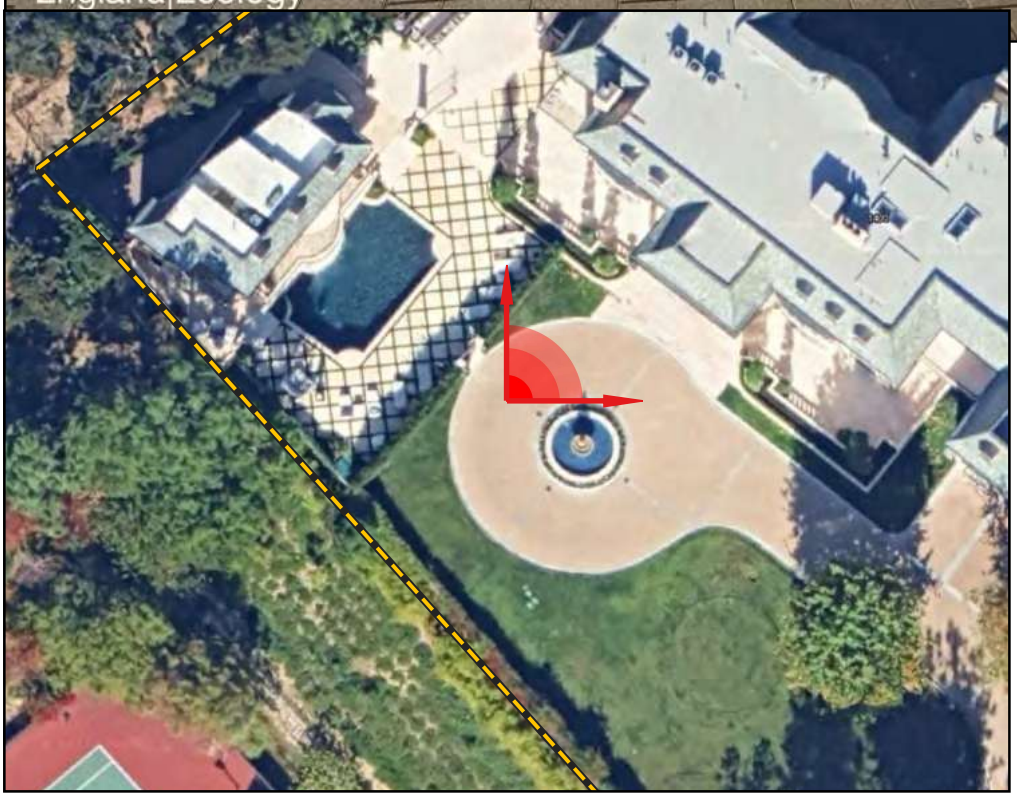


Photo Direction
Northeast

Photo Description
Front yard.

Photo Log

1400 Vista Moraga

This database-generated report presents a visual depiction of site conditions during the the two surveys conducted by England|Ecology. The data presented here were collected in the field using the QField app on an iPhone 17 Pro. After fieldwork was completed, data were synced to QGIS desktop. The map below presents an overview of the photo locations in this report, with each photo shown on the ensuing pages. This report was generated using QGIS 3.40.

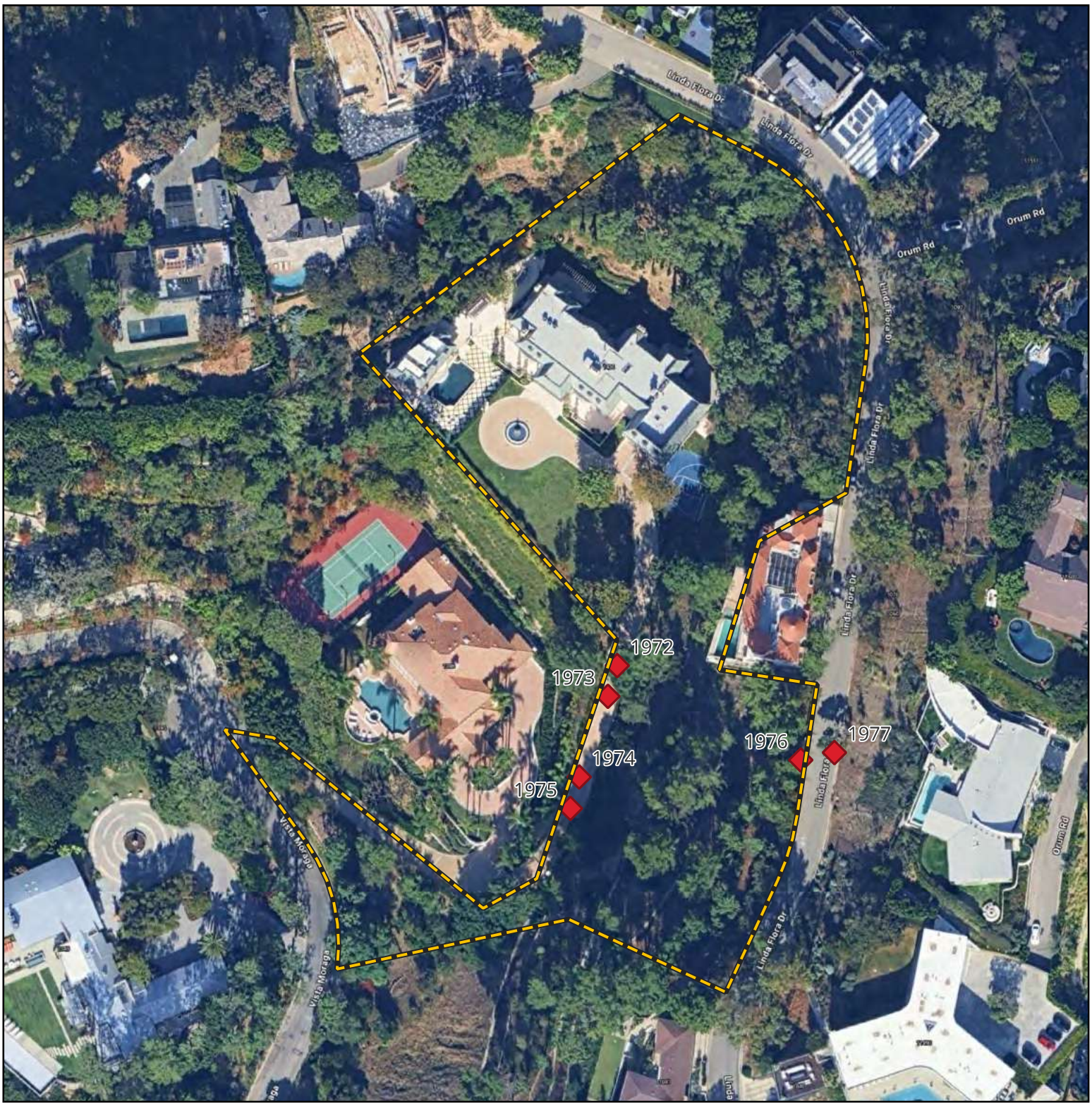


Photo Point 1972

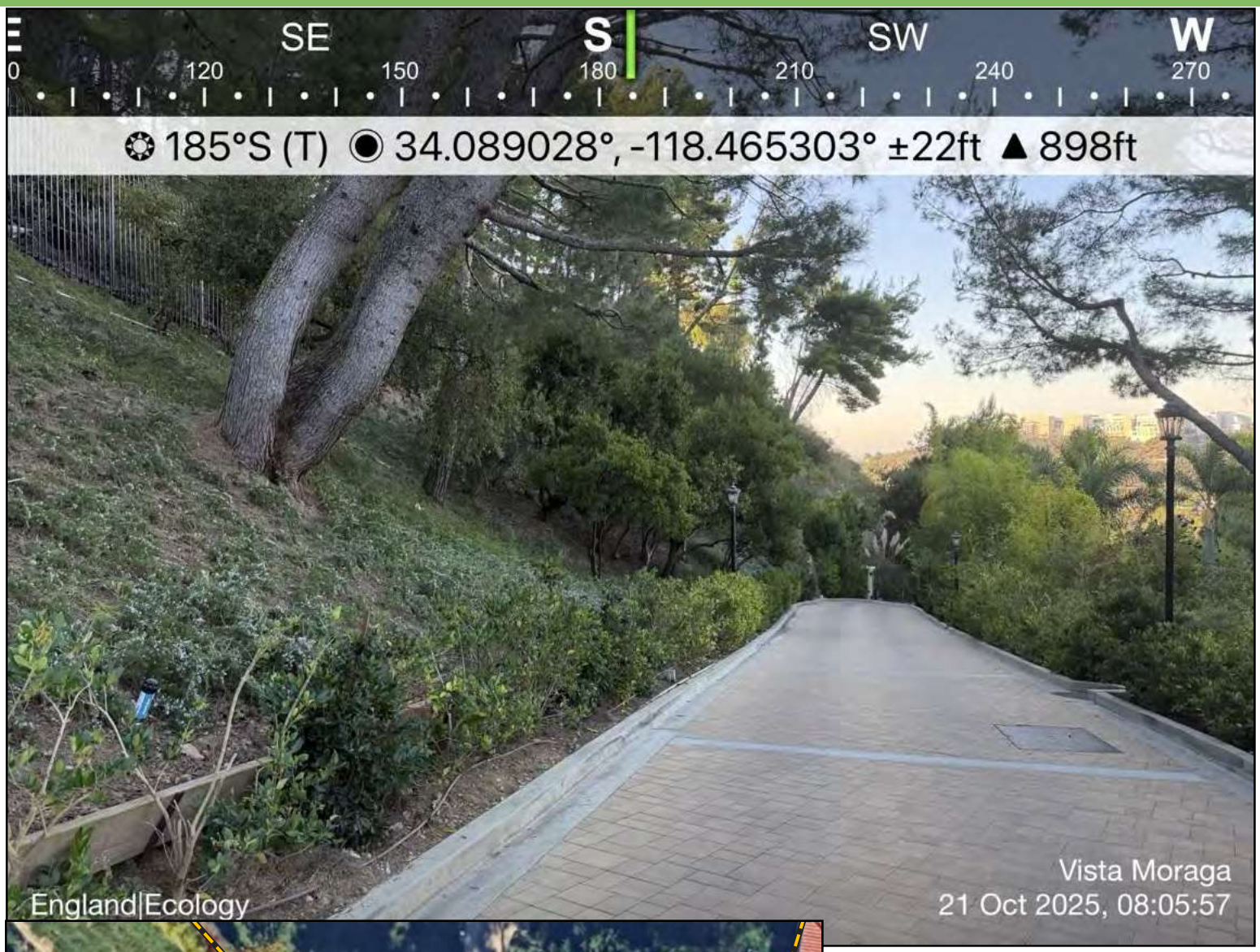


Photo Direction
South

Photo Description
View down driveway. Proposed parcel is on the left.

Photo Point 1973

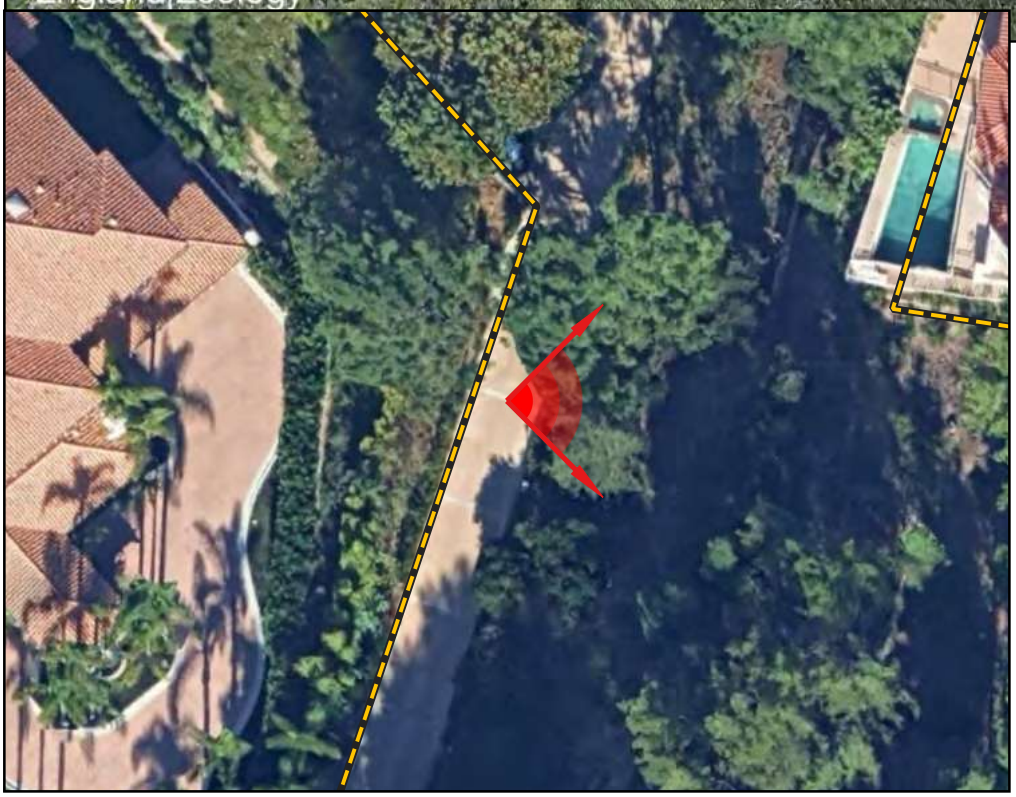


Photo Direction
East

Photo Description
North end of proposed parcel.

Photo Point 1974

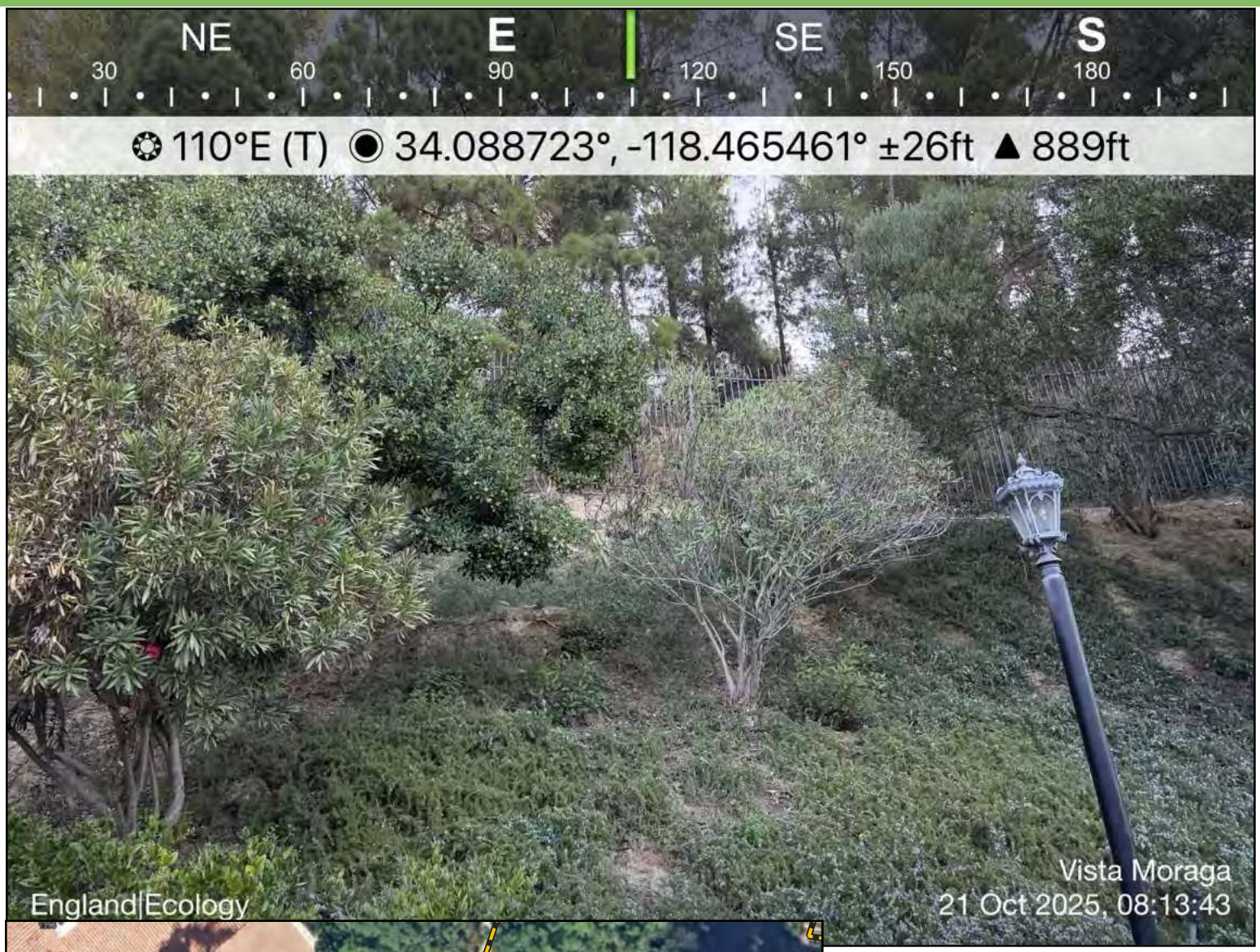


Photo Direction
East

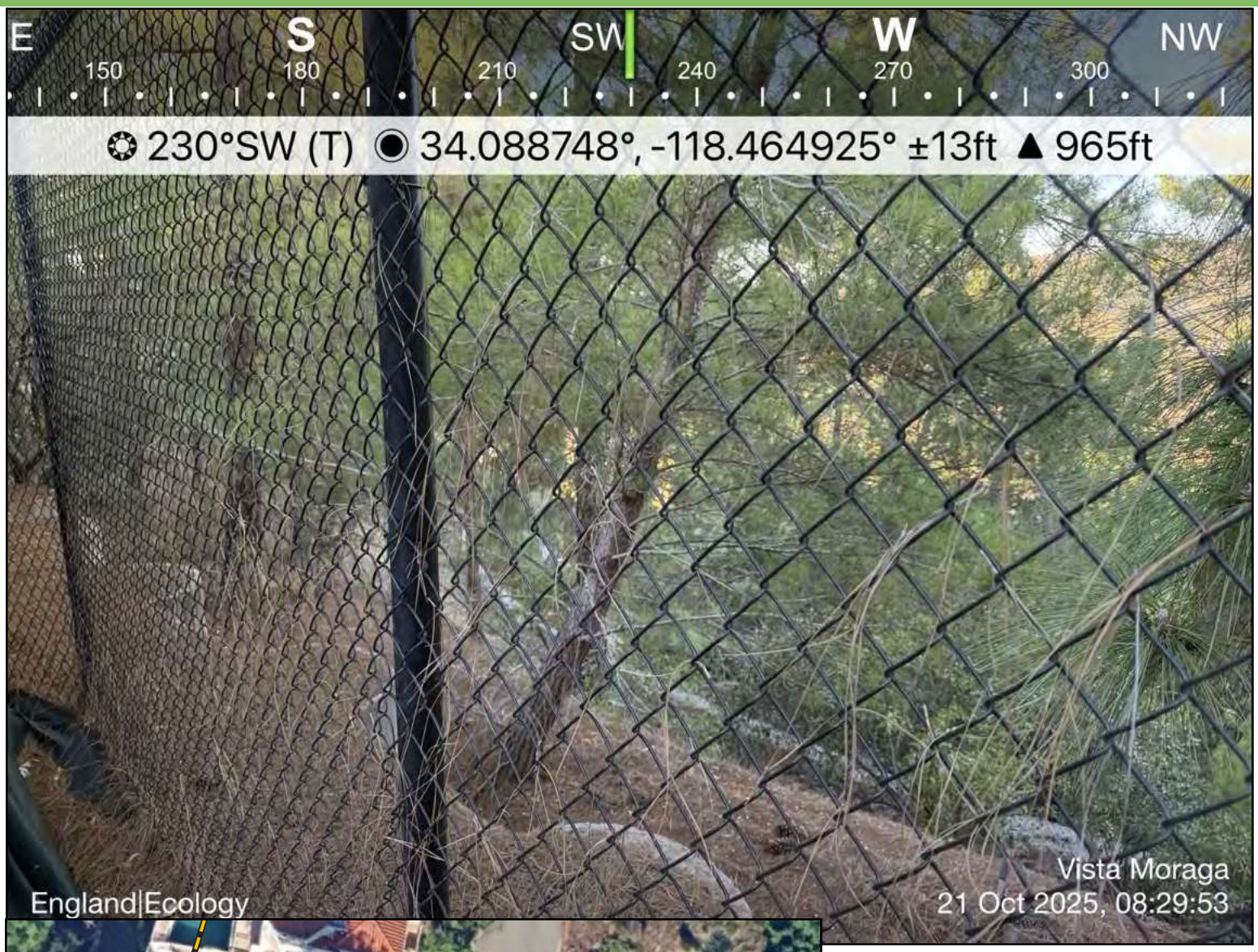
Photo Description
Central section of proposed parcel.

Photo Point 1975

Photo Direction
Southeast

Photo Description
South section of proposed parcel.

Photo Point 1976



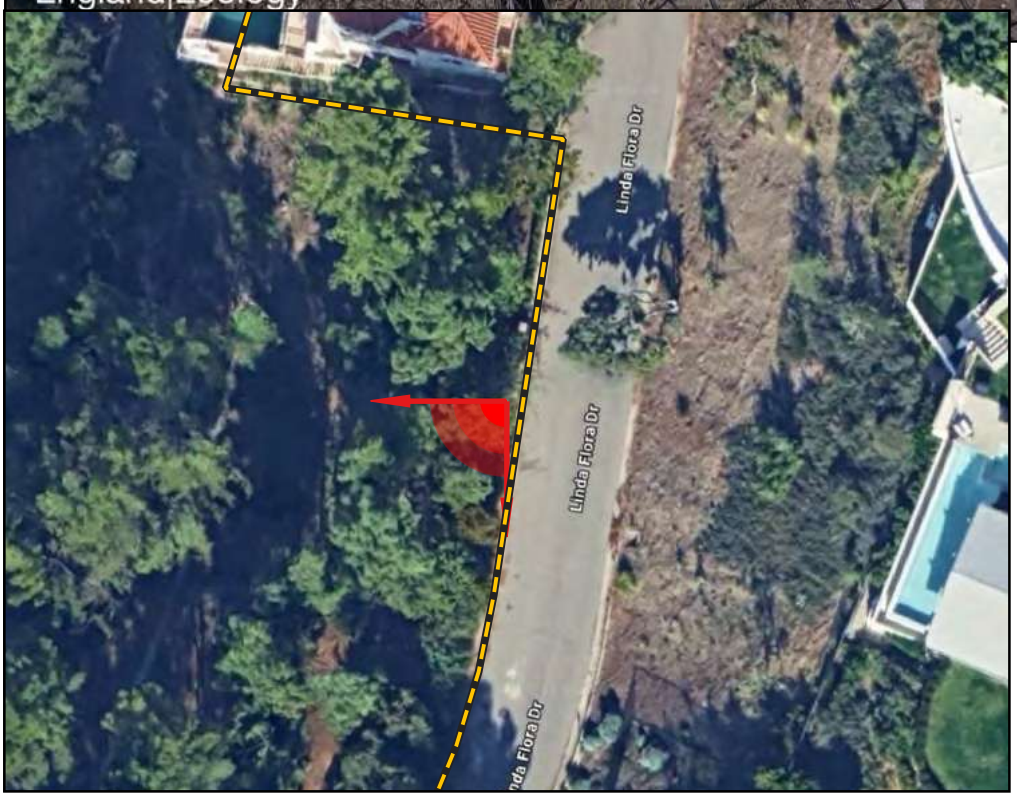


Photo Direction
Southwest

Photo Description
View downslope onto subject property from Linda Flora Drive.

Photo Point 1977

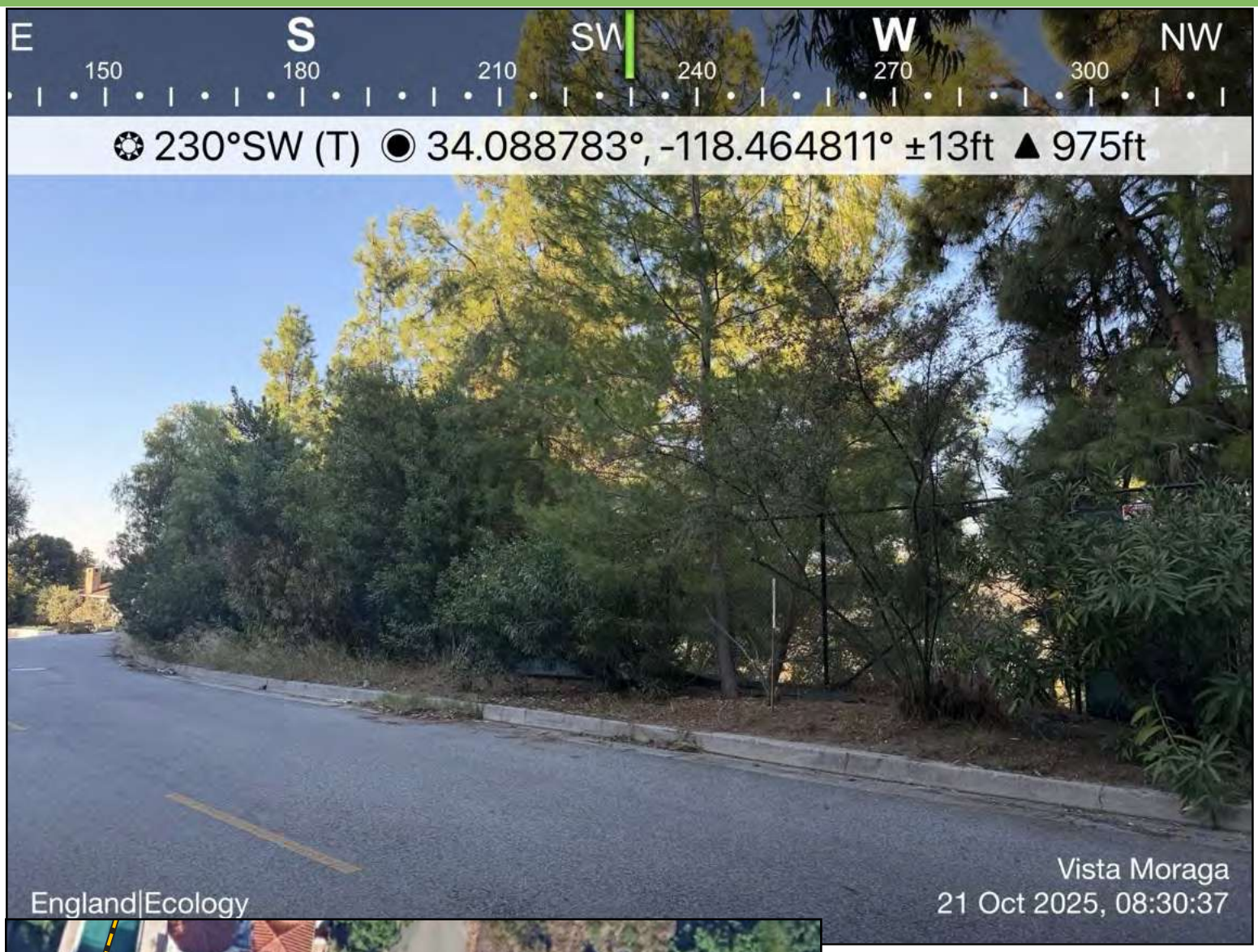


Photo Direction
Southwest

Photo Description
View of upper portion of subject property from Linda Flora Drive.

Appendix F. Reference Materials

The following materials were provided to England|Ecology by the Applicant in order to assist with the completion of this report and are provided after this cover page:

- Site Plan
- Arborist Report

Tree Survey

For the compliance of the City of Los Angeles Planning

1400 N. Vista Moraga
Los Angeles, 90049

Prepared For: Niko Natsis
Tel: (310) 903-9022
Email: Nikonatsis@gmail.com

Prepared By: Michael Crane
Arbor Care, Inc.
1660 E. Mountain St.
Pasadena, CA 91104
Tel: (626) 737-4007
Email: info@arborcareinc.net

October 2023

Table of Contents

Survey Methods 1

Protected Tree Definitions 2

Tree Inventory Table 3

Topographic Survey Map with Tree Locations 5

Author's Certifications 6

Certification of Performance 7

SURVEY METHODS

All trees with trunks measuring four inches in diameter or larger have been identified by botanical and common names. Trunk diameters, which are measured at four feet above grade are listed, and those with an "M" next to the measurement indicates that the tree has multiple trunks originating from one root crown. If the tree is a multi-trunk, then the three largest trunk diameters are listed. Tree numbers correspond to the tree identification and location plotted on the topographic survey map. Tree numbers with an "os" next to them indicate that the trunk is located off-site, but the branches extend over or very close to the property line. Trees marked on the topographic survey map with an "X" indicate that a tree does not exist in the location of the tree icon.

The condition of each tree is given based on existing conditions using a scale of Excellent to Dead.

Excellent – A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structural and form typical of the species.
Good – Tree with slight decline in vigor, small amount of twig dieback, or minor structural defects that can be corrected.
Fair – Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
Poor – Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
Nearly Dead – Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormic shoots (secondary shoots that arise along the trunk and branches); extensive structural defects that cannot be abated.
Dead – Tree is completely non-viable

A determination was made on the protected status of each tree. The elements used to determine if a tree is protected are its species, trunk diameter and location on the property; and as defined in Ordinance #186873 of the City of Los Angeles Municipal Code. The property is not located in a Specific Plan area.

Protected Tree Definitions

City of Los Angeles Protected Trees and Shrubs

Ordinance #186873 - Protected Tree or Shrub- Any of the following Southern California indigenous tree species, which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree; or any of the following Southern California indigenous shrub species, which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub:

Protected Trees:

(a) Oak tree including Valley Oak (Quercus lobata) and California Live Oak (Quercus agrifolia), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak (Quercus dumosa).

(b) Southern California Black Walnut (Juglans californica var. californica)

(c) Western Sycamore (Platanus racemosa)

(d) California Bay (Umbellularia californica)

Protected Shrubs:

(a) Mexican Elderberry (Sambucus Mexicana

(b) Toyon (Heteromeles arbutifolia)

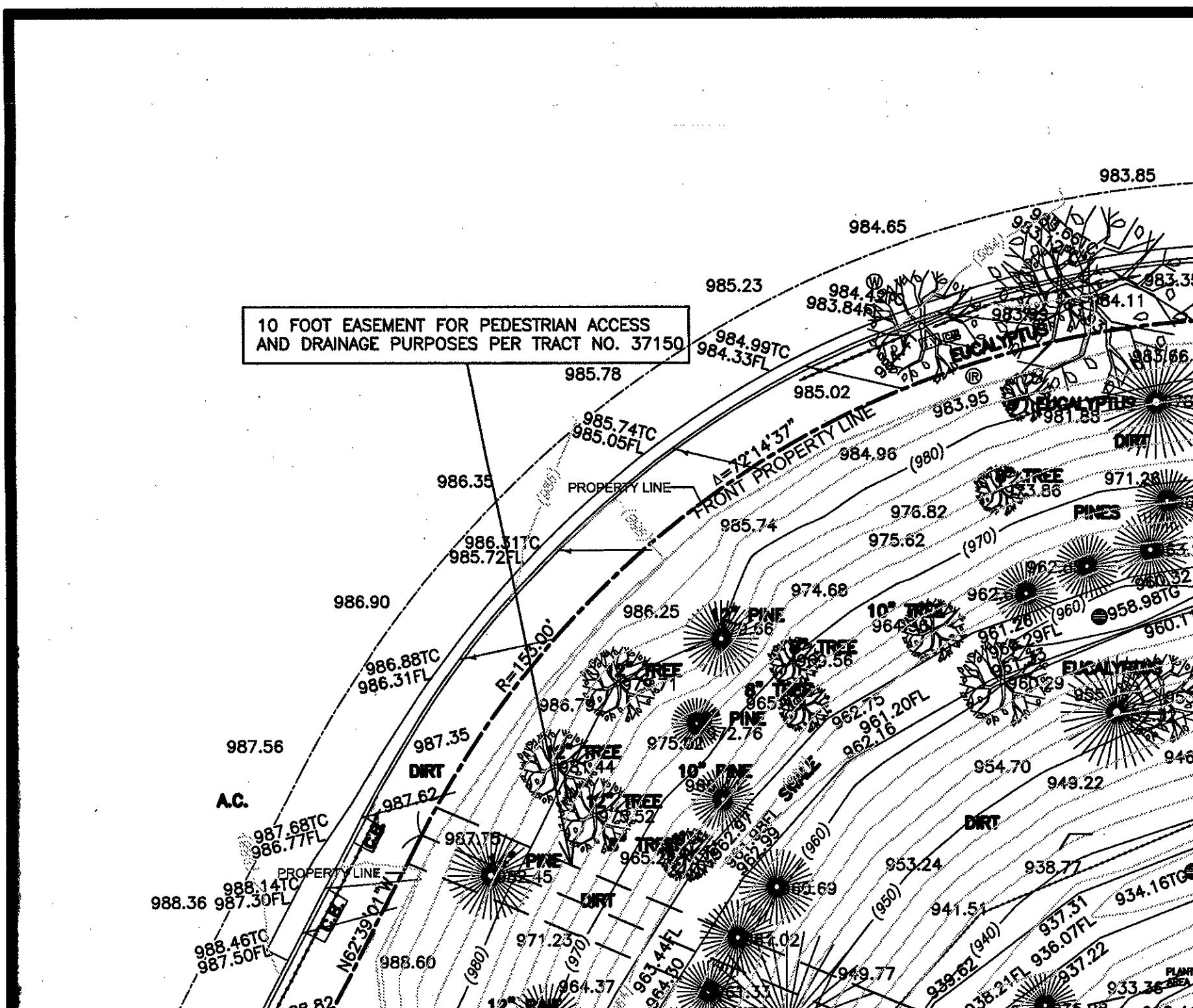
This definition shall not include any tree grown or held for sale by a licensed nursery, or trees planted or grown as a part of a tree planting program.

Tree Survey for 6937 W. Woodrow Wilson Drive, Los Angeles, 90077

Tree Key	Botanical Name	Common Name	Trunk Diameter	Condition	Tree Status
1	Jacaranda mimosifolia	Jacaranda	12"	Good	Non-Protected
2	Pinus halepensis	Aleppo Pine	14”	Good	Non-Protected
3	Pinus canariensis	Canary Island Pine	20"	Good	Non-Protected
4	Pinus halepensis	Aleppo Pine	18"	Good	Non-Protected
5	Pinus halepensis	Aleppo Pine	6"	Good	Non-Protected
6	Pinus canariensis	Canary Island Pine	12"	Good	Non-Protected
7	Pinus canariensis	Canary Island Pine	16"	Good	Non-Protected
8	Pinus canariensis	Canary Island Pine	12"	Good	Non-Protected
9	Pinus canariensis	Canary Island Pine	10"	Good	Non-Protected
10	Pinus canariensis	Canary Island Pine	10"	Good	Non-Protected
11	Pinus canariensis	Canary Island Pine	10"	Good	Non-Protected
12	Pinus canariensis	Canary Island Pine	12"	Good	Non-Protected
13	Schinus molle	Pepper Tree	16"	Good	Non-Protected
14	Pinus halepensis	Aleppo Pine	14"	Good	Non-Protected
15	Pinus canariensis	Canary Island Pine	12"	Good	Non-Protected
16	Pinus halepensis	Aleppo Pine	8"	Good	Non-Protected
17	Pinus canariensis	Canary Island Pine	10"	Good	Non-Protected
18	Pinus canariensis	Canary Island Pine	8"	Good	Non-Protected
19	Pinus canariensis	Canary Island Pine	12"	Good	Non-Protected
20	Pinus canariensis	Canary Island Pine	10"	Good	Non-Protected

Tree Survey for 6937 W. Woodrow Wilson Drive, Los Angeles, 90077 continued

Tree Key	Botanical Name	Common Name	Trunk Diameter or Height	Condition	Protected Tree
21	Pinus halepensis	Aleppo Pine	12"	Good	Non-Protected
22	Pinus halepensis	Aleppo Pine	18"	Good	Non-Protected
23	Pinus halepensis	Aleppo Pine	20"	Good	Non-Protected
24	Pinus halepensis	Aleppo Pine	18"	Good	Non-Protected
25	Pinus halepensis	Aleppo Pine	14"	Good	Non-Protected
26	Pinus halepensis	Aleppo Pine	M2: 14", 14”	Good	Non-Protected
27	Eucalyptus globulus	Blue Gum	24"	Good	Non-Protected
28	Pinus canariensis	Canary Island Pine	8"	Good	Non-Protected
29	Pinus canariensis	Canary Island Pine	8"	Good	Non-Protected
30	Pinus canariensis	Canary Island Pine	5"	Good	Non-Protected
31	Malosma laurina	Laurel Sumac	M8: 4", 4” 2”	Good	Non-Protected
32	Malosma laurina	Laurel Sumac	M4: 6”, 6”, 2”	Good	Non-Protected
33	Pinus halepensis	Aleppo Pine	8"	Good	Non-Protected
34	Malosma laurina	Laurel Sumac	M10: 3”, 3”, 3"	Good	Non-Protected
35	Malosma laurina	Laurel Sumac	M6: 4”, 4”, 4”	Good	Non-Protected
36	Malosma laurina	Laurel Sumac	M5: 5”, 4’, 4”	Good	Non-Protected
37	Malosma laurina	Laurel Sumac	M6: 4”, 4”, 3”	Good	Non-Protected
38	Malosma laurina	Laurel Sumac	M3: 6”, 2”, 2”	Good	Non-Protected


10 FOOT EASEMENT FOR PEDESTRIAN ACCESS
AND DRAINAGE PURPOSES PER TRACT NO. 37150
FRONT PROPERTY LINE
PROPERTY LINE
Δ=72°14'37"
R=153.00'
N62°39'01"W
A.C.
DIRT
EUCALYPTUS
PINES
SWALE
983.85
984.65
985.23
985.78
985.02
983.95
984.96
985.74
986.35
986.90
987.56
987.35
988.36
988.60
986.25
974.68
976.82
975.62
954.70
949.22
953.24
938.77
941.51
937.31
936.07FL
937.22
934.16TG
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964.37
971.23
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984.33FL
983.84FL
(980)
(970)
(960)
(950)
(940)

ISA QUALIFICATIONS

International Society of Arboriculture™
Tree Risk Assessment Qualification

Michael J Crane

Having successfully completed the requirements established by the Certification Board of the International Society of Arboriculture,™ the above named is hereby recognized as holding the ISA Tree Risk Assessment Qualification.

Chair, Certification Board
International Society of Arboriculture

Jim Skiera, Executive Director
International Society of Arboriculture

December 31, 2015
Expiration Date

The American Society of Consulting Arborists

in recognition of fulfillment of the requirements for Registered Consulting Arborist status

confers upon

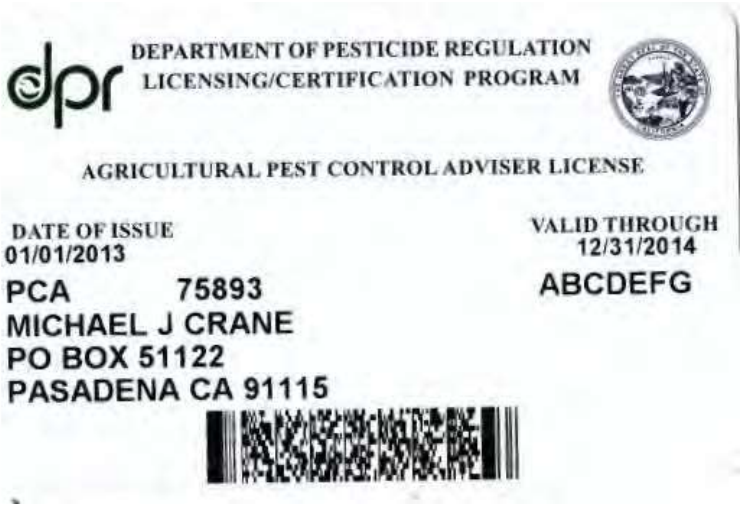
Michael Crane, RCA #440

Registered Membership
January 18, 2006

President

ASCA AMERICAN SOCIETY of CONSULTING ARBORISTS

Executive Director



dpr DEPARTMENT OF PESTICIDE REGULATION
LICENSING/CERTIFICATION PROGRAM

AGRICULTURAL PEST CONTROL ADVISER LICENSE

DATE OF ISSUE
01/01/2013

VALID THROUGH
12/31/2014

PCA 75893
MICHAEL J CRANE
PO BOX 51122
PASADENA CA 91115

ABCDEFG

International Society of Arboriculture
Board-Certified Master Arborist

Michael J. Crane

Having successfully completed the requirements set by the Arborist Certification Board of the International Society of Arboriculture, the above named is hereby recognized as an ISA Board-Certified Master Arborist

ISA

Jim Skiera, Executive Director
International Society of Arboriculture

WE-6643B	Nov 9, 2006	Dec 31, 2012
Certification Number	Certified Since	Expiration Date

CERTIFICATION OF PERFORMANCE

I, Michael Crane, certify that:

- I have personally inspected the tree(s) and the property referred to in this report and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party not upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the American Society of Consulting Arborists and the International Society of Arboriculture. I have been involved in the field of Horticulture in a full-time capacity for a period of more than 15 years.

Signed: _____

Registered Consulting Arborist #440; American Society of Consulting Arborist
Board Certified Master Arborist #WE 6643B; International Society of Arboriculture
Licensed California Agricultural Pest Control Adviser #AA08269

Date: October 18, 2023

AA-2023-8121-PMLA-1A

C-3

Supplemental Biologist Memorandum

England|Ecology
mcengland.com

marcus@mcengland.com
mcengland.com
englandecology
englandecology
englandecology
(213) 304-1826
Mt. Washington, Los Angeles, CA

April 30, 2025

Tony Natsis
1400 N Vista Moraga
Los Angeles, CA 90049

Email: nikonatsis@gmail.com

Subject: Response to comments by the Santa Monica Mountains Conservancy regarding wildlife movement potential at 1400 Vista Moraga, City of Los Angeles, Los Angeles County, California

Dear Tony Natsis:

This letter has been prepared to provide a response to comments by the Santa Monica Mountains Conservancy (SMMC) regarding wildlife movement potential at 1400 Vista Moraga, City of Los Angeles, Los Angeles County, California. The additional information provided herein should thoroughly address all of SMMC's stated concerns and continue to show that conditions on the subject property are not conducive to wildlife movement of any significance.

Background

In a Biological Resources Report dated April 15, 2025[1], England|Ecology fully analyzed the potential biological effects of the Applicant's proposed lot split and potential future development (not currently proposed) per the requirements of Los Angeles City Planning as outlined in the City's *Biological Resources Report Template* (CP-4073) and *Biological Reporting Standards* (CP-4074), both dated January 11, 2023. Subsequently, the City received a letter from the Santa Monica Mountains Conservancy dated April 22, 2025 (hereafter, "SMMC Letter") regarding the proposed Project and SMMC's perception of the wildlife movement analysis presented in the Biological Resources Report, as well as SMMC's perception of the importance of the subject property to wildlife movement.

Analysis & Discussion

Letter Text

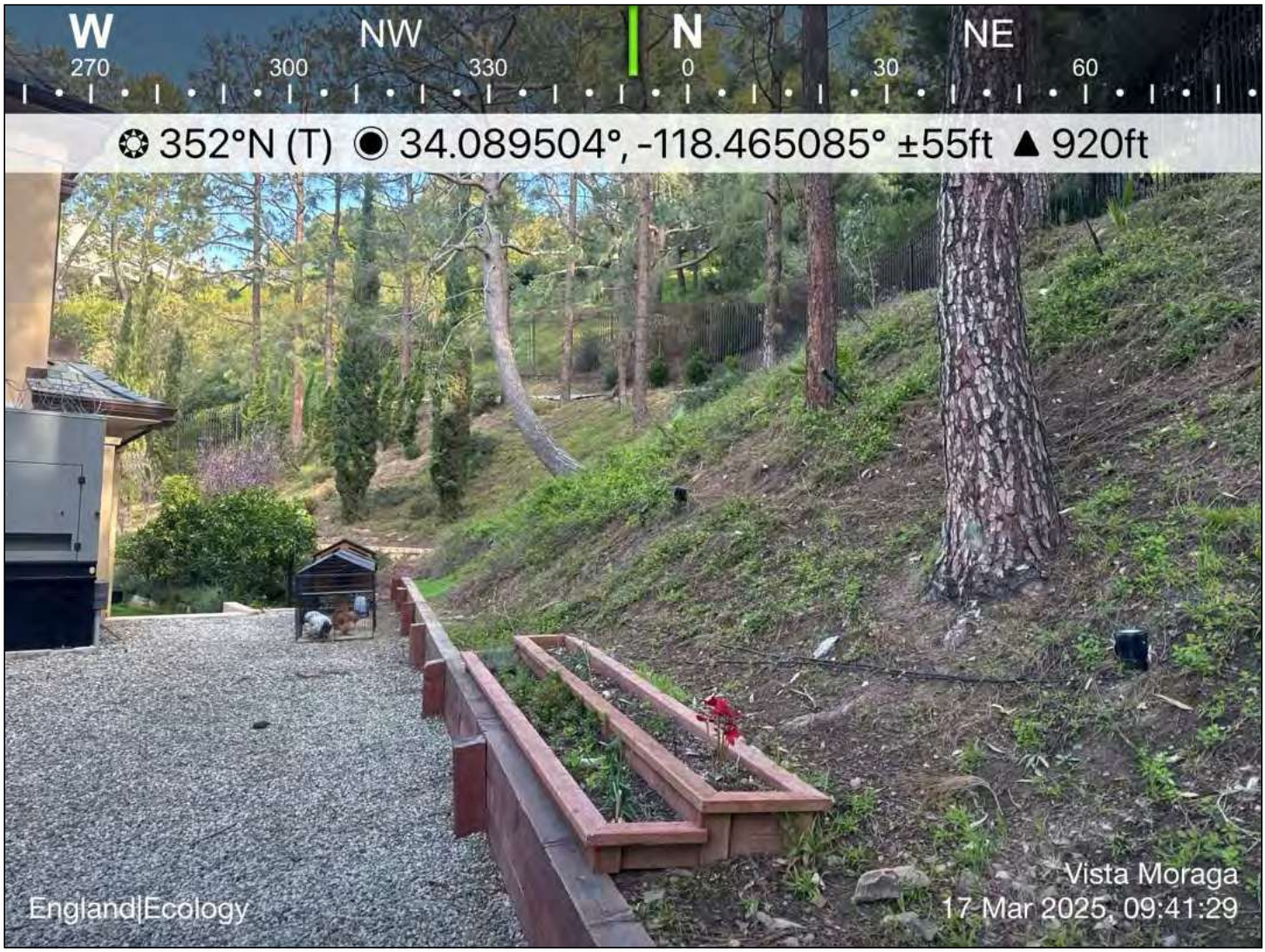
The remainder of this letter will quote key assertions made in the SMMC Letter *in italics* and provide responses to those assertions.

> *The subject property is partly surrounded by a mapped ecological habitat block. The subject property itself, including the proposed 'Parcel B', facilitates wildlife movement between segments of this habitat block. Development of a proposed 'Parcel B' has the potential to result in significant adverse biological impacts.*

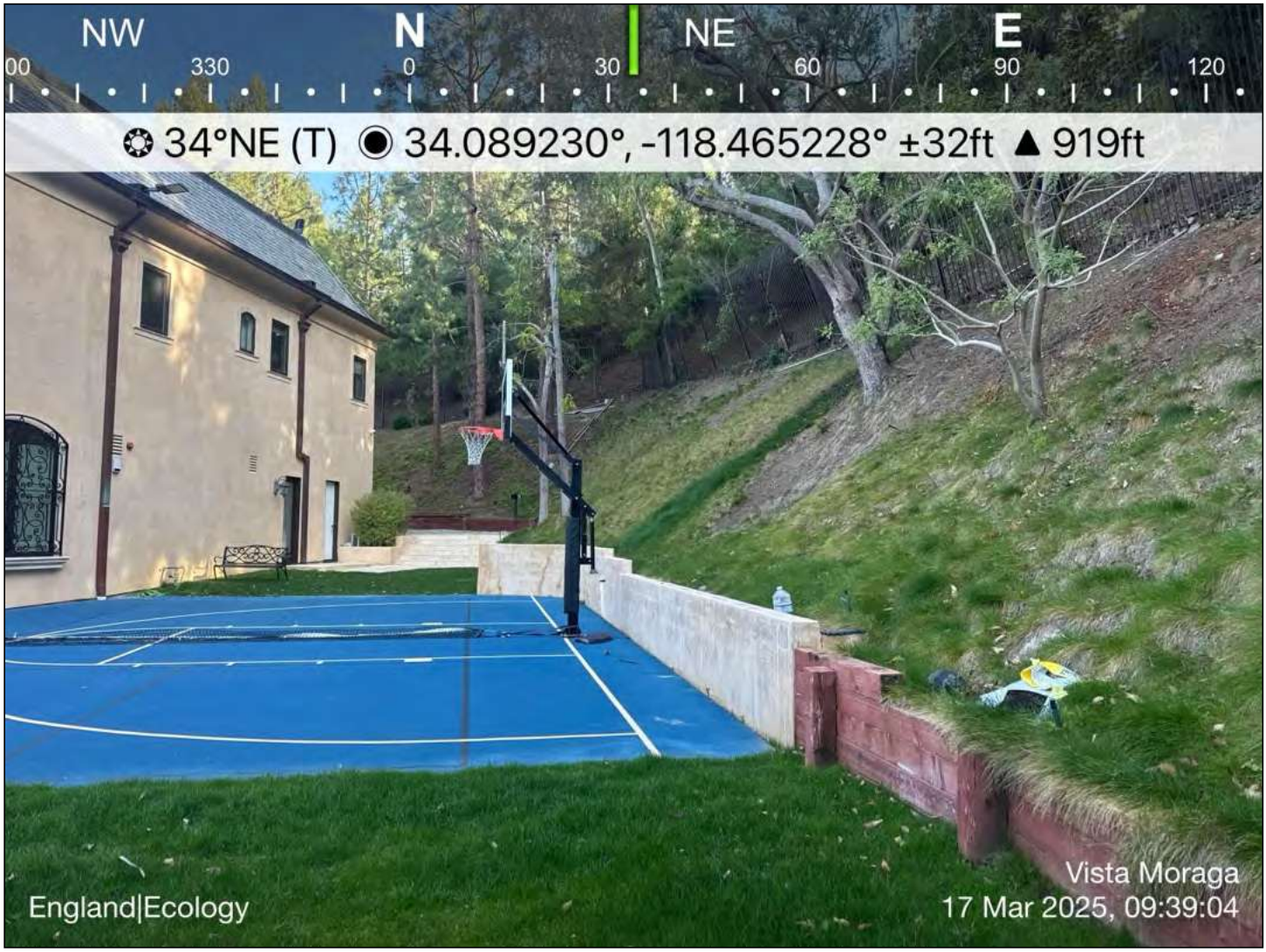
The subject property is at the southern end of a strip of development, abutting an undeveloped property to the south. Residential development bounds the subject property to the west, north, and east. There is no evidence that the subject property, including proposed 'Parcel B', facilitates wildlife movement between segments of this habitat, resulting in significant adverse biological impacts.

[1] England|Ecology, LLC. 2025. Biological Resources Report, 1400 Vista Moraga. Report prepared for Tony Natsis dated April 15, 2025. 118 pages.

Barriers include permanently installed 6-foot fencing (in some cases, higher), including multiple layers of fencing in the backyard slope of the subject property. The majority of the backyard slope of the subject property is also at a lower level than the street behind it (Linda Flora), which is elevated by concrete supports. Photos depicting these barriers are provided below.



This image, which was provided in the Biological Report, shows 6-foot fencing at nearly the mid-point of the slope in the backyard.



This image, which was provided in the Biological Report, shows 6-foot fencing at nearly the mid-point of the slope in the side yard.

This image, provided by Crest Real Estate, shows double fencing along Linda Fora at the subject property boundary. This continues along the entirety of the subject property boundary.

This image, provided by Crest Real Estate, shows the combined fencing and concrete wall along Linda Fora at the subject property boundary. This continues along the entirety of the subject property boundary.

> *The subject property is in the Santa Monica Mountains Zone, and falls under the* Eastern Santa Monica Mountains Natural Resources Protection Plan (NRPP), *adopted by the Conservancy on December 13, 2021. Concerning the NRPP, the subject property is near-adjacent to several segments of Habitat Block No. 89 as designated on the Conservancy's Eastern Santa Monica Mountains Habitat Linkage Planning Map (revised and re-adopted in August 21, 2023). The subject property lies within a "peninsula" of development along Linda Flora Drive, that splits the southern portions of Habitat Block No. 89 into isolated segments. Three aerial photo maps accompanying this letter show the location of the subject property in context with this mapped habitat block. The accompanying figures are intended to demonstrate how the currently undeveloped portions of the subject property have the potential to facilitate north-south wildlife movement amongst the more isolated segments of Habitat Block No. 89.*

The accompanying figures provided within the SMMC Letter, which were produced without field validation, will be discussed at the end of this letter. The assertion that "the currently undeveloped portions of the subject property have the potential to facilitate north-south wildlife movement amongst the more isolated segments of Habitat Block No. 89" is not supported by field validation. Barriers include multiple fences, a high concrete wall separating the subject property from Linda Flora, as well as a lack of natural vegetation communities.

> *The Biological Resources Report prepared by England Ecology (dated March 26, 2025) erroneously concludes that the subject property does not support connectivity between habitat blocks. However, that report provides no localized spatial analysis, and does not consider the Eastern Santa Monica Mountains Habitat Linkage Planning Map, a resource which is publicly available, and has been directly provided to the Department of City Planning and recognized via an adopted City Council motion. The Biological Resources Report refers to existing fencing on the subject property, but does not address the type of fencing, the fencing's location, or the height of the fencing with respect to wildlife permeability. Chain link fencing is frequently removed during and after development, and in general should be considered a temporary and partial obstacle to wildlife movement.*

The report's conclusion regarding wildlife movement is not erroneous, and given the non-natural state of the subject property and the barriers (each of which were discussed in the report), there was not a need to provide a detailed spatial analysis. Any detailed and accurate spatial analysis, even if not including factors that are species-specific, would be time-intensive and—in most cases—not warranted within the scope of a developed and fenced residential parcel. Such an analysis, most commonly conducted as a "least cost path" analysis[2,3] (which England|Ecology has conducted many times for multi-unit 100-acre-plus projects on undeveloped land), endeavors to construct a cost surface (raster layer) that —across species—includes such factors as anthropogenic disturbance (e.g., light, noise, etc.), terrain aspect, habitat quality, and barriers, modeling probabilities of movement across that surface between end points (usually habitat blocks with source populations). If such a detailed analysis were constructed for the subject property, it would inevitably show the least cost path as being around the subject property because all the factors stated on the subject property provide an exorbitantly high "cost".

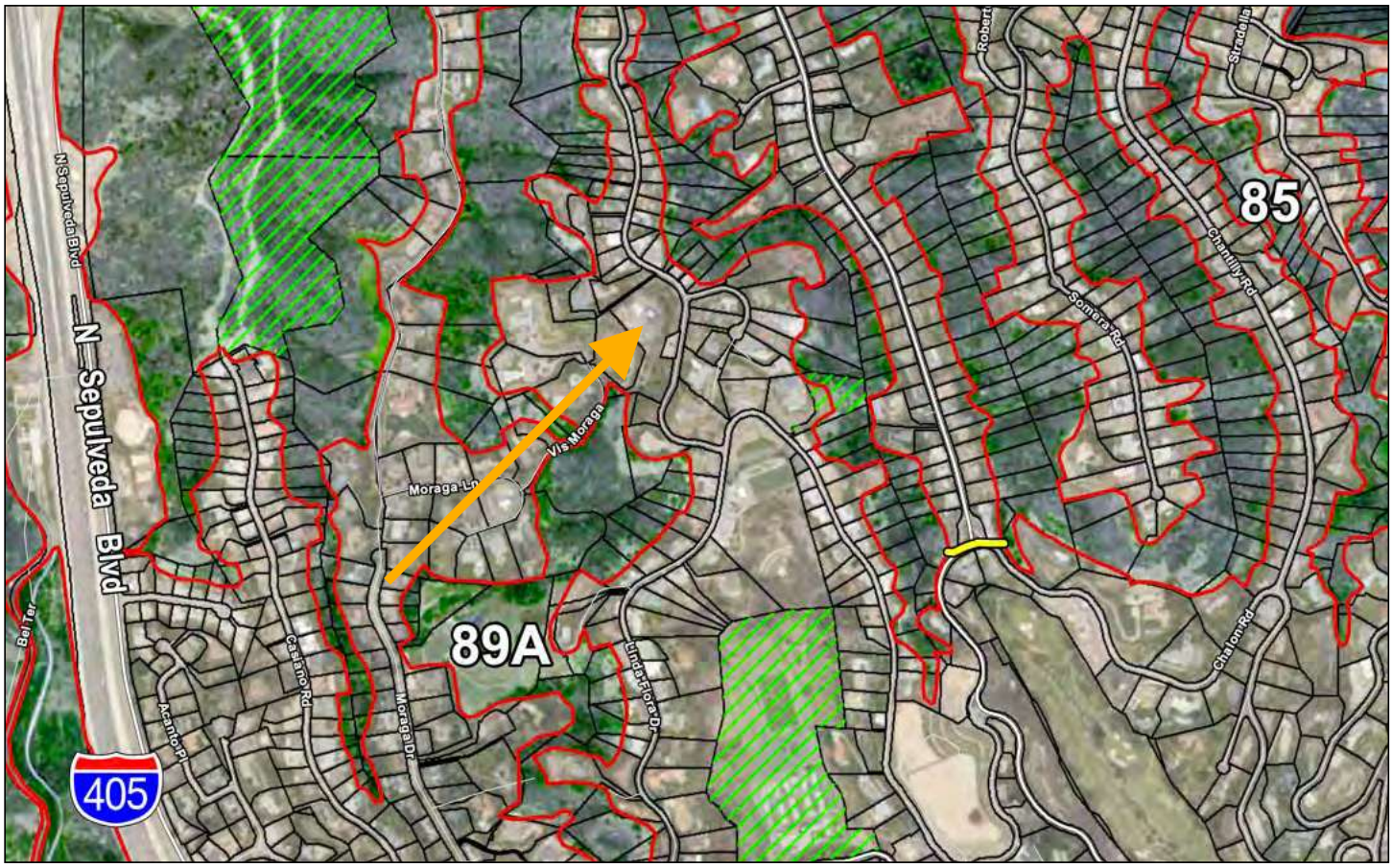
The Eastern Santa Monica Mountains Habitat Linkage Planning Map does not show connectivity on or near the subject property nor does it show the subject property being within or near a linkage. A portion of the map provided to the public is shown below.

There is no plan to remove fencing; fencing surrounding the subject property should be considered a permanent and permitted obstruction as is commonplace on residential properties in the area for privacy and security.

---

[2] Discussion: https://www.wildlandsnetwork.org/news/mapping-the-continent

[3] One example of many published papers: https://www.sciencedirect.com/science/article/abs/pii/S0304380007005595



A screenshot of a portion of the SMMC's "Eastern Santa Monica Mountains Habitat Linkage Planning Map". The map is as provided to the public without edits, excepting an arrow provided as an overlay to show the location of the subject property. The subject property is not within any habitat blocks (red outline), and not near identified wildlife movement corridors (yellow line).

> *The most obvious purpose for the subject requested subdivision is that the applicant intends to develop the proposed 'Parcel B', which would potentially obstruct wildlife movement through the subject property. Therefore, the combination of cumulative impacts that would potentially result in significant adverse biological impacts make the subject requested action ineligible for a Class 32 exemption.*

As wildlife movement through the subject property is unlikely under existing conditions, any proposed development would not "potentially obstruct wildlife movement through the subject property" given the subject property's existing obstructed condition. The subject property's existing condition is the proper and legally-validated lens through which to view any potential effect on wildlife movement, any other biological resource, or even any other subject that may be reviewed in assessing impacts in the context of the California Environmental Quality Act (CEQA) per Section 15125(a)(1) of the CEQA Guidelines[4].

Maps

The SMMC Letter provided three maps. These maps will be discussed below.

Map 1

This map—shown as a thumbnail at right for reference to the SMMC Letter—shows similar data to the public map (provided on the prior page of this letter), but with additional information added, including an outline of the subject property and a purple overlay on the landscaped portions of the subject property suggesting these portions of the subject property are "Undeveloped open space contiguous to Habitat Block 89A".

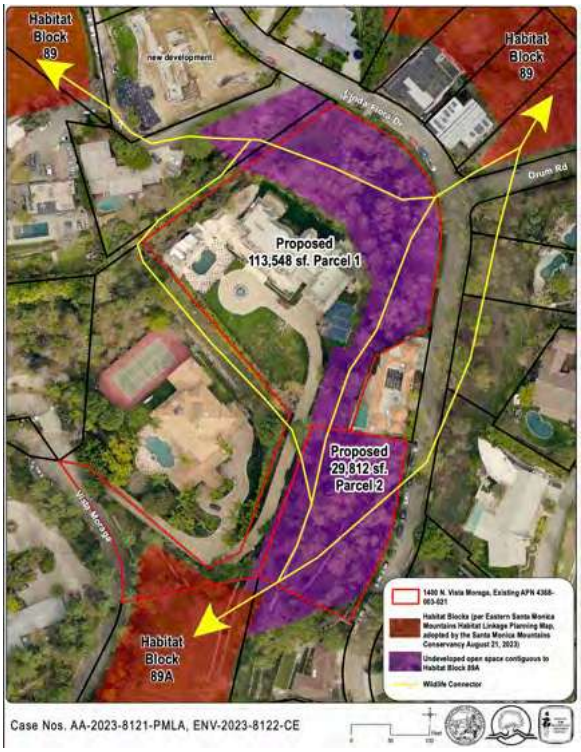
Showing the area as "undeveloped open space" has clearly been done with reviewers from the general public and agencies in mind in order to sway opinion about the biological value of the subject property's eastern slope.

Indeed, this slope could only be called "undeveloped open space" if that term is used in an exceptionally loose way, due to the lack of natural habitats and almost entire lack of native plants on the entirety of the slope, which is a highly manicured landscape area, as well as the fencing and concrete walls.

[4] Simple presentations regarding impact baselines: https://www.weber-hayes.com/low-risk/CEQA-Powerpoint-on-Baseline-Conditions_2011.pdf
https://norcalapa.org/wp-content/uploads/2016/02/Mar16-Stephen-Velyvis.pdf
https://www.ceqachronicles.com/2017/07/proper-ceqa-baseline-project-normally-conditions-existing-environmental-review-project-commences/

Map 2

This map (right) is similar to Map 1, but is zoomed into the subject property. This map shows an overlay of hand-drawn lines and arrows proposing routes for wildlife movement through the subject property. As previously discussed, because of a lack of habitat and barriers, these proposed routes for wildlife movement do not stand up to scrutiny.



Map 3

Map 3 (not shown) provided the same erroneous information provided in Map 2 without the color overlays. The inaccuracy of the arrows denoting connectivity is the same as provided for Map 2.

Thank you for the opportunity to work with you on this project. If you have any questions, comments, or concerns, please reach out to me at (213) 304-1826 or marcus@mcengland.com.

Regards,

Marcus C. England
Principal Biologist
England|Ecology, LLC

Attachments:

- Resume

Marcus C. England
Principal Biologist

Marcus C. England offers over two decades of experience, with expertise in avian biology, population ecology, project permitting, technical writing, and GIS and project experience in all industries.

marcus@mcengland.com
mcengland.com
englandecology
englandecology
(213) 304-1826
Mt. Washington, Los Angeles, CA

Summary

Marcus C. England is an experienced principal biologist with expertise in avian biology, population ecology, project permitting, technical writing, geographic information systems, and database management. He has led teams on large and complex projects in all industries across the western United States. He has a recovery permit to conduct surveys for California Gnatcatcher, Southwestern Willow Flycatcher, and Yellow-billed Cuckoo and has extensive experience conducting protocol surveys for Least Bell's Vireo, Burrowing Owl, Swainson's Hawk, and Desert Tortoise. England has a thorough knowledge of the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA) and Federal Endangered Species Act (FESA) and how these state and federal policies, as well as local land use and environmental policies, apply to the project permitting process. England has written biological resources assessments and biological assessments for some of the largest development projects in the state of California, including projects in Sacramento, Kern, Ventura, Los Angeles, Orange, San Bernardino, Riverside, and San Diego counties and has successfully supported project permitting under an array of regional habitat conservation plans statewide. He has also written due diligence documents for large projects in northern California, Arizona, New Mexico and Nevada. He currently sits on the Science Advisor Panel for the Clark County (Nevada) Multiple Species Habitat Conservation Plan.

Employment History

Independent Consulting Biologist
dba England|Ecology (now England|Ecology, LLC)
Jan 2010 - Jun 2011, Oct 2016 - Mar 2020, Mar 2023 - Present — Los Angeles, CA

- Author proposals, respond to RFP needs for teaming partners
- Conduct all aspects of fieldwork, data management, report writing, mapping
- Business planning, marketing, relationship development

Director of Biological Resources
Bargas Environmental Consulting
Mar 2020 - Mar 2023 — Sacramento, CA

- Corporate leader, department head, and project manager
- Conduct all aspects of fieldwork, data management, report writing, mapping

Vice President
Bloom Biological
Jun 2011 - Oct 2016 — Santa Ana, CA

- Lead development of corporate business strategy, obtain new work contracts
- Manage staff and biological data, conduct fieldwork, author reports, mapping

Director of Biological Services
Natural Resource Consultants
Jun 2003 - Dec 2009 — Laguna Beach, CA
Write proposals, manage staff and biological data

- Conduct all aspects of fieldwork, data management, report writing, mapping
- Conduct fieldwork, author reports

Chief Ornithologist
Lamanai Field Research Center
Sep 1998 - Jun 2000 — Belize, Central America

- Develop and implement ecosystem-scale research on birds
- Manage volunteer biologists, lead birding tours, develop new tour clients

Permits

Recovery Permit TE-082233
US Fish and Wildlife Service
Jan 2005 - Present

- California Gnatcatcher, Southwestern Willow Flycatcher, Yellow-billed Cuckoo

Scientific Collecting Permit SC-11354
California Department of Fish & Wildlife
Jan 2010 - Present

Expertise

Field Biology
- Specialist in avian ecology and identification
- Sensitive species surveys including Desert Tortoise, California Gnatcatcher, Burrowing Owl, Least Bell's Vireo, Swainson's Hawk, Golden Eagle among many others
- Large-scale vegetation mapping projects and impact analysis
- CEQA, NEPA, FESA, NCCPs
- GPS and mobile field data collection systems

Geospatial
- Desktop software: ArcGIS, QGIS, GRASS
- Server and geodatabases: PostGIS, Spatialite
- Web mapping: Google Maps, OpenLayers

Project Management
- Array of projects in many industries
- Oversight of large multidisciplinary teams
- Reliably on time and within budget
- Collaborate with clients, agencies, other stakeholders

Office
- Operating systems: MacOS, Windows, Linux
- Mobile: iOS, iPadOS, Android
- Productivity Software: MS Office, Apple iWork
- Data Management: MS Access, Excel, Ninox, PowerApps, PostgreSQL
- Server: SharePoint, Plone, Linux

Education

B.Sc. in EEO Biology
The Ohio State University
Mar 1993 - Jun 1998

Management Development for Entrepreneurs
UCLA Anderson School of Management
Sep 2021 - Jan 2022

Certificate in Tropical Ornithology
Estación Biológica La Suerte, Costa Rica
Jun 1996 - Jul 1996

Below: *contemplating the upcoming day's work during implementation of a contract with the US Bureau of Land Management to survey Pygmy Rabbits in a remote area of northern Nevada in September 2017. England|Ecology led a three-person team that completed the work on time and under budget.*

Marcus C. England
Selected Project History

2017 to Present

Upper Westside Specific Plan | Upper Westside, LLC

- Apr 2019 - Apr 2022
- Sacramento County, California
- Swainson's Hawk, Giant Gartersnake
- PM, Surveyor, Author
- Biological Resources Assessment

As project manager and Director for Bargas, England conducted one year of Swainson's Hawk (SWHA) protocol surveys, managed SWHA and other species' survey efforts for two additional years, and authored a biological resources assessment addressing the potential effects of the proposed project on resources, including SWHA and Giant Gartersnake, within the context of the requirements of the Natomas Basin HCP and the Metro Air Park HCP, collectively addressing 22 covered plant and animal species.

Descanso Gardens Wildlife Management Plan | Descanso Gardens Guild

- Jan 2019 - Dec 2019
- Los Angeles County, California
- Special Status Species, Wildlife Habitats, Impacts
- PM, Surveyor, Author
- Wildlife Management Plan

This contract sought to provide solutions to some of the challenges of operating public gardens in a natural environment using guidance from nearby and similar facilities. The plan's goals were to increase the quality of native habitats for wildlife, minimize visitor-wildlife conflict, protect planted garden areas and facilities from wildlife damage, promote environmental research and education, and promote a regional habitat linkage. Fieldwork for the plan included 10 months of diurnal and nocturnal surveys as well as widespread camera trapping.

Harris Beach Management Unit Wildlife Assessment | Oregon Parks & Recreation

- Jan 2018 - Dec 2019
- Brookings, Oregon
- Colonial Waterbirds, Marine Mammals, Spotted Owl
- PM, Surveyor, Author
- Wildlife Assessment

England|Ecology was contracted by OPRD to prepare a wildlife assessment report. Because of the size of the survey area, the field component lasted two weeks and included wildlife and habitat documentation (including remote camera trapping), hiking every trail available within the included parks, and camping with Harris Beach and Alfred A. Loeb state parks. Final deliverables included geospatial data and a report documenting what is known and not known about the wildlife and habitats of the park unit, with suggestions for future research and management priorities.

Smith Rock State Park Wildlife Assessment | Oregon Parks & Recreation

- Jan 2017 - Jun 2017
- Deschutes County, Oregon
- Special Status Species, Bald and Golden Eagles
- PM, Surveyor, Author
- Wildlife Assessment

England|Ecology was contracted by the Oregon Parks & Recreation Department to prepare a wildlife assessment report for Smith Rock State Park located in central Oregon. The project required extensive pre-survey research; five field days on-site with over 30 miles of hiking, wildlife and habitat documentation (including remote camera trapping); and preparation of new geospatial data and an extensive report documenting what is known and not known about the wildlife and habitats of the park, with suggestions for future research and management priorities.

Owyhee Roads Fuelbreak Project | US Bureau of Land Management

- Jul 2017 - Oct 2017
- Humboldt County, Nevada
- Pygmy Rabbit
- PM, Surveyor
- Letter report, GIS data

England|Ecology was contracted by the US Bureau of Land Management (BLM) to conduct surveys for Pygmy Rabbit on 2,068 acres of BLM-managed lands. Two subcontractors were trained on survey methodology and identification of Pygmy Rabbit sign. The survey was completed over two weeks, involving 114 miles of transect walking per surveyor in often adverse weather conditions and over rough terrain. Final deliverables to the BLM included a report, photos, and geospatial data.

Below: *conducting fieldwork in May 2018 at Harris Beach State Park, Oregon under contract to the Oregon Parks & Recreation Department.*

2016 and Prior

High Speed Rail Project - Bakersfield to Palmdale

T.Y. Lin

- Jan 2015 - Oct 2016
- Los Angeles and Kern Counties, California
- Swainson's Hawk, Golden Eagle
- PM, Surveyor, Author, GIS
- Biological Resources Letter Report

Raptor Conservation Strategy

Mitsubishi Cement & US Forest Service

- Jan 2016 - Oct 2016
- San Bernardino National Forest, California
- Golden Eagle
- PM, Surveyor, Author
- Biological Resources Letter Report

Santa Clara River Riparian Surveys

Newhall Land

- Jan 2010 - Oct 2016
- Los Angeles and Ventura Counties, CA
- Least Bell's Vireo, Southwestern Willow Flycatcher
- PM, Surveyor, Author
- Biological Resources Letter Report

Montebello Hills Conservation & Development Project

Cook-Hill Properties

- Jan 2007 - Dec 2009
- Los Angeles County, California
- California Gnatcatcher, Coastal Sage Scrub Restoration
- PM, Surveyor, Author
- Biological Resources Assessment, Biological Assessment

Terranea Resort

Long Point Development

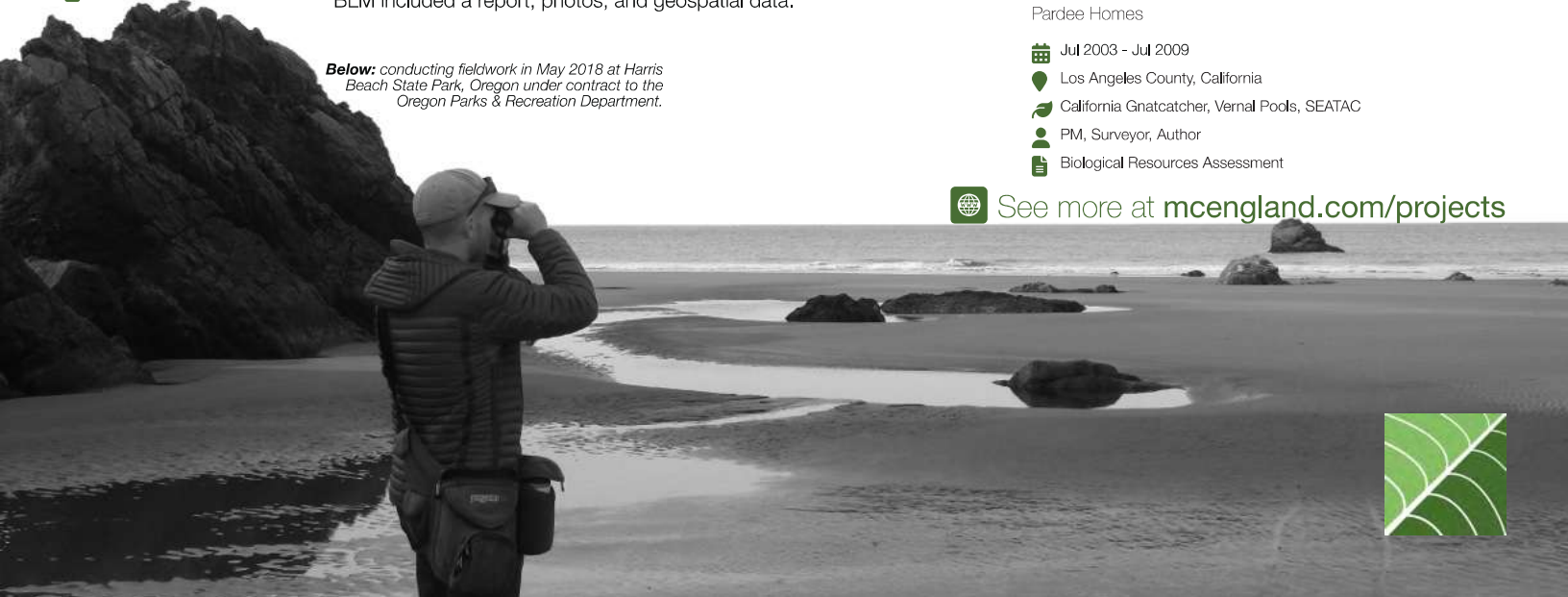
- Jan 2005 - Jul 2008
- Los Angeles County, California
- California Gnatcatcher, Coastal Sage Scrub Restoration
- PM, Surveyor, Author
- Biological Resources Assessment

Skyline Ranch

Pardee Homes

- Jul 2003 - Jul 2009
- Los Angeles County, California
- California Gnatcatcher, Vernal Pools, SEATAC
- PM, Surveyor, Author
- Biological Resources Assessment

See more at **mcengland.com/projects**



AA-2023-8121-PMLA-1A

C-4

Correspondence from SMMC Dated April 22, 2025

SANTA MONICA MOUNTAINS CONSERVANCY
LOS ANGELES RIVER CENTER & GARDENS
570 WEST AVENUE TWENTY-SIX, SUITE 100
LOS ANGELES, CALIFORNIA 90065
PHONE (323) 221-8900
FAX (323) 221-9001
WWW.SMMC.CA.GOV

April 22, 2025

Ms. Juliet Oh, Deputy Advisory Agency
c/o Mr. Jackson Olson
Department of City Planning
City of Los Angeles
200 North Spring Street, Room 721
Los Angeles, California 90012

AA-2023-8121-PMLA ENV-2023-8122-CE 1400 Vista Moraga

Dear Ms. Oh and Mr. Olson:

The Santa Monica Mountains Conservancy (Conservancy) seeks to advise the City regarding the environmental review of the above-referenced proposed subdivision of the property located at 1400 Vista Moraga (Case Nos. AA-2023-8121-PMLA, ENV-2023-8122-CE). The subject property is partly surrounded by a mapped ecological habitat block. The subject property itself, including the proposed 'Parcel B', facilitates wildlife movement between segments of this habitat block. Development of a proposed 'Parcel B' has the potential to result in significant adverse biological impacts. Due to the potential for significant impacts, the subject proposed action does not qualify for a Categorical Exemption from the California Environmental Quality Act (CEQA). The Conservancy advises that an Initial Study and Mitigated Negative Declaration be prepared for the subject requested subdivision, and for any development permit applications associated with the proposed 'Parcel B' property.

The Conservancy is a California Environmental Quality Act (CEQA) Trustee Agency for projects potentially affecting natural resources in the precisely mapped Santa Monica Mountains Zone, per the Conservancy Act (Public Resources Code Section 33000, *et seq*).

The subject property is in the Santa Monica Mountains Zone, and falls under the *Eastern Santa Monica Mountains Natural Resources Protection Plan* (NRPP), adopted by the Conservancy on December 13, 2021. Concerning the NRPP, the subject property is near-adjacent to several segments of Habitat Block No. 89 as designated on the Conservancy's *Eastern Santa Monica Mountains Habitat Linkage Planning Map* (revised and re-adopted in August 21, 2023). The subject property lies within a "peninsula" of development along Linda Flora Drive, that splits the southern portions of Habitat Block No. 89 into isolated segments. Three aerial photo maps accompanying this letter show the location of the subject property in context with this mapped habitat block. The accompanying figures are intended to demonstrate how the currently

undeveloped portions of the subject property have the potential to facilitate north-south wildlife movement amongst the more isolated segments of Habitat Block No. 89.

The Biological Resources Report prepared by England Ecology (dated March 26, 2025) erroneously concludes that the subject property does not support connectivity between habitat blocks. However, that report provides no localized spatial analysis, and does not consider the *Eastern Santa Monica Mountains Habitat Linkage Planning Map*, a resource which is publicly available, and has been directly provided to the Department of City Planning and recognized via an adopted City Council motion. The Biological Resources Report refers to existing fencing on the subject property, but does not address the type of fencing, the fencing's location, or the height of the fencing with respect to wildlife permeability. Chain link fencing is frequently removed during and after development, and in general should be considered a temporary and partial obstacle to wildlife movement.

The most obvious purpose for the subject requested subdivision is that the applicant intends to develop the proposed 'Parcel B', which would potentially obstruct wildlife movement through the subject property. Therefore, the combination of cumulative impacts that would potentially result in significant adverse biological impacts make the subject requested action ineligible for a Class 32 exemption. An Initial Study and Mitigated Negative Declaration should be prepared.

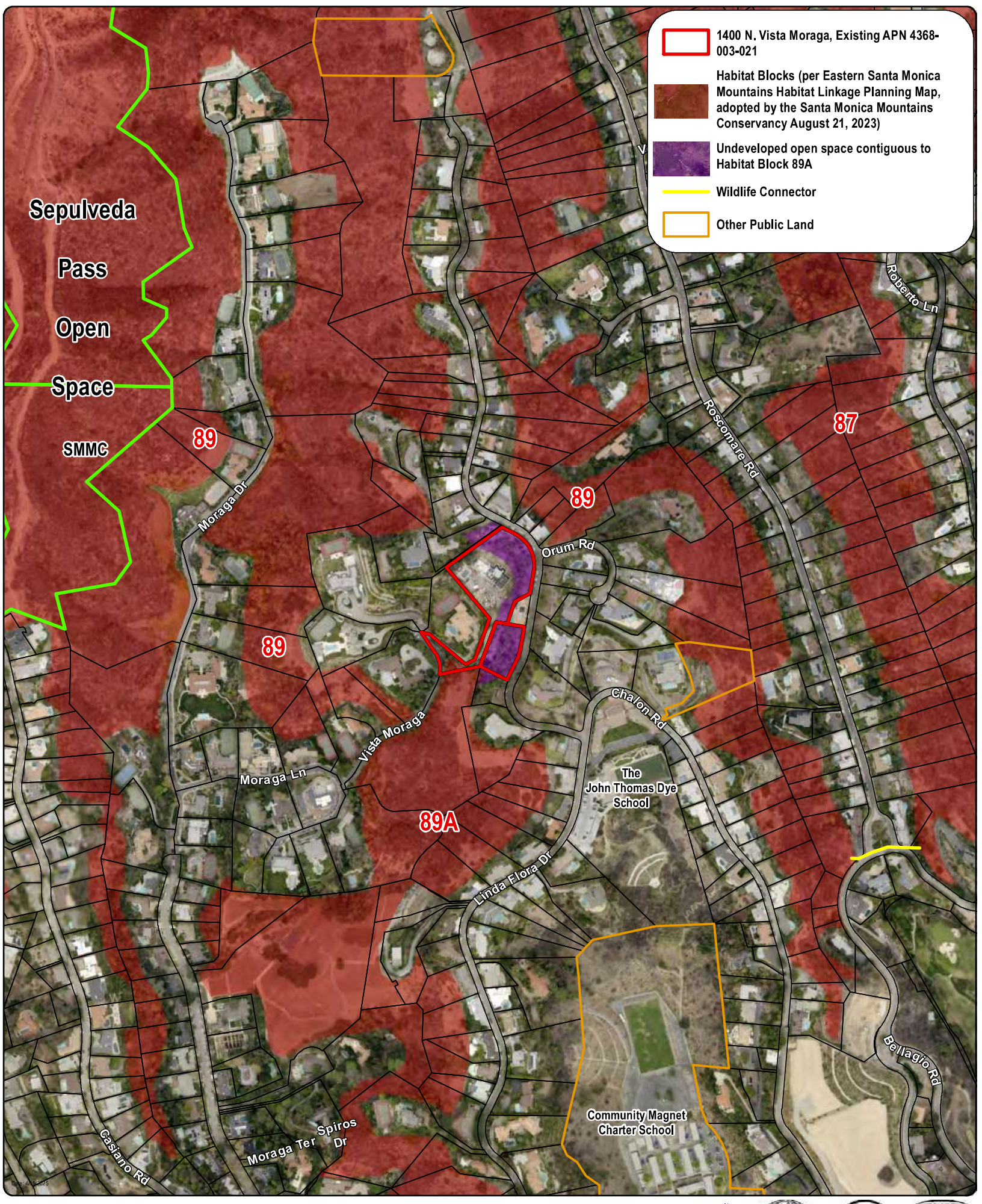
Please direct all correspondence regarding the subject project to my attention, either addressed to 26800 Mulholland Highway, Calabasas, California 91302, or by e-mail at edelman@smmc.ca.gov. I can also be reached by phone at 310-589-3200 ext. 128. Thank you for your attention to the above issues.

Sincerely,

PAUL EDELMAN
Deputy Director
Natural Resources and Planning

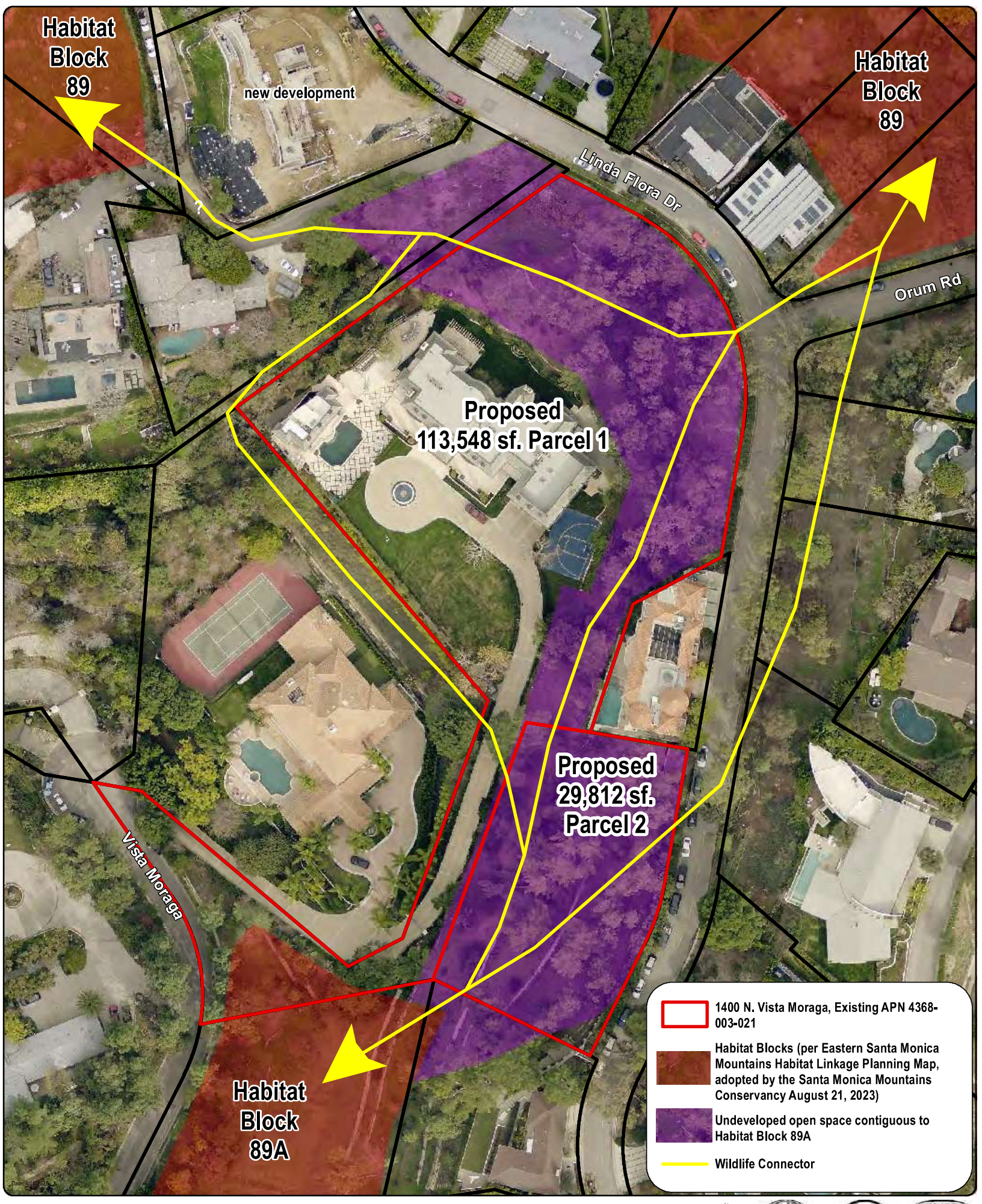
Attachments: A – Aerial Photo Maps

CC: Ms. Jennifer Torres, Planning Deputy, Council District 5



Case Nos. AA-2023-8121-PMLA, ENV-2023-8122-CE

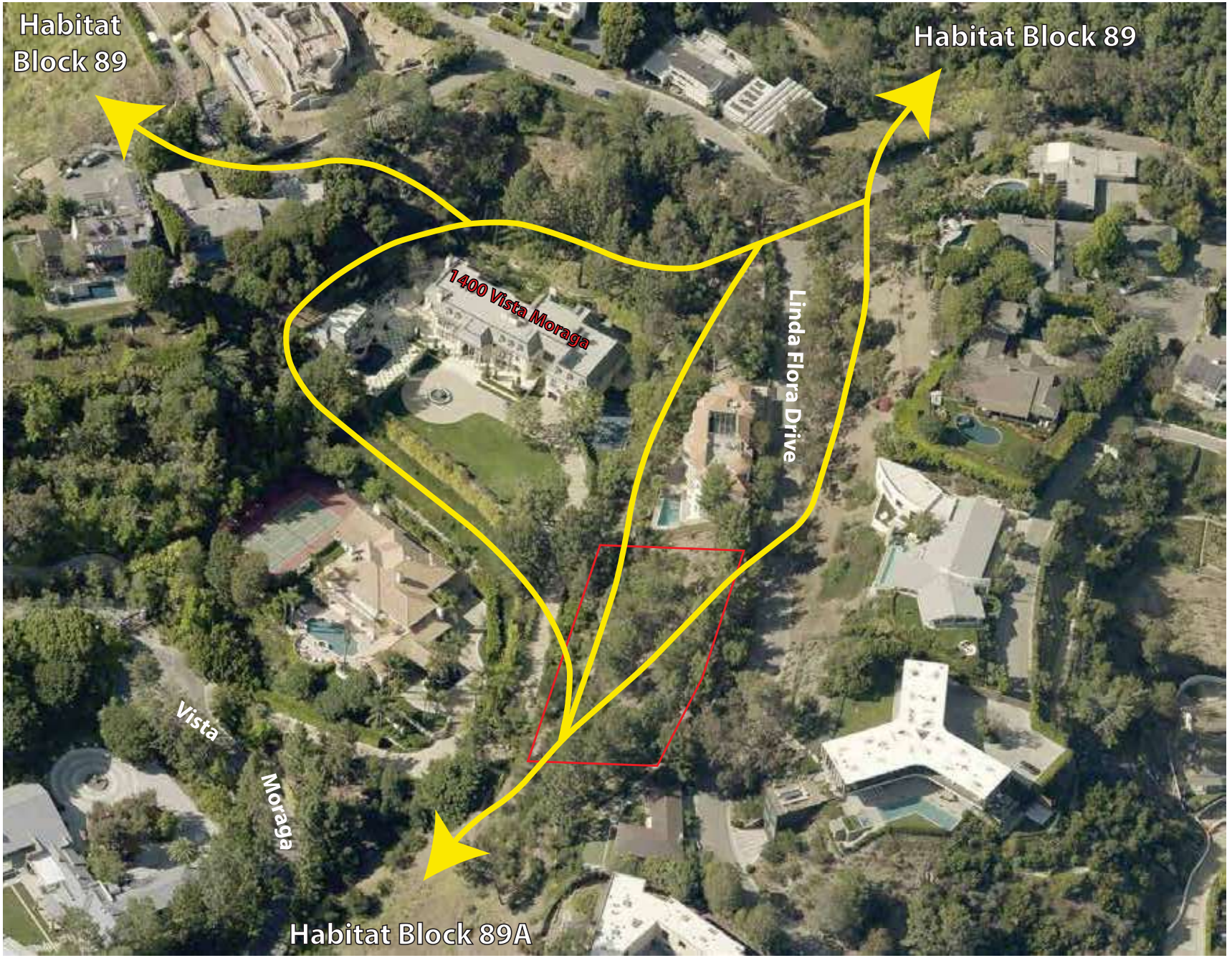
0 250 500 Feet



Case Nos. AA-2023-8121-PMLA, ENV-2023-8122-CE

0 50 100 Feet

Case Nos. AA-2023-8121-PMLA, ENV-2023-8122-CE



Proposed new 29,812 sq ft parcel (approx)

Wildlife connector

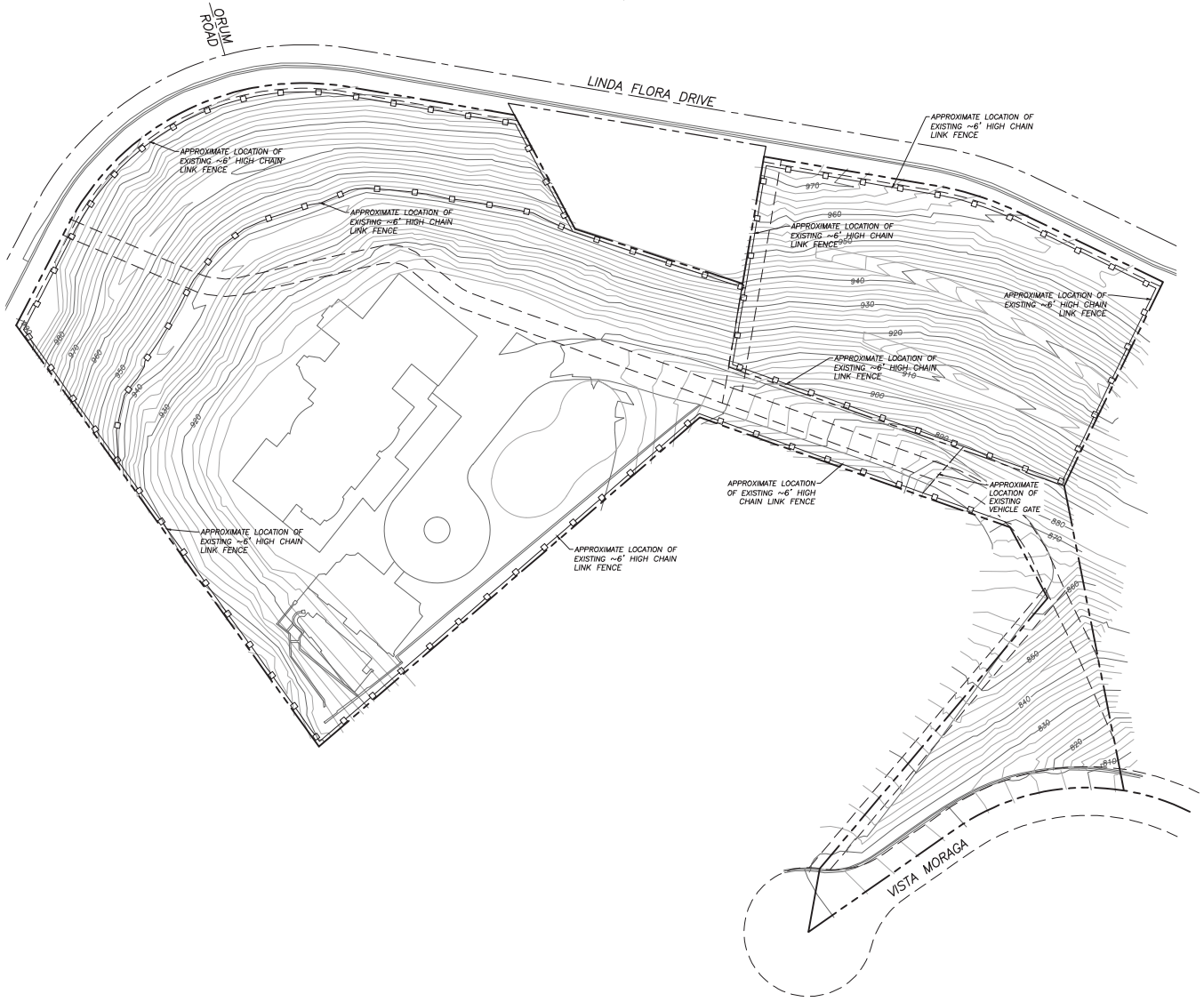
AA-2023-8121-PMLA-1A

Exhibit D

Fencing Exhibit & Driveway Photos

PRELIMINARY PARCEL MAP LA NO. 2023-8121

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES



SCALE: 1"=30'

0 30 60 90

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • GEOTECHNICAL
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcgroupinc.com • info@lcgroupinc.com

FOR PLAN CHECK ONLY

THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION.

REV#	DATE	SUBMITTAL/REVISION

NATSIS

1400 VISTA MORAGA
LOS ANGELES, CALIFORNIA

FENCE EXHIBIT

DATE:	8/21/2025
SCALE:	1"=10'
DRAWN:	NL
JOB NO:	8340
SHEET	

PPM 1.1

X:\LCE GROUP\Civil\JOBS\8300\8340 Natsis\CIVIL\DWG\UTIL AND EXHIBIT\8340 FENCE.dwg Aug 21, 2025, 10:53am Nicole Luscombe

FedEx
ACS
1400

AA-2023-8121-PMLA-1A

Exhibit E

Supplemental Information Submitted by the Applicant

Allen Matkins

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law
1901 Avenue of the Stars, Suite 1800 | Los Angeles, CA 90067-6019
Telephone: 310.788.2400 | Facsimile: 310.788.2410
www.allenmatkins.com

Amarveer S. Brar
E-mail: abrar@allenmatkins.com
Direct Dial: 310.788.2415 File Number: 396263.00002/4933-3500-0974.2

February 9, 2026

City Planning Commission
200 N. Spring Street
Los Angeles, CA 90012

Re: Applicant Response to Appeals re Case No. AA-2023-8121-PMLA and CEQA ENV-2023-8122-CE

Honorable Commissioners,

On behalf of Tony Nastsis ("Applicant"), we submit this letter in support of Case No. AA-2023-8121-PMLA (the "Project") and ENV-2023-8122-CE, the California Environmental Quality Act ("CEQA") categorical exemption ("CE") for the Project. Applicant understands that Michael Talla ("Talla") has submitted an appeal of the Project and the CE. Applicant understands that an additional appellant, Daniel Hanasab ("Hanasab"), has also appealed the Project (together, "Appellants"). For the reasons stated below, Appellants' arguments lack merit and are directly controverted by evidence in the record and the Project itself. Because Appellants' arguments have no merit, Applicant requests that this honorable Commission deny the appeals and affirm the approval of the Project and CE.

I. Project Background

This Project contemplates a simple subdivision of one large lot into two in an existing residentially zoned area. The Project does not contemplate development of either parcel. There are no plans for a new home. There is no proposed construction. Instead, the Project consists of subdividing Assessor Parcel Map No. 436-800-3021, a 143,359 sf residentially-zoned lot with an existing single family home into two lots – one 113,546 sf lot, which will contain the existing single family dwelling and a second 29,812 sf lot which is currently undeveloped and remains undeveloped pursuant to the proposed parcel map.

II. The Project is Consistent with the City's General Plan

Talla claims that the Project is inconsistent with the City's General Plan despite the fact that the Project is consistent with the City's zoning code and surrounding development. Talla claims that the 1996 Community Plan prohibits the proposed subdivision by citing to background context for the Community Plan and—importantly—policies that the Plan "encourages" and that the City

"should" consider. (*See* Community Plan, pg. III-1.) Talla misleadingly describes community compatibility policies that should be considered as "requirement[s]." Further, Talla ignores objective, required standards provided in the Community Plan regarding density. The Plan's permissible density for the Property's land use permits between 0.5 dwelling units per acre (Minimum designation) and 3 dwelling units per acre (Very Low I). (*See* Community Plan, pg. III-3.) The Project is consistent with this density.

Talla's consistency argument also fails to acknowledge that the City has deemed the RE20 zoning to be consistent with the Community Plan since at least 1996. Indeed, the Property's RE20 zoning requires a minimum lot area of 20,000 sf. (LAMC § 12.07.01.) The Project's proposed smaller lot is 29,812 sf. The Project therefore meets the minimum lot requirements of the City's zoning code. To the extent Talla argues that the zoning code lot size allowances are inconsistent with the City's Community Plan, which is a separate matter from this Project and one that has likely been precluded for nearly 30 years by the applicable statute of limitations.

Further, Talla's consistency argument ignores other lots in the immediate vicinity of the Property that are under 30,000 sf. 1041 Linda Flora Drive, 1073 Linda Flora Drive, 1086 Linda Flora Drive, and 1125 Linda Flora Drive are all examples of properties with lots under 30,000 sf that are either directly bordering or adjacent to the Property. In addition, the Bel Air Place Homeowners Association includes multiple lots that are approximately 30,000 sf, including 1116 N. Moraga Drive (29,640 sf), 11681 W. Moraga Drive (28,016 sf), and 1498 N. Moraga Drive (24,145 sf). In sum, there are numerous lots in the Community Plan area that are under 30,000 sf. Based on these lot sizes, the Project is "compatible with existing adjacent development." There is no provision in the Community Plan or zoning code that requires that a Project or Property be consistent with a Tract.

In short, despite Talla's suggestion of an inconsistency, the proposed Project and resulting lots are compliant and consistent with the Community Plan and relevant zoning. This conclusion also negates any of Talla's claims that the Project does not qualify for a Class 32 CE because of purported consistency issues. As described above, the Project is clearly consistent with the City's General Plan.

III. The Project Record Supports the Class 32 Categorical Exemption

Appellants make speculative claims regarding the Project's potential environmental impacts and alleged impacts to wildlife corridors. As noted in the Project's parcel map, other than street lighting improvements, the Project does not propose any demolition or new construction. Despite wholly speculative assertions to the contrary, the Applicant does not currently have plans to develop the Property. The Project does not include any "improvements." It is a subdivision of land.

A. Piecemealing Arguments Ignore the Project Description

The Project simply divides one parcel into two. It does not contemplate future development. There are no current plans for the Project's smaller lot. The larger lot will remain in its current form. As a result, any spurious claims of piecemealing under CEQA are illegitimate conjecture.

B. The Project Will Not Significantly Impact Wildlife Corridors

Talla's unusual circumstances argument relating to wildlife corridors also falls short. The Project will not impact wildlife because—as the record before the Advisory Agency shows—there is no evidence that the subject property facilitates wildlife movement. As a result, there are no significant adverse biological impacts.

A supplemental memorandum and photo exhibit were prepared by the Applicant's biological resources consultant, England Ecology, on April 30, 2025, and submitted for the case file on June 23, 2025. This memorandum concludes that wildlife movement through the subject property is unlikely to occur due to the subject site's existing conditions. In other words, England Ecology found that the conditions of the Property are not conducive to wildlife movement of any significance. Instead, under existing conditions, multiple layers of existing fencing, at least six feet in height, reduce any potential for the Property or proposed lots to facilitate wildlife movement. Existing conditions include permanently installed 6-foot fencing (in some cases, higher), including multiple layers of fencing in the backyard slope of the subject property.

Additionally, the Eastern Santa Monica Mountains Habitat Linkage Planning Map—the very resource cited by the SMMC and referenced by the Talla Appeal—does not show connectivity on or near the subject property nor does it show the subject property being within or near a linkage. The subject property is not within any habitat blocks and is not near identified wildlife movement corridors. As the biological report details, if a detailed "least cost path" analysis were constructed for the Property, it would inevitably show the least cost path for wildlife movement as being around the Property because the existing conditions—including fencing, concrete walls, lack of natural habitats, and surrounding development—present an exorbitantly high "cost" for wildlife movement.

C. The Project is Properly Conditioned to Consider Fire Risks

The Hanasab Appeal ignores the Project details and significant fire conditions while claiming that the City has a heightened duty to "prevent approval" of the Project. This "heightened duty" claim is made without citing to any code section or City regulation relating to the alleged requirement.

In making his appeal, Hanasab alleges that the Project's "new development" would exacerbate fire risks. Like the Talla Appeal, this argument fails to recognize the scope of the Project. To reiterate, the Project is a subdivision of land. Other than streetlight improvements, there

is no proposed development contemplated under the Advisory Agency's approval. As a result, all of Hanasab's arguments relating to "new development" and "construction staging" are irrelevant to this simple division of one lot into two.

Regardless of Hanasab's misguided understanding of the Project, the Advisory Agency's decision properly considered the Project's location in a Very High Fire Severity Zone ("VHFSZ"). Indeed, the Advisory Agency noted that the Project is located in a VHFSZ and appropriately conditioned the Project approval. As stated, the Project is "required to comply with all applicable regulation as it pertains to this zone[.]" (Letter of Determination, pg. 15.) Condition 10 a-hh provides 34 fire-related conditions that aim to reduce any potential fire risks associated with the Project. (*Id.*, pg. 6-7.)

Applicant takes fire protection seriously and has hired Dudek to prepare a technical memorandum regarding the wildfire environment related to the Project. As noted in that Dudek memorandum, the Project will be required to comply with the 2025 California Wildland Urban Interface Code (CWUIC), including special building construction regulations, landscaping with firesmart vegetation, and defensible space, along with various other fire protection and fire safety requirements. The Project will comply with applicable building code, fire code, residential code, and CWUIC requirements. It would also be subject to defensible space requirements governing landscaping under state law. (Dudek Memorandum, pgs. 2-3.) Through compliance with these state and local laws, the Project does not present a significant fire risk.

Put simply, the Advisory Agency properly considered the Project's location in a VHFSZ and conditioned it accordingly. Further, the Project must comply with state and local fire regulations that further reduce fire risks. Combined with the fact that the Project is a division of land with no new development, it is clear that Hanasab's concerns have been addressed.

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IV. Conclusion

Applicant requests that the City Planning Commission deny the appeals and affirm the Advisory Agency's decision. As described above, Appellants fail to fundamentally recognize that the subdivision approval is narrowly focused and limited to the division of one lot into two. This division would create two legal lots in compliance with the City's General Plan. It would not interfere with wildlife corridors. It would not result in any substantial environmental impacts. Further, the Project has been appropriately conditioned based on its location in a VHFSZ. Based on these facts, Applicant requests the appeals be denied and the straightforward division, of one existing residential lot into two, be approved.

Respectfully submitted,

/s/ Amarveer S. Brar

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TECHNICAL MEMORANDUM

From:	Dudek Fire Protection Planning Team
Subject:	1400 Vista Moraga Wildfire Technical Memorandum
Date:	March 20, 2026
Attachment(s):	Figure 1 – Project Location
	Figure 2 – Tentative Site Plan
	Figure 3 – Fire Hazard Severity Zones
	Attachment 1 – 2025 CWUIC Special Building Construction Regulations

This wildfire technical memorandum provides an assessment of the 1400 Vista Moraga Project's (Project) wildfire environment and consistency with applicable fire and building codes. As described herein, the Project is within a Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone as determined by the California Department of Forestry and Fire Protection (CAL FIRE). As such, the Project will be required to comply with the 2025 California Wildland Urban Interface Code (CWUIC), including special building construction regulations, landscaping with fire-smart vegetation, and defensible space, along with various other fire protection and fire safety requirements.

1 Project Overview

1.1 Project Description

The Project proposes the subdivision of one 143,359 square-foot lot (3.29 acres), located between Vista Moraga and Linda Flora Drive, into two new lots of 113,546 square feet and 29,812 square feet in the RE20-1-H-HCR zone in the City of Los Angeles, Los Angeles County (See Figure 1, Project Location). No development is proposed for the Project.

1.1.1 Project Location

The Project site is located within the City of Los Angeles, in Los Angeles County. The Site is east of Interstate 405, west of N. Beverly Glen Boulevard, and south of Mullholand Drive. Local access to the Project site is provided by Vista Moraga Drive. Regional access is provided by Interstate 405, which runs north-south, due west of the Project site. The Project site is situated within Township 1 South, and Range 15 West in San Bernardino Principal Meridian on Assessor Parcel Numbers (APNs) 436-800-3021.

1.1.2 Surrounding Land Uses

The Project site is located in a suburban area just east of the Mandeville Canyon community and Interstate 405. It is immediately surrounded by mainly residential land uses. To the southeast lies the University of California Los

Angeles and Bel Air Country Club, while additional less dense residential neighborhoods and the Stone Canyon Reservoir lie to the northeast upslope. The Getty Museum and additional residential neighborhoods exist to the southwest. Significant open space designated as wilderness parks exists to the north and west of the project site, due to the project being located in the Santa Monica Mountains.

1.2 Existing Project Site Conditions

The Project site is one143,359 square-foot lot with two existing residential structures that will remain, one of which is an additional dwelling unit. The Project site's topography is sloped with an average 15% slope from east to west. The average elevation of the site is approximately 895 feet above mean sea level. The current land use of the Project site is a single-family residence. The land has little native or natural vegetation cover.

Existing access to the Project is via Vista Moraga Drive. The Bel Air community, including the subject property, is entirely within a Very High Fire Hazard Severity Zone (VHFHSZ), as designated by CAL FIRE. The wildfire environment is further described in Section 2 of this memorandum. Because of fire hazard severity designation, any future structures proposed on the lots proposed by the Project would be required to be built with the latest wildfire-related building and fire codes, and any additional restrictions or requirements adopted locally by the City of Los Angeles and the Los Angeles Fire Department. A high-level summary of the codes applicable to the Project site is provided in Section 3 of this memorandum.

2 Wildfire Environment

As noted, the Project site is located within a Local Responsibility Area (LRA) that has been designated as Very High Fire Hazard Severity Zones by CAL FIRE – Office of the State Fire Marshal (see Figure 3, Fire Hazard Severity Zones). Fire Hazard Severity Zone designations are based on factors such as topography, vegetation, and weather, and identify areas where enhanced wildfire protection measures are required. As a result of this designation, the Project will be subject to applicable wildfire-related requirements, including compliance with 2025 California Wildland-Urban Interface Code (CWUIC), the Los Angeles Fire Code (LAFC), Chapter 5, Article 7 of the City of Los Angeles Municipal Code, and other local provisions for construction and maintained vegetation fuel modification zones, as adopted and enforced by the City of Los Angeles.

The Project site is primarily graded and developed for residential uses. The Project site currently does not support much native or natural vegetation due to the existing land uses.

3 Applicable Wildfire and Building Codes

The Project would be required to comply with applicable portions of the 2025 Building Standards Code, including the California Fire Code (CFC), the California Building Code (CBC) or the California Residential Code (CRC), and the California Wildland-Urban Interface Code (CWUIC), along with local amendments to the codes. The Project is also required to comply with California Code of Regulations Title 14, Fire Safe Regulations and would be subject to the provisions of Section 4291 of the Public Resources Code regarding defensible space and vegetation fuel modification standards around structures. Based on the surrounding land uses and landscapes described previously, each of the single-family residential lots would comply with the defensible space requirements through vegetation fuel modification zones and landscaping that incorporates the use of fire-smart vegetation.

3.1 Building Codes

The Project would be required to comply with the building construction provisions of the 2025 California Building Code (CBC) or the 2025 California Residential Code (CRC) and the 2025 California Wildland-Urban Interface Code (CWUIC). Specific provisions related to wildfire include Chapter 5 in 2025 CWUIC which establishes special building construction regulations for the protection of life and property by increasing the ability of a building to resist the intrusion of flames or burning embers from a vegetation fire. These construction materials and methods are intended to reduce exterior wildfire exposure. These measures work to limit the interaction of combustible building materials in a structure with potential wildfire exposure by requiring features such as non-combustible and ignition-resistant exterior wall coverings, flame- and ember-resistant vents, and windows consisting of multi-layered glazed panels with at least one pane of tempered glass, to name a few. An extensive list is provided in Attachment 1.

3.2 Fire Codes

The Project would be required to be in accordance with the 2024 International Fire Code, the 2025 California Fire Code, and the 2025 California Wildland-Urban Interface Code (CWUIC) as adopted by LAFD within the LAFC. While there are many relevant requirements throughout this code, it is important to note that, though there is no proposed development for the Project, future roadways, including dead end roadways, will be required to comply with Chapter 5 and Appendix D of the 2025 California Fire Code to provide fire apparatus access. Additionally, future water supply infrastructure will be required to comply with Section 507 and Appendices B and C of the 2025 California Fire Code to provide fire hydrants capable of supplying the required fire flow.

3.2.1 Site Access

Access to Parcel A will continue to be provided and maintained from Vista Moraga Drive. The potential additional unit located on the new undeveloped lot, “Pacel B”, within the Project will utilize a separate driveway from Linda Flora Drive which exceeds code width requirements of 20 feet. The existing road that currently serves 1400 Vista Moraga is defined as a driveway per the 2025 CWUIC and is only required to be 10 feet in width per CWUIC 403.1.2. Per the CWUIC, a driveway may serve up to 4 residential units. The maximum length of the driveway may be up to 800 feet. Turnarounds and turnouts shall be provided, depending upon length of the driveway, in accordance with 1273.05 and 1273.06 CWUIC.

3.3 Wildfire-Specific Codes

As mentioned previously, the location of the Project within designated Very High Fire Hazard Severity Zone, which requires compliance with codes and standards that do not apply outside of fire hazard severity zones. Wildfire hazard mitigation and risk reduction will be required to comply with the applicable provisions of the 2025 CWUIC. Development within a designated VHFHSZ is required to comply with Chapter 5 of the CWUIC, formerly Chapter 7A of the CBC and Section R337 of the CRC, which contains the requirements for construction materials and methods for exterior wildfire exposure. These requirements are intended to reduce the risk of structure ignition during a wildfire event by creating a structure envelope consisting of non-combustible exterior wall coverings along with doors and windows capable of preventing ember intrusion.

An important component of wildfire protection for this Project and all development in a designated VHFHSZ is providing vegetation plans and defensible space for homes and other buildings within a project site in accordance

with Chapter 6 of the CWUIC. Defensible space is the buffer created between a home and its landscaping, which could include thinning natural and native vegetation. Defensible space helps slow or stop the spread of wildfire, and it helps protect a home from igniting during a wildfire event, from either embers, direct flame contact, or radiant heat. Creating defensible space includes installing and maintaining ignition-resistant landscaping that consists of groundcovers, shrubs, and trees classified as fire-smart by the CWUIC. Defensible space also provides firefighters a safe area for structure protection work during a wildfire.

4 Conclusion

The Project is partially in a CAL FIRE designated Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone (VHFHSZ) and will therefore be required to comply with the requirements of the 2025 California Wildland-Urban Interface Code, the provisions of which are referenced and described throughout this report. The analysis of the Project has determined that the Project site is located within a suburban area which currently supports primarily residential land uses. Various land uses, including residential areas, the University of California Los Angeles, Bel Air Country Club, the Santa Monica Mountain wilderness recreation areas, the Getty Museum, and undeveloped lots surround the Project site.

Any future development in accordance with the required Chapter 5 CWUIC construction provisions and maintaining vegetation in accordance with the landscaping requirements of Chapter 6 of the CWUIC will reduce the risk of flames, heat, and/or embers from a nearby wildfire from finding a suitable fuel within the Project site and causing ignitions of homes or landscaping. As such, while the Project location is in an area identified by CAL FIRE as having a "Very High" wildfire hazard, the Project does not present a significant risk of structure ignition or evacuation impact. Further, the same features that prevent an off-site wildfire from progressing to the Project and endangering Project occupants also prevent a potential Project-related fire from spreading off site by eliminating the chain of wildfire fuels otherwise known as a fire pathway.

The Project as designed is capable of complying with all applicable building construction codes, fire codes regarding fire apparatus access and water supply, wildfire prevention and safety codes, and the specific provisions for landscaping and vegetation fuel modification required for projects in a designated Very High Fire Hazard Severity Zone.

References

American Legal Publishing Code Library. 2025. *Los Angeles Municipal Code*. Accessed January 29, 2026. https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-349888

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City of Los Angeles. 2026. *Ordinance No. 188797.* Accessed January 29, 2026. https://dbs.lacity.gov/sites/default/files/efs/forms/pc17/26-ord-188797-260108.pdf

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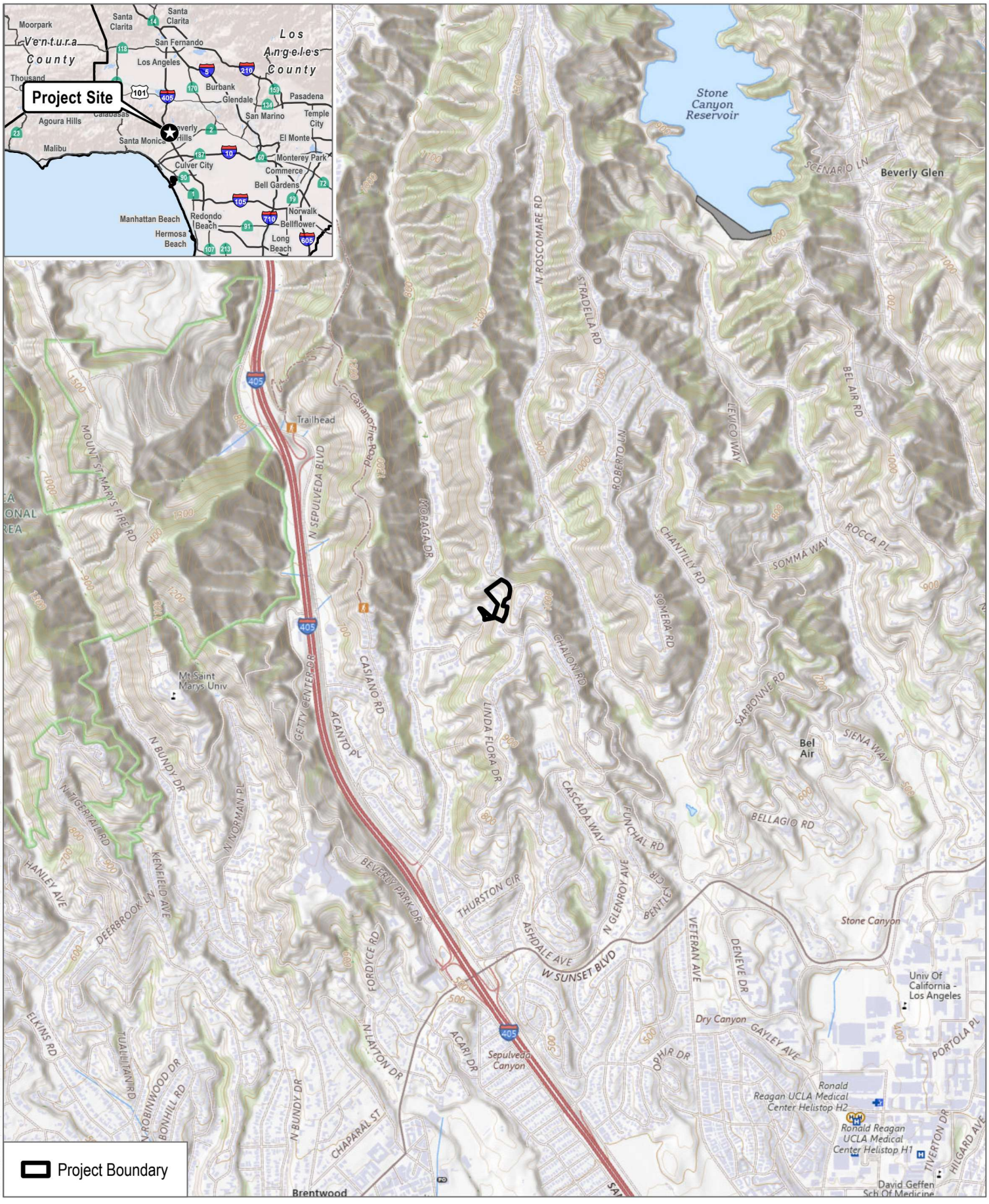


SOURCE: USGS National Map 2026

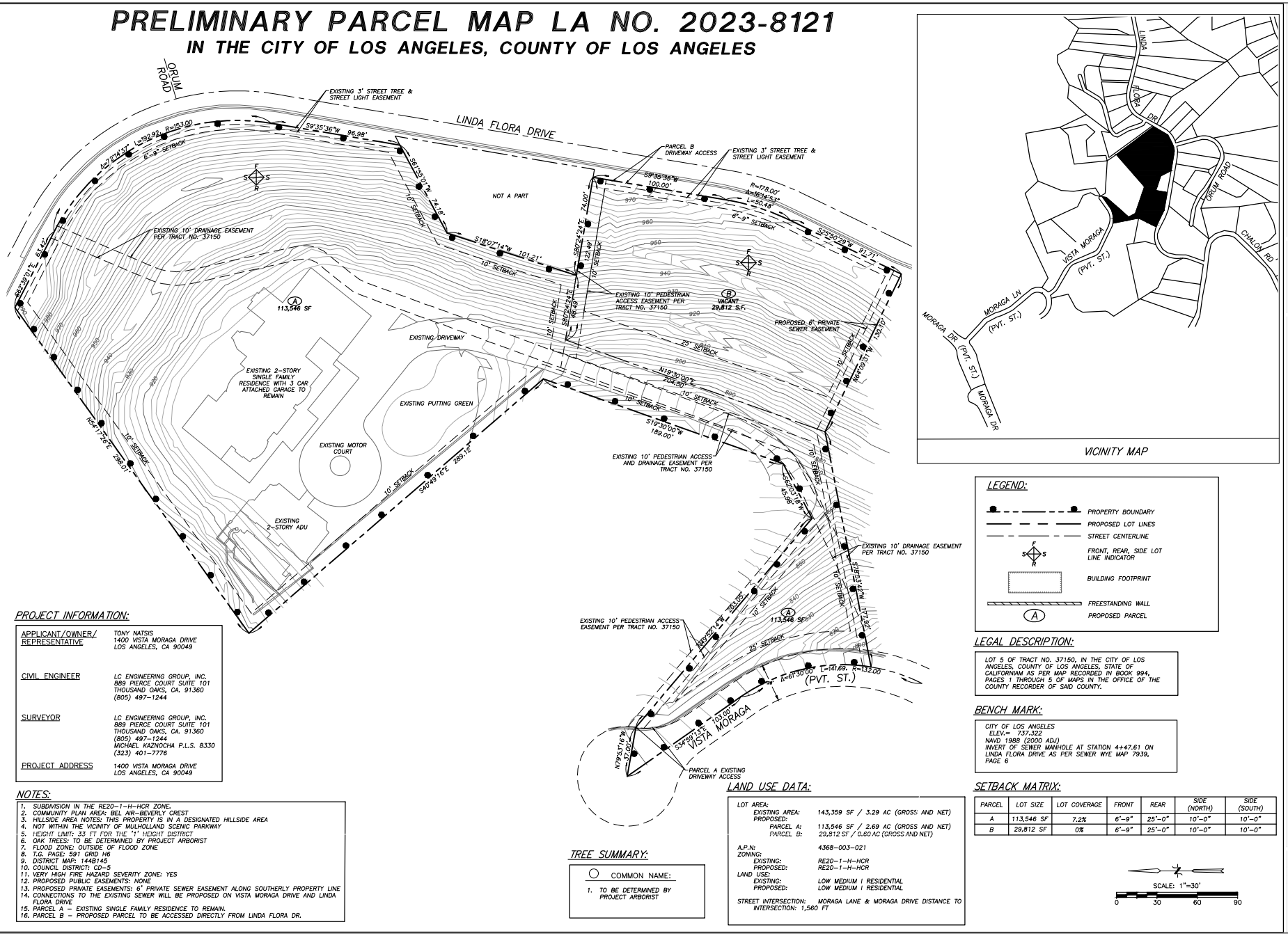
DUDEK

0 1,000 2,000 Feet

FIGURE 1

Project Location

1400 Vista Moraga



PROJECT INFORMATION:

APPLICANT/OWNER/ REPRESENTATIVE	TONY NATSIS 1400 VISTA MORAGA DRIVE LOS ANGELES, CA 90049
CIVIL ENGINEER	LC ENGINEERING GROUP, INC. 889 PIERCE COURT SUITE 101 THOUSAND OAKS, CA. 91360 (805) 497-1244
SURVEYOR	LC ENGINEERING GROUP, INC. 889 PIERCE COURT SUITE 101 THOUSAND OAKS, CA. 91360 (805) 497-1244 MICHAEL KAZNOCHA P.L.S. 8330 (323) 401-7776
PROJECT ADDRESS	1400 VISTA MORAGA DRIVE LOS ANGELES, CA 90049

NOTES:

1. SUBDIVISION IN THE RE20-1-H-HCR ZONE.
2. COMMUNITY PLAN AREA: BEL AIR-BEVERLY CREST
3. HILLSIDE AREA NOTES: THIS PROPERTY IS IN A DESIGNATED HILLSIDE AREA
4. NOT WITHIN THE VICINITY OF MULHOLLAND SCENIC PARKWAY
5. HEIGHT LIMIT: 33 FT FOR THE "1" HEIGHT DISTRICT.
6. OAK TREES: TO BE DETERMINED BY PROJECT ARBORIST
7. FLOOD ZONE: OUTSIDE OF FLOOD ZONE
8. T.G. PAGE: 591 GRID H6
9. DISTRICT MAP: 144B145
10. COUNCIL DISTRICT: CD-5
11. VERY HIGH FIRE HAZARD SEVERITY ZONE: YES
12. PROPOSED PUBLIC EASEMENTS: NONE
13. PROPOSED PRIVATE EASEMENTS: 6' PRIVATE SEWER EASEMENT ALONG SOUTHERLY PROPERTY LINE
14. CONNECTIONS TO THE EXISTING SEWER WILL BE PROPOSED ON VISTA MORAGA DRIVE AND LINDA FLORA DRIVE
15. PARCEL A – EXISTING SINGLE FAMILY RESIDENCE TO REMAIN.
16. PARCEL B – PROPOSED PARCEL TO BE ACCESSED DIRECTLY FROM LINDA FLORA DR.

TREE SUMMARY:

	COMMON NAME:
1.	TO BE DETERMINED BY PROJECT ARBORIST

LAND USE DATA:

LOT AREA:		
	EXISTING AREA:	143,359 SF / 3.29 AC (GROSS AND NET)
	PROPOSED:	
	PARCEL A:	113,546 SF / 2.69 AC (GROSS AND NET)
	PARCEL B:	29,812 SF / 0.60 AC (GROSS AND NET)
A.P.N:		4368-003-021
ZONING:	EXISTING:	RE20-1-H-HCR
	PROPOSED:	RE20-1-H-HCR
LAND USE:	EXISTING:	LOW MEDIUM I RESIDENTIAL
	PROPOSED:	LOW MEDIUM I RESIDENTIAL
STREET INTERSECTION:		MORAGA LANE & MORAGA DRIVE DISTANCE TO INTERSECTION: 1,560 FT

LEGEND:

- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- STREET CENTERLINE
- FRONT, REAR, SIDE LOT LINE INDICATOR
- BUILDING FOOTPRINT
- FREESTANDING WALL
- (A) PROPOSED PARCEL

LEGAL DESCRIPTION:

LOT 5 OF TRACT NO. 37150, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIAM AS PER MAP RECORDED IN BOOK 994, PAGES 1 THROUGH 5 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCH MARK:

CITY OF LOS ANGELES
ELEV.= 737.322
NAVD 1988 (2000 ADJ)
INVERT OF SEWER MANHOLE AT STATION 4+47.61 ON LINDA FLORA DRIVE AS PER SEWER WYE MAP 7939, PAGE 6

SETBACK MATRIX:

PARCEL	LOT SIZE	LOT COVERAGE	FRONT	REAR	SIDE (NORTH)	SIDE (SOUTH)
A	113,546 SF	7.2%	6'-9"	25'-0"	10'-0"	10'-0"
B	29,812 SF	0%	6'-9"	25'-0"	10'-0"	10'-0"

SCALE: 1"=30'
0 30 60 90

SOURCE: LC Engineering Group, INC.

DUDEK

FIGURE 2
Tentative Site Plan
1400 Vista Moraga

projects\192901\MAP\DOC\Fire Tech Memo\Fire Tech Memo.aprx Map: Figure 4 Fire Hazard Severity Zones Layout: Figure 4 Fire Hazard Severity Zones

Summary of Special Building Construction Regulations

Sourced From Chapter 5 of the 2025 California Wildland-Urban Interface Code

Chapter 5 of the California Wildland-Urban Interface Code (CWUIC) provides regulations that establish minimum standards for the location, design, and construction of buildings and structures based on construction within a State Responsibility Area Fire Hazard Severity Zone, a Local Responsibility Very High Fire Hazard Severity Zone, or a designated Wildland-Urban Interface (WUI) Area.

The construction provisions of Chapter 5 are intended to supplement the requirements of the California Building Code (CBC) and the California Residential Code (CRC) and address mitigation of the unique hazards posed to buildings by wildfire and to reduce the hazards of building fires spreading to wildland fuels. This is accomplished by requiring ignition-resistant construction materials. The requirements for Materials and Construction Methods for Exterior Wildfire Exposure located in Chapter 7A of the 2022 CBC and Section R337 of the 2022 CRC have been relocated to Chapter 5 of the 2025 CWUIC.

This document contains a summary of the requirements for ignition-resistant construction materials and methods for exterior wildfire exposure found in Chapter 5 of the CWUIC that are in effect as of the date of the report to which this summary is attached or appended.

1. Roofs shall have a roof assembly that complies with a Class A fire classification when tested in accordance with ASTM E108 or UL 790.
2. Where the roof covering is installed over a combustible deck and the roofing profile creates an airspace under the roof covering, the installation shall comply with the following:
   - A 72-pound cap sheet complying with ASTM D3909 shall be installed over the roof deck.
   - Bird stops shall be used at the eaves where the profile fits, to prevent the entry of debris at the eave.
   - Hip and ridge caps shall be mudded in to prevent intrusion of fire or embers.
3. Where provided, valley flashings shall be not less than 0.019-inch 26-gauge galvanized, corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of 72-pound mineral-surfaced, non-perforated cap sheet complying with ASTM D3909 running the full length of the valley.
4. The exposed underside of enclosed roof eaves and soffits shall be protected on the exposed underside by one or more of the following:
   - Non-combustible materials.
   - Ignition-resistant building materials.
   - Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.
   - 2-inch nominal dimension lumber.
   - 1-inch nominal fire-retardant-treated lumber or 3/4-inch nominal fire-retardant-treated plywood, identified for exterior use and complying with Section 2303.2 of the CBC.
   - Boxed-in roof eave soffit assemblies with an underside that meets the performance criteria in Section 504.7.2 of the CWUIC when tested in accordance with the test procedures set forth in ASTM E2957.
   - Boxed-in roof eave soffit assemblies with an underside that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

- Fascias are required and shall be ignition-resistant building materials, fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the CBC, materials approved for not less than 1-hour fire-resistance-rated construction, or 2-inch nominal dimension lumber.

5. The exposed roof deck on the underside of unenclosed roof eaves shall consist of one or more of the following:
   - Non-combustible material.
   - Ignition-resistant building material.
   - Fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the CBC.
   - Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.
   - 2-inch nominal dimension lumber.
   - One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the roof deck.
   - The exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of the roof deck designed for exterior fire exposure.
   - Facias, if provided, shall be of fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the CBC, ignition-resistant building materials, materials approved for not less than 1-hour fire-resistance-rated construction, or 2-inch nominal dimension lumber.
6. Gutters and downspouts shall be constructed of non-combustible material. Gutters shall be provided with an approved means to prevent the accumulation of leaves and debris in the gutter.
7. Exterior walls of buildings or structures shall be constructed with one or more of the following methods, unless they are covered with an exterior wall covering complying with Sections 504.5.2 and 504.5.2.1 of the CWUIC:
   - 1-hour fire-resistance-rated construction on the exterior side.
   - Non-combustible materials.
   - Heavy timber. Assembly of sawn lumber or glue-laminated wood with the smallest minimum nominal dimension of 4 inches.
   - Log wall construction.
   - Wall assemblies that have been tested in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in ASTM E2707 with the conditions of acceptance shown in Section 504.9.3 of the CWUIC.
   - Wall assemblies that meet the performance criteria in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in SFM Standard 12-7A-1.
   - Wall assemblies suitable for exterior fire exposure containing one layer of 5/8-inch Type X gypsum sheathing applied behind the exterior wall covering or cladding on the exterior side of the framing.
   - Wall assemblies suitable for exterior fire exposure with a 1-hour fire-resistance rating, rated from the exterior side, as tested in accordance with ASTM E119 or UL 263.
   - Fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the CBC.
8. A minimum of 6 inches of metal flashing or non-combustible material applied vertically on the exterior of the wall shall be installed at the ground, decking, and roof intersections.
9. Where provided, exterior wall coverings shall extend from the top of the foundation to the roof and terminate at 2-inch nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.

10. Exterior wall coverings shall comply with one or more of the following requirements:
    - Non-combustible material.
    - Ignition-resistant building material labeled for exterior use.
    - Fire-retardant-treated wood labeled for exterior use and complying with the requirements of Section 2303.2 of the CBC.
    - Fire-retardant-treated wood shingles and shakes which have been qualified in accordance with Section 1505.6 of the CBC for use as "Class B" roof covering shall be an acceptable alternative wall covering material where installed over solid sheathing.

    Exception: Exterior wall coverings which are a component of an approved wall assembly complying with Section 504.5 of the CWUIC.
11. Roof vents, dormer vents, gable vents, foundation ventilation openings, ventilation openings in vertical walls, or other similar ventilation openings shall be louvered and covered with 1/16-inch non-combustible, corrosion-resistant metal mesh or other approved material that offers equivalent protection.
12. Attic or foundation ventilation louvers or ventilation openings in vertical walls shall not exceed 144 square inches per opening and shall be covered with 1/16-inch non-combustible, corrosion-resistant metal mesh or other approved material that offers equivalent protection. Ventilation louvers and openings may be incorporated as part of access assemblies.
13. Attic ventilation openings or ventilation louvers are prohibited in soffits, in eave overhangs, between rafters at eaves, or in other overhanging areas.
14. All materials used for fencing and gate assemblies attached to or within five feet of a structure shall be non-combustible material or pressure-treated exterior fire-retardant wood.
15. Projections and unenclosed accessory structures attached to buildings with habitable spaces, except for decks, shall be constructed of one of the following:
    - Heavy timber construction.
    - Non-combustible materials.
    - Fire-retardant-treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the CBC.
    - Ignition-resistant building materials in accordance with Section 503.2 of the CWUIC.
    - Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.
    - One layer of 5/8-inch Type X gypsum sheathing applied behind the exterior covering on the underside of the ceiling.
    - The exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of the ceiling assembly.
    - The underside of a floor projection assembly that meets the performance criteria in Section 504.7.2 of the CWUIC when tested in accordance with the test procedures set forth in ASTM E2957.
    - The underside of a floor projection assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.
    - The underside of projections shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed underfloor shall be protected in accordance with Section 504.7.1 of the CWUIC.

16. The walking surface material of decks, porches, balconies, and stairs shall be constructed with any of the following materials:
    - Material that complies with the performance requirements of Section 504.7.3.3 of the CWUIC when tested in accordance with ASTM E2632 and ASTM E2726.
    - Ignition-resistant building material that complies with the performance requirements of Section 503.2.4 of the CWUIC.
    - Material that complies with the performance requirements of both SFM Standard 12-7A-4 and Section 503.2.4 of the CWUIC.
    - Fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the CBC.
    - Non-combustible material.
    - Any material that complies with the performance requirements of SFM Standard 12-7A-4A and any attached exterior wall covering that is non-combustible or ignition-resistant building materials.
    - Any material that complies with the performance requirements of Section 504.7.3.4 of the CWUIC when tested in accordance with ASTM E2632 and any attached exterior wall covering that is non-combustible or ignition-resistant building materials.
    - Wall material shall be permitted to be of any material that otherwise complies with this chapter when the decking surface material complies with the performance requirements of ASTM E84 or UL 723 with a Class B flame spread index.
17. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be constructed of any of the following:
    - Multi-layered glazed panels with at least one pane of tempered glass complying with Section 2406 of the CBC.
    - Glass block.
    - Glazing with a fire-protection rating of not less than 20 minutes when tested according to NFPA 257 or UL 9. Such glazing is exempt from the hose stream test.
    - Glazing meeting the performance requirements of SFM Standard 12-7A-2.
18. Exterior doors shall be constructed in accordance with any of the following:
    - Non-combustible construction.
    - Solid-core wood not less than 1-3/4 inches thick.
    - The exterior door shall be constructed of solid core wood that complies with the following requirements:
        - Stiles and rails shall not be less than 1-3/8 inches thick.
        - Raised panels shall not be less than 1-1/4 inches thick, except for the exterior perimeter of the raised panel that shall be permitted to taper to a tongue not less than 3/8 inch thick.
    - Have a fire protection rating of not less than 20 minutes when tested according to NFPA 252, UL 10B, or UL 10C.
    - The exterior surface or cladding meeting the performance requirements of Section 504.9.3 of the CWUIC when tested in accordance with ASTM E2707.
    - The exterior surface or cladding shall be tested to meet the performance requirements of SFM Standard 12-7A-1.
    - Windows within doors and glazed doors shall be in accordance with Section 504.8 of the CWUIC.

19. Exterior garage doors shall resist the intrusion of embers by preventing gaps between doors and door openings, at the bottom, sides and tops of doors, from exceeding 1/8 inch. Gaps between doors and door openings shall be controlled by one or more of the following methods:
    - Weather-stripping products constructed of materials that comply with both of the following:
        - The tensile strength of the material shall be tested in accordance with ASTM D638 before and after exposure to ASTM G155 for a period of 2,000 hours, and the maximum allowable difference in tensile strength values between exposed and nonexposed samples shall not exceed 10 percent.
        - When tested to UL 94, the materials shall have a flammability rating of V-2 or better.
    - Door overlaps onto jambs and headers.
    - Garage door jambs and headers covered with metal flashing.
20. Automatic garage door openers for vehicle doors serving a residential building shall be equipped with a battery backup function.
21. Where provided, ventilation openings for enclosed attics, gable ends, ridge ends, under eaves and cornices, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, underfloor ventilation, foundations and crawl spaces, or any other opening intended to permit ventilation, either in a horizontal or vertical surface, shall be in accordance with Section 504.10.1 or Section 504.10.2 of the CWUIC to resist building ignition from the intrusion of burning embers and flame through the ventilation openings. Ventilation openings shall be fully covered with Wildfire Flame and Ember Resistant vents approved and listed by the California State Fire Marshal, or WUI vents, tested in accordance with ASTM E2886.
22. Vents that are installed on a sloped roof, such as dormer vents, shall comply with all of the following:
    - Vents shall be covered with a mesh where the dimensions of the mesh therein shall be a minimum of 1/16 inch and shall not exceed 1/8 inch in diameter.
    - The vent and mesh material shall be non-combustible.
    - The vent and mesh material shall be corrosion resistant.
23. Gable-end and dormer vents shall be located not less than 10 feet from lot lines. Underfloor ventilation openings shall be located as close to grade as practical.
24. Accessory buildings and miscellaneous structures that have the potential to pose a significant exterior fire exposure hazard during wildfires shall be constructed to conform to the ignition-resistance requirements of Section 504.11 of the CWUIC.
25. Miscellaneous structures that require a permit, and accessory buildings of any size, when separated from a building that has residential, commercial, educational, institutional, or similar occupancy type use on the same lot by a distance of less than 3 feet, shall be constructed of non-combustible materials or ignition-resistant building materials as described in Section 503.2.4 of the CWUIC.
26. Accessory buildings that are greater than 120 square feet in size and separated from a building that has residential, commercial, educational, institutional, or similar occupancy type use on the same lot by a distance of 3 feet or more but less than 50 feet shall be constructed of non-combustible materials or of ignition-resistant building materials as described in Section 503.2.4 of the CWUIC.
27. Where required by the code official, miscellaneous structures that require a permit and are separated from a building that has residential, commercial, educational, institutional, or similar occupancy type use on the same lot by a distance of 3 feet or more but less than 50 feet shall be constructed of non-combustible materials or of ignition-resistant building materials as described in Section 503.2.4 of the CWUIC.

28. Roof assemblies and roof coverings of accessory buildings required to be constructed entirely of non-combustible materials or of ignition-resistant building materials shall comply with Sections 504.2 and 504.2.1 of the CWUIC. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions. Roof assemblies in State Responsibility Area Fire Hazard Severity Zones shall comply with a Class A fire classification when tested in accordance with ASTM E108 or UL 790.
29. Paper-faced insulation is prohibited in attics or ventilated spaces.
30. All chimneys attached to any appliance or fireplace that burns solid fuel shall be equipped with an approved spark arrester in accordance with the requirements of the CBC.
31. Automatic interior fire sprinklers shall be installed in accordance with the CFC and National Fire Protection Association (NFPA) requirements.

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Exhibit F

Correspondence