

# APPENDIX D

## BIOLOGICAL IMPACT ASSESSMENT

## SECTION V. D. BIOLOGICAL RESOURCES

### ENVIRONMENTAL SETTING

#### Purpose

The purpose of this biological resources evaluation is to provide an understanding of the biological resources present within the 15.29 acre La Paz development project, as determined from field reconnaissance and available scientific literature. Both the preferred developer-sponsored project and an alternative project design have been evaluated. This biological evaluation inventoried floral and faunal resources detected and predicts faunal resources determined likely to be present based on habitat conditions, known species distribution, and field observations. This assessment will be utilized to determine the extent of potential impacts associated with the Proposed Project and Preferred project alternative described below.

#### Methodologies

##### Literature and Museum Records Review

Biological conditions for the project and surrounding areas were first investigated through a review of pertinent scientific and unpublished literature. Literature reviewed in determining community names and vegetation associations for the project area were derived from: *The Jepson Manual, Higher Plants of California*, Hickman, ed., 1993, *Preliminary Descriptions of the Terrestrial Natural Communities of California*, Holland, 1986 and *A Manual of California Vegetation*, Sawyer and Keeler-Wolf, 1995. Vegetation communities are discussed below. Floral and faunal inventories are provided in Appendix A and Appendix B, respectively, of this report.

Additional literature reviewed include: *Investigation of the Presence of Waters of the United States and Areas Subject to the California Coastal Commission and the California Department of Fish and Game Jurisdiction Within the Proposed Malibu Civic Center Project Site Malibu, California* by Huffman & Associates, Inc., April 1999, *Draft Environmental Constraints Study for the Malibu Civic Center* by Environmental Science Associates, February 2000, *Pepperdine University Upper Campus Development Assessment Area Biological Resources Report*, by Planning Consultants Research, September 1997.

Los Angeles County Natural History Museum (LACM) specimen records (over 4,600 listings) for the mammal collection were reviewed to assess mammalian diversity in the Santa Monica Mountains and Malibu coastline. Other relevant information was derived from reports and species lists for habitat types similar to those found on-site, including: Significant Ecological Areas (SEA's) in the vicinity, and personal experience of site investigators throughout the Santa Monicas.

The California Department of Fish & Game maintains the *Natural Diversity Data Base (CNDDDB)*, which is a computerized inventory of information on the location of California's rare, threatened, endangered, and otherwise sensitive plants, animals, and natural communities. TERACOR queried the *Malibu Beach* and *Point Dume* Quadrangles for local records of sensitive organisms and habitats.

#### Field Surveys

Surveys for biotic resources on the project site encompassed several seasons, so as to include observations of all flora and fauna occurring or potentially occurring within or around the area. Initial surveys were conducted on 12 May 2002 and supplemental surveys were performed on 20 August 2003. Surveys were conducted during morning and afternoon hours. Conditions were suitable at all times for observing targeted floral and faunal components of the habitat. Photos were taken in the field of areas of interest to the biological evaluation.

Field work was conducted on foot, through all habitat areas within the entire site. Surveyors included S. Reed, I. Swift, and W.E. McTeer. Plants were identified and recorded in the field by TERACOR field personnel. Vegetation communities were field-mapped on recent aerial photography (March 2003). All plant species encountered within natural areas of the site were identified and are presented in Appendix A. No attempt was made to identify non-native ornamental species present within lower areas of the property as a result of nursery operations on-site. Reptiles and amphibians were surveyed by turning debris, and scanning sunning and foraging areas. Birds were identified by using 10x40 binoculars and by call, with nomenclature following Peterson (1990) and Dunn (1999), amended as necessary to conform to current nomenclature changes. Mammal presence was deduced based on habitat conditions. All faunal species observed, or have probable expectance to occur, are presented in Appendix B.

No trapping or focused surveys were conducted to conclusively determine the presence of animal species. This habitat-based assessment is, therefore, largely habitat-based and predictive. The evaluation for presence included such variables as availability of support resources (such as rock outcrops, flowing water, specific host plants, nesting sites, etc.), the size of the property and the apparent history of disturbance and surrounding development.

## **Regulatory Setting**

### **Lead, Responsible and Trustee Agencies**

The City of Malibu is the Lead Agency with regard to project approval and the disposition of biotic resources on-site. Resource agencies, such as the U.S. Army Corps of Engineers, California Department of Fish and Game, and U.S. Fish and Wildlife Service, are considered Trustee Agencies for this particular property due to the absence of any State or Federally-designated endangered or threatened species, streambeds, or "waters of the United States". These trustee agencies are expected to review the project and comment on the potential impacts of project implementation and the adequacy of proposed mitigation.

### **Sensitive, Rare, Threatened or Endangered Species**

#### **Federal and State Protected Status**

Protected sensitive species are usually classified by both state and federal resource management agencies as threatened or endangered, under provisions of the state and federal Endangered Species Acts. "At-risk" species proposed or being considered for listing as threatened or endangered are considered "candidate" species. Both the U.S. Fish and Wildlife Service (Service) and the California Department of Fish and Game (CDFG) use various classifications to describe vulnerable species. There are also other species classifications and categories used in this report; all are described below.

#### **Federal Protection and Classifications**

The federal Endangered Species Act of 1973 (ESA) defines an endangered species as "any species which is in danger of extinction throughout all or a significant portion of its range.... ." Threatened species are defined as "any species which is likely to become an endangered species in the foreseeable future throughout all or significant portions of its range.... ."

### **State of California Protection and Classifications**

California's Endangered Species Act (CESA) defines an endangered species as "...a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease." The state defines a threatened species as "... a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as rare on or before January 1, 1985 is a threatened species."

Candidate species are defined as "...a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the commission has formally noticed as being under review by the department for addition to either the list of endangered species or the list of threatened species, or a species for which the commission has published a notice of proposed regulation to add the species to either list." Candidate species may be afforded temporary protection as though they were already listed as threatened or endangered at the discretion of the Fish and Game Commission.

### **Sensitive Species Status Designations**

Federal and state listing status differs as follows:

#### **Federal**

Federally listed as Endangered	= FE
Federally listed as Threatened	= FT
Proposed as Threatened	= FPT
Proposed as Endangered	= FPE
Federally listed as Candidate	= C
Former Federal Candidate	= FSC

#### **State**

State listed as Endangered	= SE
State listed as Threatened	= ST
State listed as Rare (Plants only)	= SR
California Species of Special Concern	= CSC
Fully Protected	= SFP

**California Native Plant Society Listed = CNPS**

The CNPS codes presented for sensitive flora below include the following:

- List 1B:** Rare, Threatened, or Endangered in CA and elsewhere;
- List 2:** Rare, Threatened, or Endangered in CA but more common elsewhere;
- List 3:** Plants about which more information is needed - a review list;
- List 4:** Plants of Limited Distribution - a watch list.

The **R-E-D Code** is as follows:

R values represent "rarity" on a scale of 1 through 3, 3 being most rare.

E values represent "endangerment" on a scale of 1 through 3, 3 being the most endangered.

D values represent "distribution" on a scale of 1 through 3, 1 being widespread, 2 being rare outside CA, 3 being endemic to California.

### **Physical Setting**

The project site is located on Civic Center Way, one lot west of Cross Creek Road, approximately 0.25 mile north of Pacific Coast Highway, within the City of Malibu, California. The property consists of two parcels, accessible from Civic Center Way. The 15.29 acre site is located south of the Malibu Sequit line, within an un-sectioned area, Township 1 South, Range 18 West, of the *Malibu Beach, California, U.S.G.S. Topographic Quadrangle*, 1950 (revised 1981, 1994).

The elevation of the project site ranges from approximately 20 feet above mean sea level (msl) at the south end of the site, adjacent to Civic Center Way, to 90 feet above msl at the north end of the site. The topography of the site is generally flat throughout the southerly half of the site, and gently sloping in the northerly half, with a sudden northward increase in gradient near the northwest property boundary. *Exhibit 1 - Topographic Map* on page \_\_\_ depicts the topography of the site and surrounding area.

The project site is generally located in the central, seaward side of the Santa Monica Mountains



region, adjacent to the Pacific Ocean and Malibu Creek, a major watershed in the range. The Santa Monica Mountains are part of the northwestern extent of the Transverse Ranges, characterized by their west to east outlay, low overall elevation, diverse geological make-up and configuration. They are dominated by dense chaparral, oak woodland, and sage scrub.

The Santa Monicas are generally a biogeographically isolated range. These mountains are cut off by to the north, northwest and northeast by US Highway 101, US Highway 134, the cities of Thousand Oaks, West Lake Village, and the highly urbanized San Fernando Valley. The Valley represents the north end of the City of Los Angeles and is one of the largest and most densely developed urban areas in the region. To the south lies the Pacific Ocean, including the Channel Islands. To the east and southeast, the Los Angeles River Basin forms a significant urbanized barrier. Finally, the western flank of the range is bordered by the Oxnard Plain, a large alluvial formation at the terminus of the Santa Clara River at the Pacific Ocean. This area is an extensive agricultural region, with heavy disturbance to natural land formations and soil profiles. All of these human-made features constitute a significant barrier for low mobility organisms.

### **Project Site Description**

The project site is largely disturbed and degraded, except in the northwest hillside area. Early residential and basic infrastructure remnants, such as concrete pads and dirt roadways, remain in the central area and northwest corner of the site. Subsequent to residential use, nursery operations on-site have allowed naturalization of numerous non-native shrubs and annual plants across the project site. In addition to a strong ornamental presence, mechanical maintenance of on-site vegetation is on-going on the property.

Areas along the northwesterly property boundary are comprised of a peninsula of coastal sage scrub on a south-facing slope. There are also native cells of native sycamore trees (*Platanus racemosa*) on-site. Vegetation on-site is discussed in detail below.

### **Vegetation**

The project area is located within the California Floristic Province (CFP), which extends from Oregon to Baja, Mexico. The project site is specifically located within the CFP's Southwestern California region, South Coast subregion, adjacent to the border of the Western Transverse subregion. The South Coast subregion extends along the Pacific Coast from Point Conception to Mexico, and to the San Geronio Pass at Banning.

References to on-site vegetation reflects information contained in *Preliminary Descriptions of the Terrestrial Natural Communities of California*, (Holland, 1986 and updated in 1992); *A Manual of California Vegetation* (Sawyer and Keeler-Wolf, 1995); and *The Jepson Manual - Higher Plants of California* (Hickman, 1993). Classification of plant communities follows the CNDDDB's *List of California Terrestrial Natural Communities Recognized by the California Natural Diversity Database*, which recognizes over 210 separate plant communities across California.

Two native vegetation communities were identified on-site; coastal sage scrub and California sycamore cells. Both communities together comprise less than five percent (5%) of the vegetative cover on-site. Vegetation communities on-site are illustrated in *Exhibit 2 - Vegetation Communities* on page 8.

Coastal sage scrub (CNDDDB Vegetation Code 32.000.00) is confined to the northwest corner of the site

on the south-facing slope above project site disturbance. The patch of vegetation on-site has been connected to a larger stand of sage scrub off-site to the north. Review of recent aerial photography (March 2003), however, revealed the larger hillside area to be effectively truncated at the project site's north end through habitat clearance, presumably for fire protection.

California sycamore (CNDDDB Vegetation Code 61.310.00 ) woodland cells, consisting of several mature sycamore trees (*Platanus racemosa*), were present in clusters in the central and west areas of the site; possible remnants of a riparian woodland or streamside forest. For this reason they were mapped as sycamore woodland relics. California sycamore woodland is recognized as its own community type by the CNDDDB. California sycamore is denoted as "known or believed to be a high priority for inventory" in the CNDDDB.

Additional ruderal and non-native annual vegetation was present as cover throughout most of the site. These areas, referred to as disturbed, consisted mostly of black mustard (*Brassica nigra*), wild raddish (*Raphanus sativa*), and cheese weed (*Malva parviflora*). These weedy annuals were mixed with grasses such as wild oat (*Avena fatua*), wild barley (*Hordeum murinum*), ripgut grass (*Bromus diandrus*), and foxtail chess (*Bromus madrintensis rubens*). Large stands of non-native and highly invasive castor bean (*Ricinus communis*) were also present across the north end of the property.

Overall, the limited extent of natural vegetation formations, both in quality and quantity would preclude many native species from occupying the site. Some organisms, usually habitat generalists such as red-tailed hawk (*Buteo jamaicensis*), deer mouse (*Peromyscus maniculatus*), and fence lizard (*Sceloporus occidentalis*), would be expected to occupy heavily modified areas such as this site. Often, as in the case of the red-tailed hawk, non-native components of the modified habitat (such as a *Eucalyptus* tree or a utility pole) satisfy a physical or structural requirement for the organism, rather than replacing the natural habitat outright.

### **Wildlife**

Habitat values for wildlife within and adjacent to the project area are low. These low values are ascribed due to the substantial modifications that have occurred to the site and surrounding hillsides over the last century. At one time, the site was located in what probably was a large, broad, brackish marsh at the confluence of Malibu Creek and the Pacific Ocean. This area could have contained sandy flats, saltgrass (*Distichlis spicata*), pickle weed (*Salicornia* sp.) and cattail (*Typha* sp.) marshes, open brackish water, and extensive riparian areas at the margins. In the last century, the area has been dredged and filled to stabilize the shoreline for human habitation and later, for the construction of State Highway 1 (Pacific Coast Highway). Since the original modification of the region as a whole, the site has been disced and disturbed further in the intervening decades.

The site's value to wildlife is further degraded by similar development and disturbance to the areas adjacent to and surrounding the project. These areas have similar historical disturbance histories and can be characterized similarly. The closest intact habitat is the Malibu Creek drainage, which is located approximately 600 feet to the east to the subject property. At this point in its proximity to the site, it has been highly modified with development on either side of the channel and a narrow band of riparian vegetation along the banks. Additional surrounding natural habitat includes the foothills of the Santa Monica Mountains to the north of the site. These areas are somewhat degraded as well, having been cleared of much of their chaparral vegetation in the past few years for fuel control around the respective residences. None of these surrounding natural habitats contributes significantly to the overall wildlife value of the site.

### **Invertebrates**

During the late Spring of 2002 the site contained several blooming flower species, many of which were non-native. Nevertheless, a number of invertebrate species were observed visiting flowers, under debris, and on vegetation in general. West Coast ladies (*Vanessa annabella*), Sonoran blues (*Philotes sonorensis*), and monarch (*Danaus plexippus*) were seen visiting flowers such as black mustard (*Brassica nigra*) and wild raddish (*Raphanis sativa*). Under debris, non-native European earwigs (*Forficula auricularia*), and the terrestrial crustacean known as a pillbug (*Armadillidium vulgare*) were present in great numbers. Only one abundant species of arachnid was observed, the common wolf spider (*Lycosa* sp.). In general, the species of invertebrates represented indicated heavy disturbance to the site, and no unique or habitat specialists were observed.

### **Amphibians**

No amphibians were observed on the site during surveys. Due to the lack of water features on or near the site, no amphibians would be expected to occur.

### **Fish**

No aquatic resources were extant on the site, and no fish species are expected to be present.

### **Reptiles**

One species of reptile was observed on the site, the western fence lizard (*Sceloporus occidentalis*). This species is common throughout the western United States in a variety of habitats, including disturbed areas. Two individuals were observed, it is unknown whether breeding occurs on the site, however, it is likely. Other species that might occur on the site include side-blotched lizard (*Uta stansburiana*), southern alligator lizard (*Elgaria multicarinata*), and possibly several species of snake, include rattlesnake (*Crotalus* sp.) and gopher snake (*Pituophis melanoleucus*).

### **Birds**

A lower number of birds were observed in and around the vicinity of the project site than what would be expected of a similar site in natural condition. Nesting and other resource-dependant activities were observed for a few species, however, these were all common species that nest readily in urban and developed areas. Nesting was confirmed on the site for California towhee (*Pipilo crassalis*), house finch (*Carpodacus mexicanus*),

Bullock's oriole (*Icterus bullockii*), and red-tailed hawk (*Buteo jamaicensis*). Other suspected breeders in the general vicinity, but not on the project site include: mourning dove (*Zenaidia macroura*), lesser goldfinch (*Carduelis psaltria*), California quail (*Callipepla californica*), American crow (*Corvus brachyrhynchos*), Anna's hummingbird (*Calypte anna*), cliff swallow (*Stelgidopteryx serripennis*), song sparrow (*Melospiza melodia*), and spotted towhee (*Pipilo maculatus*). A number of transient, migratory or Winter visiting species would be expected as well. These birds would visit the site primarily during early Spring, Fall, and Winter. They either move through the area on their biannual migration, or stay in the region, which serves as their wintering grounds. These species include: yellow-rumped warbler (*Dendroica coronata*), white-crowned sparrow (*Zonotrichia leucophrys*), dark-eyed junco (*Junco hyemalis*), and various species of gulls (*Larus* spp.).

### Mammals

Due to the disturbed, homogenous nature of the site, few species of mammals were observed. Diurnal field surveys detected a moderate diversity of mammals for such a small site. Species observed or otherwise detected through tracks, burrows, scats, carcasses or other sign include: Virginia opossum (*Didelphis virginiana*), woodrat (*Neotoma* sp.), Audubon's cottontail (*Sylvilagus audubonii*), California ground squirrel (*Spermophilus beecheyi*), and coyote (*Canis latrans*). Additional species that may occur on the site include: striped skunk (*Mephitis mephitis*), Botta's pocket gopher (*Thomomys bottae*), gray fox (*Urocyon cinereoargenteus*), and deer mouse (*Peromyscus maniculatus*). No large mammals were detected, and due to the site's isolation within a highly disturbed region, and perimeter fencing, no corridors for more mobile species would be expected.

### Sensitive Resources

No threatened or endangered species are believed to inhabit the project site. Additionally, no sensitive species are known, however, some species are known from the general vicinity and, therefore, they are discussed in this assessment in terms of their probability of occurrence and potential to sustain impact associated with the proposed project. Other sensitive species may occur on a transitory basis, but would not be expected to have a resident status or breed on-site. The following table presents the regulatory framework under which impacts on sensitive species are evaluated, as well as a prediction of each organism's probability to occur on-site based on habitat conditions and species requirements.

Table \_ - Sensitive Organisms

Species	Sensitive Species Status	Probability of Occurrence On-Site
<b>Plants</b>		
<b>California androsace</b> ( <i>Androsace elongata</i> ssp. <i>acuta</i> )	CNPS List 4; RED Code 1-2-2. This species has no formal governmental status.	<b>Not Present.</b> this annual herb is found in chaparral, cismontone woodland, and coastal scrub. It is believed extirpated from LA County; Jepson reports a historic broad distribution, occurring from OR to Baja, specifically in the South Coast region, on dry grassy slopes below 1200 meters. Detection on-site seems improbable.
<b>aphanisma</b> ( <i>Aphanisma blitoides</i> )	CNPS List 1B; R-E-D Code 2-2-2. <b>FSC.</b>	<b>Low.</b> This annual herb blossoms in April and May in coastal bluff scrub and coastal scrub. It currently is known from three (3) occurrences on San Nicholas Island. It only occurs below 100 meters above sea level, therefore, it has potential to occur in CSS on-site, but seems unlikely based on disturbance factors. This plant was not detected during field

Species	Sensitive Species Status	Probability of Occurrence On-Site
		surveys.
<b>Braunton's milk-vetch</b> ( <i>Astragalus brauntonii</i> )	CNPS List 1B, R-E-D Code 3-2-3. <b>FE</b>	<b>Low.</b> Species prefers soils with a clay base, and is occasionally found within limestone or stiff gravelly deposits. This species has been detected as close as Malibu Lagoon. Habitat on-site is marginally suitable. Not detected during Spring surveys in 2002 and there were no skeletal remains of <i>Astragalus</i> observed in August 2003.
<b>coastal dunes milk-vetch</b> ( <i>Astragalus tener</i> var. <i>titi</i> )	CNPS List 1B; R-E-D Code 3-3-3. <b>FC</b>	<b>Low.</b> This annual, delicate species is known only from coastal dunes and sandy coastal bluff scrub. It occurs below 20 meters in moist sandy depressions. It was not expected due to habitat conditions, nor was it detected on-site during field surveys.
<b>Coulter's Atriplex</b> ( <i>Atriplex coulteri</i> )	CNPS List 1B, R-E-D Code 2-2-2. The species has no governmental listing status.	<b>Moderate.</b> Species requires alkaline soils usually in low areas and depressions where water is allowed to collect and leach or deposit minerals and salts. Habitat associations include coastal bluff scrub, coastal dunes, coastal sage scrub, and grasslands. Localities in the vicinity include Point Dume. The species was not detected on-site.
<b>South Coast saltscale</b> ( <i>Atriplex pacifica</i> )	CNPS List 1B; R-E-D Code 3-2-2. <b>FC.</b>	<b>Low.</b> An annual herb which occurs in coastal bluff scrub and coastal scrub below 100 meters in elevation and blooms March through October. The species was not detected on-site during the surveys.
<b>Parish's brittlescale</b> ( <i>Atriplex parishii</i> )	CNPS List 1B; R-E-D Code 3-3-2. <b>FC.</b>	<b>Low.</b> Blooms June through October, this annual herb has been collected only once since 1974. Presumed extinct, it occurs in habitats not present on the project site, including playas and vernal pools, and chenopod scrub below 1900 meters.
<b>Davidson's saltscale</b> ( <i>Atriplex serenana</i> var. <i>davidsonii</i> ).	<b>FSC</b>	<b>Low.</b> Annual herb which blooms from April through October, it is believed extirpated from Los Angeles County. It occurs below 200 meters in alkaline conditions in coastal bluff scrub and coastal scrub. It was not detected on the project site.
<b>Malibu Baccharis</b> ( <i>Baccharis malibuensis</i> )	CNPS List 1B, R-E-D Code 3-3-3. The species has no governmental listing status.	<b>Low.</b> Found in a mixture of sage scrub and woodland habitats, usually adjacent to disturbance. Although suitable habitat is present on the site, no <i>B. malibuensis</i> were detected.
<b>Plummer's baccharis</b> ( <i>Baccharis plummerae</i> )	CNPS List 4; R-E-D Code 1-1-3. The species has no governmental listing status.	<b>Low.</b> The habitat for this species is rocky chaparral, or coastal scrub, and cismontane woodland between 0 - 425 meters. It is known to occur on the central and south coast, the north Channel Islands, and the western Transverse Range. It was not detected in the project area.
<b>Nevin's barberry</b> ( <i>Berberis nevinii</i> )	CNPS List 1B; R-E-D Code 3-3-3. <b>FE.</b>	<b>Not Present.</b> This easily-detected evergreen shrub blooms from March through April. It occurs in sandy or gravelly conditions in coastal scrub, chaparral, cismontane woodland, and riparian scrub below 350 meters. The species was not present on-site.
<b>round-leaved Boykinia</b> ( <i>Boykinia rotundifolia</i> )	CNPS List 4; R-E-D Code 1-1-3. The species has no governmental listing status.	<b>Low.</b> This broadly-distributed perennial herb occurs in riparian woodlands and mesic chaparral habitats below 2000 meters in elevation throughout the outer south coast range, Transverse ranges, and Peninsular ranges. It blooms in June and July and was not detected in during surveys on the property.

Species	Sensitive Species Status	Probability of Occurrence On-Site
<b>Brewer's Calandrinia</b> ( <i>Calandrinia breweri</i> )	CNPS List 4; R-E-D Code 1-2-2. The species has no governmental listing status.	<b>Low Moderate.</b> Brewer's Calandrinia is an annual herb which flowers from March through June. It is found most often in sandy to loamy soil, disturbed sites, and burns. The plant has a broad known distribution throughout the western Transverse range and along the California coast from San Francisco to Baja, but is considered uncommon where it still occurs. The elevational range of the species is below 1200 meters and its probability of occurrence within the project site is possible, however, it was not detected on-site.
<b>seaside calandrinia</b> ( <i>Calandrinia maritima</i> )	CNPS List 4; R-E-D Code 1-2-1. The species has no governmental listing status.	<b>Moderate.</b> This annual herb occurs in sandy substrates, in coastal bluff scrub and grasslands below 300 meters. It is known to occur along the south coast, Channel Islands, and Baja.
<b>Catalina mariposa lily</b> ( <i>Calochortus catalinae</i> )	CNPS List 4; R-E-D Code 1-2-3. The species has no governmental listing status.	<b>Moderate.</b> This perennial bulbiferous herb is found in heavy soils, coastal scrub, and open grasslands below 700 meters and blooms from February through May. It is distributed in the south central coast and the west south coast, especially in the Channel Islands. It is known to occur in the Malibu area but no dried remains were detected during field surveys.
<b>Plummer's mariposa lily</b> ( <i>Calochortus plummerae</i> )	CNPS List 1B, R-E-D Code 2-2-3. <b>FSC.</b>	<b>Moderate.</b> This lily is found in habitats similar to that of the Catalina mariposa lily, but usually in more xeric, slopes of mixed sage scrub and chaparral. It favors soils that are somewhat higher in alluvium and granitic material. This species is known throughout the Santa Monica Mountains and has been detected as close as Pepperdine University. This species was not observed during floral surveys.
<b>Parry's spineflower</b> ( <i>Chorizanthe parryi</i> var. <i>parryi</i> )	CNPS List 3, R-E-D Code ?-2-3. <b>FSC.</b>	<b>Low Moderate.</b> Uncommonly found in dry, slopes and flats usually within sandy areas along coastal sage scrub and chaparral, between 500 feet and 3,500 feet. The closest record for this species is north of Point Dume in Latigo Canyon, and is historical. No spineflower was observed on-site.
<b>Santa Susana tarplant</b> ( <i>Deinandra minthornii</i> )	CNPS List 1B, R-E-D Code 2-2-3. <b>FSC, SR.</b>	<b>Moderate.</b> Grows mostly from sandstone rocky outcrops and ledges in open, exposed sites. It proliferates well following post-burn conditions and blooms in late Summer and Fall, however, it can be detected during other seasons by its distinctive foliage and strong, disagreeable odor. Localities for this species in the vicinity include Calabasas Peak, Latigo Canyon, upper Corral Canyon road, and near Castro Peak lookout. No individuals were detected.
<b>Blochman's Dudleya</b> ( <i>Dudleya blochmaniae</i> <i>blochmaniae</i> )	CNPS List 1B; R-E-D Code 2-2-2. <b>FSC.</b>	<b>Not Present.</b> Growing in open, rocky slopes; often in areas with shallow clay overlying serpentine or rocky areas with little or no soil. Habitats associated with this <i>Dudleya</i> species include coastal sage scrub, coastal bluffs, and several types of grassland below 450 meters. It is known to occur throughout the south central coast, south coast, and northern Baja. The nearest localities for Blochman's <i>Dudleya</i> are in Winter Canyon, above Pepperdine University.
<b>marcescent Dudleya</b> ( <i>Dudleya cymosa</i> <i>marcescens</i> )	CNPS List 1B, R-E-D Code 3-2-3. <b>FT.</b>	<b>Not Present.</b> This <i>Dudleya</i> inhabits sheer rocky outcrops of the Santa Monica Mountains between 150 - 500 meters, therefore, is not expected to occur on-site. Near-by localities include Malibu Creek within Malibu Creek State Park.
<b>Santa Monica</b>	CNPS List 1B, R-E-D	<b>Not Present.</b> Endemic to Los Angeles and Orange counties, especially

Species	Sensitive Species Status	Probability of Occurrence On-Site
<b>Mountains Dudleya</b> ( <i>Dudleya cymosa</i> <i>ovatifolia</i> )	Code 2-2-3. <b>FT.</b>	the Santa Monica's, this species is most often found in rocky, shaded, north-facing slopes between 150 - 500 meters. It has been seen as close as Malibu Canyon north of State Highway 1. The physiography of the property (lack of canyon walls, rock outcrops, etc.) is marginal and the elevational range does not meet the requirements of the species, therefore, it would not occur on-site.
<b>Many-stemmed dudleya</b> ( <i>Dudleya multicaulis</i> )	CNPS List 1B; R-E-D Code 1-2-3. <b>FSC.</b>	<b>Not Present.</b> This dudleya grows in heavy or clayey soils near the coastal plain, below 600 meters throughout the south coast (Los Angeles, Orange, San Bernardino, San Diego, and Riverside counties) It is not present within the project area.
<b>bright green dudleya</b> ( <i>Dudleya virens</i> )	CNPS List 1B; R-E-D Code 3-3-3. <b>FSC.</b>	<b>Not Present.</b> This plant occurs on coastal bluffs below 400 meters in the central south coast (Los Angeles County) and the south Channel Islands, a habitat type not present on the property.
<b>round-leaved filaree</b> ( <i>Erodium macrophyllum</i> )	CNPS List 2, R-E-D Code 2-3-1. The species was considered, but rejected for governmental listing status.	<b>Low.</b> Round-leaved filaree occurs in cismontane woodlands and valley and foothill grasslands. It is found in clay soils between 15 and 1200 meters above sea level and blooms from March to May. It was observed by T. Thomas (1999) (CNDDDB element) in Malibu Creek State Park, although the precise location is not known to us. This plant was not detected during surveys nor was it expected based on habitat conditions.
<b>suffrutescent wallflower</b> ( <i>Erysimum insulare</i> <i>ssp. suffrutescens</i> )	CNPS List 4; R-E-D Code 1-2-3. The species has no formal governmental listing status.	<b>Low.</b> This coastal plant is found at low elevations, from 0 to 150 meters. Found on coastal dunes and bluffs along the south and central coast. Considered uncommon, it was not detected on the project site.
<b>Palmer's grappling hook</b> ( <i>Harpagonella palmeri</i> )	CNPS List 2; R-E-D Code 1-2-1. <b>FSC.</b>	<b>Low.</b> This annual herb grows in dry sites in chaparral, coastal scrub, and grassland below 450 meters. The species has a broad distribution throughout the south coast, Peninsular ranges, Arizona, and northwest Mexico. The species was not detected during surveys.
<b>Los Angeles sunflower</b> ( <i>Helianthus nuttallii</i> <i>ssp. parishii</i> )	CNPS List 1A; No R-E-D Code listed. <b>FSC.</b>	<b>Improbable.</b> This plant was last observed in 1937 and is now believed extinct. It is highly unlikely to occur on-site.
<b>Southern California black walnut</b> ( <i>Juglans californica</i> <i>var. californica</i> )	CNPS List 4; R-E-D Code 1-2-3. This species has no formal governmental listing status.	<b>Present.</b> This species occurs on slopes and in canyons between 50 - 900 meters along the south coast, south Transverse ranges, and north Peninsular ranges. Walnut forest is a much fragmented, declining natural community, which is increasingly rare in Orange, Riverside, San Bernardino, and San Diego counties. Individual juvenile trees are present on the northerly slope on-site.
<b>fragrant pitcher sage</b> ( <i>Lepechinia fragrans</i> )	CNPS List 4; R-E-D Code 1-2-3. This species has no formal governmental listing	<b>Low.</b> Considered uncommon in the south coast area, this species occurs in chaparral below 1100 meters in elevation. It was not detected.

Species	Sensitive Species Status	Probability of Occurrence On-Site
	status.	
<b>Robinson's pepper-grass</b> ( <i>Lepidium virginicum</i> var. <i>robinsonii</i> )	CNPS List 1B; R-E-D Code 3-2-2. This species has no formal governmental listing status.	<b>Moderate.</b> This species is found in dry shrublands throughout the southwest region below 500 meters. It is an annual herb that blooms from January through July. It was not detected on-site.
<b>ocellated Humboldt lily</b> ( <i>Lilium humboldtii</i> <i>ocellatum</i> )	CNPS List 4, R-E-D Code 1-2-3. <b>FSC.</b>	<b>Low.</b> Species favors dense, shaded riparian habitats with abundant moisture and little disturbance. Often growing from canyon walls or in dense leaf litter flowering in June and July, Humboldt lilies are easily recognizable. Habitats on the site not suitable for this species.
<b>small-flowered microseris</b> ( <i>Microseris douglasii</i> var. <i>platycarpha</i> )	CNPS List 4; R-E-D Code 1-1-2. This subspecies has no formal governmental listing status.	<b>Improbable.</b> Found in clayey soils associated with vernal pools, grasslands and similar habitats, this subspecies occurs below 1000 meters in the south coast region, probably including coastal Los Angeles County. These habitats are not present on the project site, and the site is outside the current known range of the subspecies.
<b>California spineflower</b> ( <i>Mucronea californica</i> )	CNPS List 4; R-E-D Code 1-2-3. This species has no formal governmental listing status.	<b>Low.</b> The California spineflower occurs in a relatively broad distribution across south central and southern coastal California, in sandy conditions below 1400 meters. It was not detected on the property during surveys.
<b>California muhly</b> ( <i>Muhlenbergia californica</i> )	CNPS List 1B, R-E-D Code 2-2-3. This species has no formal governmental listing status.	<b>Improbable.</b> This now uncommon species occurs in wet places, in chaparral, forests, scrub and meadows throughout the western Transverse and south coast regions with an elevational range between 100 and 2000 meters, making its natural distribution quite broad. The elevational range of this species does not match that of the project site, therefore, we did not encounter the species in the field or expect it to occur on-site.
<b>Lyon's Pentacheata</b> ( <i>Pentacheata lyonii</i> )	CNPS List 1B, R-E-D Code 3-3-3. <b>FE, SE.</b>	<b>Low.</b> Species is most often found on open, sandy or gravelly substrates in native grassland or around the margins of exposed granitic rocks, occurring in chaparral, grassland, and coastal sage scrub. Disturbed habitats on-site are unsuitable for this species. It has been detected at Stunt Ranch along Cold Creek to the northeast, and along Malibu Creek in the vicinity of Tapia Park. The species was not detected during floral surveys.
<b>Gairdner's yampah</b> ( <i>Perideridia gairdneri</i> ssp. <i>gairdneri</i> )	CNPS List 4; R-E-D Code 1-2-3. <b>FSC</b>	<b>Improbable.</b> Thought to be extirpated from Los Angeles County, this perennial herb occurs in grasslands and coastal flats below 350 meters. It is unlikely to be present on-site.
<b>Brand's phacelia</b> ( <i>Phacelia stellaris</i> )	CNPS List 1B; R-E-D Code 3-3-2. This species has no formal governmental listing status.	<b>Improbable.</b> This plant is probably extirpated from Los Angeles County according to the CNPS Inventory, as historical occurrences have been lost to development. It occurs in coastal dunes and coastal scrub, below 400 meters. It is not likely to occur on-site.
<b>wooly sea-blite</b> ( <i>Suaeda taxifolia</i> )	CNPS List 4; R-E-D Code 1-2-1.	<b>Improbable.</b> This chenopod occurs on the margins of coastal salt marsh and in coastal bluff scrub below 15 meters along the south coast,

Species	Sensitive Species Status	Probability of Occurrence On-Site
	This species has no formal governmental listing status.	therefore, would not be present in the project area due to elevational requirements.
<b>Sonoran maiden fern</b> ( <i>Thelypteris puberula</i> var. <i>sonorensis</i> )	CNPS List 2, R-E-D Code 2-2-1. The species has no governmental listing status.	<b>Not Present.</b> Found primarily along stream courses, seepage areas, stream banks, and meadows, this species prefers undisturbed wetland habitats that are more open and exposed. This species is known mostly from undisturbed localities in Encinal Canyon, near the coast. Habitat suitability on-site is not favorable, and no individuals of this fern were detected.

### Invertebrates

<b>monarch butterfly</b> ( <i>Danaus plexippus</i> )	The monarch is considered a <b>Special Animal</b> in the <i>CNDDB</i> while present at winter roost sites, otherwise, it has no formal state or federal listing status.	The monarch butterfly's winter roost sites extend along the coast from northern Mendocino County to Baja California, Mexico. Typically, all roost sites are in tall dense groves of trees (such as oaks, pines, cypress, or <i>Eucalyptus</i> ), in wind-sheltered sites near the coast. Field surveys did not coincide with the winter roosting season. The <i>CNDDB</i> lists several localities for winter roosts for this butterfly locally, but specific locational information on winter roost sites is suppressed. Extensive surveys along the coastal zone have been undertaken by W. Sakai, but to our knowledge the surrounding area of the project site has not been identified as a roosting site for the species. The species was observed on-site, however, only roost sites are considered sensitive.
<b>Santa Monica shieldback katydid</b> ( <i>Neduba longipennis</i> )	<b>FSC</b>	<b>Low.</b> This species is often difficult to detect without focused surveys and its presence cannot be adequately determined or interpreted without such surveys due to insufficient life history data. From what is know about this organism, it is know to feed on chaparral vegetation and non-native ice-plant. Habitat values for this taxa at the project site are low, and no specimens were observed. It has been collected in Big Rock Canyon, approximately four miles west of Topanga Beach.
<b>Santa Monica mountains hairstreak butterfly</b> ( <i>Satyrium auretorum fumosum</i> )	<b>FSC</b>	<b>Low.</b> This subspecies was described from the vicinity Malibu Lake, and is only known from a few local colonies in the Santa Monica Mountains. The larval host, coastal scrub oak ( <i>Quercus</i> sp.), does not occur on the property. Other nectaring plants such as buckwheat ( <i>Eriogonum fasciculatum</i> ), and golden yarrow ( <i>Eriophyllum confertifolium</i> ) are not present on the site but the species may occur transiently. The hairstreak is a strong flier with low populations and individual numbers and may go undetected during general faunal surveys.
<b>wandering (saltmarsh) skipper</b> ( <i>Panoquina errans</i> )	<b>FSC</b>	<b>Low.</b> The highly localized skipper is found entirely along the coastal strand of southern California. It favors dune and marsh habitats that are grown to saltgrass ( <i>Distichlis spicata</i> ), which serves as its larval host. The site is not along the coastal strand, no host plants are present, and the organism was not observed.

### Reptiles

<b>rosy boa</b>		
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Species	Sensitive Species Status	Probability of Occurrence On-Site
<i>Charina trivirgata</i>	FSC	<b>Low.</b> The rosy boa occurs throughout dry scrubland along the coast and in the deserts. It often is found in association with rocky hillsides. In the region of the project, it would be found in sage scrub and chaparral. This species was not detected and would not be expected to occur on the site due to overall disturbance.
horned lizard ( <i>Phrynosoma coronatum</i> ssp.)	FSC, CSC	<b>Moderate.</b> Favorable habitat for this lizard includes open, flat, sandy areas in which several colonies of harvester ants ( <i>Pogonomermex</i> sp.) are established, as ants are the horned lizard's preferred food item. Plant communities associated with habitation of the horned lizard include coastal sage scrub, chaparral, oak woodland, and mixed sage scrub series. Suitable habitat for the horned lizard exists at the north end of the site, although this species was not observed during surveys.
coast patch-nosed snake ( <i>Salvadora hexalepis virgultea</i> )	FSC, CSC	<b>Moderate.</b> The coast patch-nosed snake is mostly active during early morning hours, basking until temperatures get too warm. This species is infrequently encountered, and is found in the lower slopes of dry scrub, chaparral, and oak woodland habitats, in rocky, sandy areas. It feeds upon lizards and small mammals. This species may occur on sage scrub slopes on the northern portion of the property. It has been recorded from Topanga Canyon and Mulholland Highway.
San Bernardino ringneck snake ( <i>Diadophis punctatus modestus</i> )	FSC	<b>Moderate.</b> The San Bernardino ringneck snake usually occurs in shaded oak forest canyons, where it is most often found beneath rocks and logs. It feeds upon smaller amphibians and invertebrates. This species is primarily active above ground in Spring and early Summer, after which time it retreats to subterranean burrows and crevices. It was detected in nearby Malibu Canyon in February 1998 under a debris pile in CSS by site investigators.
San Diego mountain kingsnake ( <i>Lampropeltis zonata pulchra</i> )	CSC	<b>Low Moderate.</b> The San Diego mountain kingsnake inhabits mountainous regions across Southern California. It prefers moist woods, coniferous forests, oak woodlands, and chaparral. It not only inhabits mountainous areas, but canyons down to sea level in the Santa Monicas. They are quite secretive, residing in rock crevices or beneath rock and debris piles. The San Diego mountain kingsnake was observed by A. Gibson and T. Brothers in 1984 (CNDDDB element) in Upper Cold Creek Canyon at Stunts Ranch and the Cold Creek Preserve, approximately 8 miles from the project site, and probably occurs in the general area. This species was not observed during surveys.
silvery legless lizard ( <i>Aniella p. pulchra</i> )	FSC, CSC	<b>Low.</b> This burrowing species feeds upon small, soft-bodied arthropods, often in the lower layers of chaparral or oak woodland leaf duff, less often along stream courses in loose alluvium. It is difficult to detect in cursory surveys. Focused surveys for it in the Spring or Summer would require specialized pitfall trapping or overturning leaf litter. There are no records in the general vicinity for this species and the absence of leaf litter on-site would probably preclude the species. It was not observed during the faunal surveys.
coastal whiptail ( <i>Cnemidophorus tigris multiscutatus</i> )	FSC	<b>High Moderate.</b> The coastal western whiptail usually inhabits dryer, scrub environments, and is somewhat tolerant of disturbances. It is often active later in the year, from May to late September, and usually during hotter

Species	Sensitive Species Status	Probability of Occurrence On-Site
		times of the day, when other lizards are inactive. None were observed on-site, although there is a reasonable probability of occurrence.
<b>Hammond two-striped garter snake</b> ( <i>Thamnophis hammondi hammondi</i> )	<b>FSC, CSC</b>	<b>Improbable.</b> This species habitat preferences are stream-side habitats that form pools where amphibian larvae concentrate, allowing the garter snake to gorge itself on this prey. Although year-round surface water is not required for this species' presence, it is most often found in riparian systems in which surface water is present through the Summer. Lack of riparian area would preclude the species from the project site. No garter snakes were detected during faunal surveys.

**Amphibians**

<b>coast range newt</b> ( <i>Taricha torosa torosa</i> )	<b>CSC</b>	<b>Improbable.</b> Populations of the coast range newt are scattered throughout the Santa Monica Mountains, and are confined to slow-moving streams and pools in which surface flows last year-round, as their larvae require one year to develop. Adults and maturing juveniles leave the stream area in Summer and retreat to underground crevices, rockpiles and under debris to estivate, becoming active again during the Winter season. During the terrestrial phase of their annual cycle they become dry-skinned and granular-appearing, with thin tails; during the breeding season their skins become smooth and moist, and their tails enlarge and flatten for swimming. No habitat for this species is present on the site, and it is unlikely that this species utilizes the site for estivation as it is somewhat isolated from any potential breeding localities such as Malibu Creek. This species was not observed.
<b>western spadefoot toad</b> ( <i>Scaphiopus hammondi</i> )	<b>FSC, CSC</b>	<b>Improbable.</b> This species is generally found in washes, lowlands stream courses, floodplains, vernal pools and other xeric areas. Preferred habitat association include chaparral, oak woodland, coastal sage scrub, riparian woodland, and grassland. The spadefoot toad breeds in seasonal ponds and vernal pools in both upland and lowland areas. This toad is active later in the season than other amphibians (e.g. April - June) and often is undetected during early Spring surveys. No evidence of toad was noted during surveys, and suitable habitat on the site does not exist.

**Birds**

<b>Bell's sage sparrow</b> ( <i>Amphispiza belli belli</i> )	<b>FSC, CSC</b>	<b>Low.</b> This species is typically found in coastal sage scrub and chaparral habitats. Sage sparrows were not, however, observed. This species is less common along the coast, where the color variety is usually lighter than the darker interior form. It could occur on-site from time to time in sage scrub.
<b>Cooper's hawk</b> ( <i>Accipiter cooperii</i> )	<b>CSC</b>	<b>Low Moderate.</b> This species is a widespread predator favoring other birds and small rodents as prey species. It would be confined locally to riparian and oak woodland habitats. Most portions of the site are unsuitable for nesting by Cooper's hawk, although the dense patches of mixed native and non-native trees may provide nesting habitat for the

Species	Sensitive Species Status	Probability of Occurrence On-Site
		Cooper's hawk. This species was not observed during field surveys, nor were any old nest sites found.
<b>Golden eagle</b> ( <i>Aquila chrysaetos</i> )	<b>CSC</b> The species is also protected under the Bald Eagle Protection Act.	<b>Low.</b> These large birds of prey could occasionally forage the property, but would not nest anywhere near the project site. This species is seen each year in the region in all seasons.
<b>Southern California rufous-crowned sparrow</b> ( <i>Aimophila ruficeps canescens</i> )	<b>CSC</b>	<b>Moderate.</b> This subspecies is typically found in coastal sage scrub and chaparral habitats. It has a fairly wide distribution in southern California and is fairly common in the Santa Monicas. It was not observed on-site.
<b>western yellow-billed cuckoo</b> ( <i>Coccyzus americanus occidentalis</i> )	<b>SE</b>	<b>Not Present.</b> Habitat values within the project area are not suitable for western yellow-billed cuckoo, which inhabits dense riverine woodlands. It would not nest locally, and its occurrence as a transient during migration would be unusual.
<b>yellow warbler</b> ( <i>Dendroica petechia brewsteri</i> )	<b>CSC (nesting)</b>	<b>Improbable.</b> This species breeds locally in the dense understory of riparian thickets. It was not observed on-site, nor is it expected.
<b>willow flycatcher</b> ( <i>Empidonax traillii</i> all subspecies)	<b>FE, FSC, SE</b>	<b>Improbable.</b> This species breeds locally in the dense understory of riparian thickets. It was not observed on-site, nor is it expected.
<b>yellow breasted chat</b> ( <i>Icteria virens</i> )	<b>CSC</b>	<b>Improbable.</b> This species breeds in the understory of riparian thickets. It was not observed on-site.
<b>least Bell's vireo</b> ( <i>Vireo bellii pusillus</i> )	<b>FE, SE</b>	<b>Not Present.</b> This riparian-obligate species generally requires less-disturbed areas of dense willow-associated riparian habitat and prefers areas with standing water. The vireo appears to be recovering well throughout much of southern California as a result of habitat protection and cowbird suppression. This species would not occur at the site.

<b>Mammals</b>		
<b>California leaf-nosed bat</b> ( <i>Macrotus californicus</i> ), <b>Pallid bat</b> ( <i>Antrozous pallidus</i> ), <b>Pale big-eared bat</b> ( <i>Plecotus townsendi pallescens</i> ), and a number of species in the genus <i>Myotis</i> ,	The listing status of the <b>California leaf-nosed bat</b> is <b>FSC, CSC</b> . The listing status of the <b>Pallid bat</b> is <b>CSC</b> . The listing status of the <b>Pale big-eared bat</b> is <b>FSC, CSC</b> . The listing status of the <b>small-footed bat</b> is <b>FSC</b> . The listing status of the <b>long-eared bat</b> is <b>FSC</b> . The listing	<b>Low Moderate.</b> Several bat species might forage for flying insects over or within the project area. Rock outcrops off-site locally would serve as suitable roosting locations, but there are no potential roosts within the project area. None of the bat species potentially-occurring in the area would be dependent upon resources which would be altered during the project. No species of bats were observed on the project site.

Species	Sensitive Species Status	Probability of Occurrence On-Site
including <b>small-footed bat, long-eared bat, fringed bat, long-legged bat</b> and the <b>Yuma bat</b>	status of the <b>fringed bat</b> is <b>FSC</b> . The listing status of the <b>long-legged bat</b> is <b>FSC</b> . The listing status of the <b>Yuma bat</b> is <b>FSC</b> .	
<b>Ringtail</b> ( <i>Bassariscus astutus octavus</i> )	<b>SFP</b>	<b>Improbable.</b> The secretive, nocturnal ringtail is difficult to detect, but has been recorded historically from sites in the Santa Monica Mountains, and would be expected occur as a resident species in the hillside areas surrounding the project site. Ringtails often forage in riparian areas, however, there does not appear to be suitable habitat within the project area.
<b>San Diego desert woodrat</b> ( <i>Neotoma lepida intermedia</i> )	<b>FSC, CSC</b>	<b>Low Moderate.</b> Despite its name, this species is rather widely distributed throughout southern California in sage scrub, chaparral and desert regions. It prefers rocky areas, nesting in cracks and crevices, while the sympatric dusky-footed woodrat ( <i>N. fuscipes</i> ) nests in shrubs and occasionally trees. There were no nests observed on-site.
<b>Los Angeles pocket mouse</b> ( <i>Perognathus longimembris brevinasus</i> )	<b>FSC, CSC</b>	<b>Improbable.</b> Pocket mice are the smallest members of the family Heteromyidae. Los Angeles pocket mouse is generally believed to occur in lower elevation grasslands and sage scrub, but has not been recorded from the Santa Monica Mountains. A different genus, the California pocket mouse ( <i>Chaetodipus californicus</i> ), is common to the Malibu area. Most of its former range of habitats has been rendered uninhabitable or removed outright by development. Based on known areas of occurrence and habitat values, it would not be expected to occur at this location.
<b>American badger</b> ( <i>Taxidea taxus jeffersonii</i> )	<b>CSC</b>	<b>Improbable.</b> The American badger occurs uncommonly in open grassland and disturbed habitats, but has become extremely rare in areas of human activity. Habitat values on the project site are virtually nonexistent for this species. It could roam onto the site from the surrounding hillsides, but this possible occurrence is expected to be transient. It has been seen occasionally in the Santa Monica Mountains as roadkill in areas such as Encinal Canyon (Charmlee Natural Area) and Topanga Canyon. It was not observed on the site.

## **ENVIRONMENTAL IMPACTS**

### **Thresholds of Significance**

The City of Malibu General Plan EIR threshold for biological resources were identified from the California Environmental Quality Act (Appendix G) and local/regional plans and ordinances. Using these guidelines, the City of Malibu has determined that a proposed project would have a significant impact to the biological resources of the Malibu Coastal Zone if the projects:

- 1 Conflict with adopted environmental plans and goals in the community where it is located (CEQA Guidelines, App. G[a]); (includes Los Angeles County General Plan, Malibu LUP, Santa Monica Mountains Comprehensive Plan and related documents);
- 2 Substantially affect a rare or endangered species of animal or the habitat of the species (CEQA Guidelines App.G[c]);
- 3 Substantially interfere with the movement of any resident or migratory fish or wildlife species (CEQA Guidelines App. G[d]);
- 4 Substantially diminish habitat for fish, wildlife or plants (CEQA Guidelines App. G[t]);
- 5 Involve the use, production or disposal of materials which pose a hazard to animal or plant populations in the area affected (CEQA Guidelines App. G[v]); and
- 6 Involve the alteration or conversion of sensitive or locally important biological resources with the MCZ (Malibu LUP); Los Angeles County General Plan (Significant Ecological areas).

CEQA Appendix G provides the following criteria for determine significance.

- 1 Would a project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- 2 Would a project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- 3 Would a project 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?

- 4 Would a project 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?
- 5 Would a project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 6 Would a project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Appendix G biota criterion are based on federal and State law with regards to sensitive and endangered habitat and species.

## **Project Impacts**

### **Proposed Project**

#### **Vegetation**

Development of the proposed project will result in the grading (including remedial excavation and re-compaction) of the site. These operations will remove all native hillside sage scrub habitat and sycamore woodland relic cells. Additionally, non-native *Eucalyptus* trees and the non-native annual grassland will also be permanently removed.

The loss of coastal sage scrub is considered an adverse, non-significant impact due to the limited and isolated extent of CSS on-site. The impact may be off-set by a variety of mitigation measures including 1) contribution to a restoration program for CSS in the Santa Monica Mountains by an established conservation organization or governmental agency on a 1:1 creation (2:1 enhancement) per/acre basis ; or 2) contribution to assist with purchase and set-aside of existing CSS habitat in the Santa Monica Mountains on a 2: 1 per/acre basis. With mitigation, the impact would be temporary and less-than-significant.

The loss of sycamore woodland relic trees on-site is an adverse, non-significant and temporal impact due to the decades-old removal of all understory elements to the woodland and the isolated condition under which the trees persist. Installation of western sycamore (*Platanus racemosa*) around detention basins, parking lots, and within landscape islands will provide sufficient mitigation to render the impact less-than-significant and temporary.

The loss of annual non-native grassland is a non-significant impact which will be off-set with replacement by ornamental landscaping on-site. The removal of *Eucalyptus* and other invasive non-native trees and vegetation (castor bean, mustard, etc.) is considered a beneficial impact.

No sensitive flora are believed to occur on-site, therefore, no significant impacts to sensitive flora are anticipated.

#### **Wildlife**

The construction of the Proposed Project will disturb all wildlife which currently reside or utilize the subject property. All wildlife species which utilize the site will be displaced, or killed outright, during grading operations. Vegetation removal should only occur outside of the bird nesting season (approximately 15 February through 15 August) to avoid direct impacts to nesting migratory birds. If a qualified biologist or ecologist is present during vegetation clearance and initial grading activities, incidental injuries and kills can be reduced in number. Highly mobile wildlife can move off the property during construction, but low mobility organisms (burrowing mammals, reptiles, etc.) make be destroyed. Most wildlife present on-site is common and urban adapted; loss of any sensitive organisms can be limited through monitoring.

No endangered or threatened wildlife are believed to be present on-site, therefore, no impacts to protected species would occur.

### **Preferred Alternative**

Development of the Preferred Alternative would will result in the grading (including remedial excavation and re-compaction) of most of the site with the exception of the hillside in the northwest corner of the property. Vegetation clearance and grading operational impacts, both adverse and beneficial, will be the same as those associated with the Proposed project, however, hillside coastal sage scrub habitat would largely be avoided and CSS mitigation would not be required.

### **CUMULATIVE IMPACTS**

Biological resources in the Santa Monica Mountains and the southern California coastline have been seriously affected over time through incremental suburbanization of coastal areas, canyons, valleys and mountaintops. Regional efforts are underway by responsible agencies and private conservation entities to protect the Santa Monica's biological resources. Regional impacts, however, are incremental and cumulative.

Unlike much of southern California, large scale land conversion has largely been avoided in the Malibu area of the Santa Monica's through popular initiative, land use controls and infrastructure limitations. The project's contribution to the regional loss or degradation of biological resources is, therefore, limited and individually not-significant. However, the cumulative degradation to regional biological resources in the Malibu area from development of existing residential lots, intensification and improvement of existing land use and development of existing commercial lots such as that proposed, may be regionally significant on a cumulative basis.

### **MITIGATION MEASURES**

1. All disturbed and non vegetated areas of the site must be watered daily during vegetation clearance and grading to minimize the generation of fugitive dust.

2. Prior to the initiation of vegetation clearance and grading, a qualified biologist or ecologist shall monitor the site and attempt to clear the proposed grading area of wildlife. The monitor will be present while all vegetation is removed, and shall direct the equipment operator to avoid impacts wildlife through normal minimization techniques.

3. Native vegetation shall be used in the landscaping pallet to the greatest extent feasible as approved by the City of Malibu.

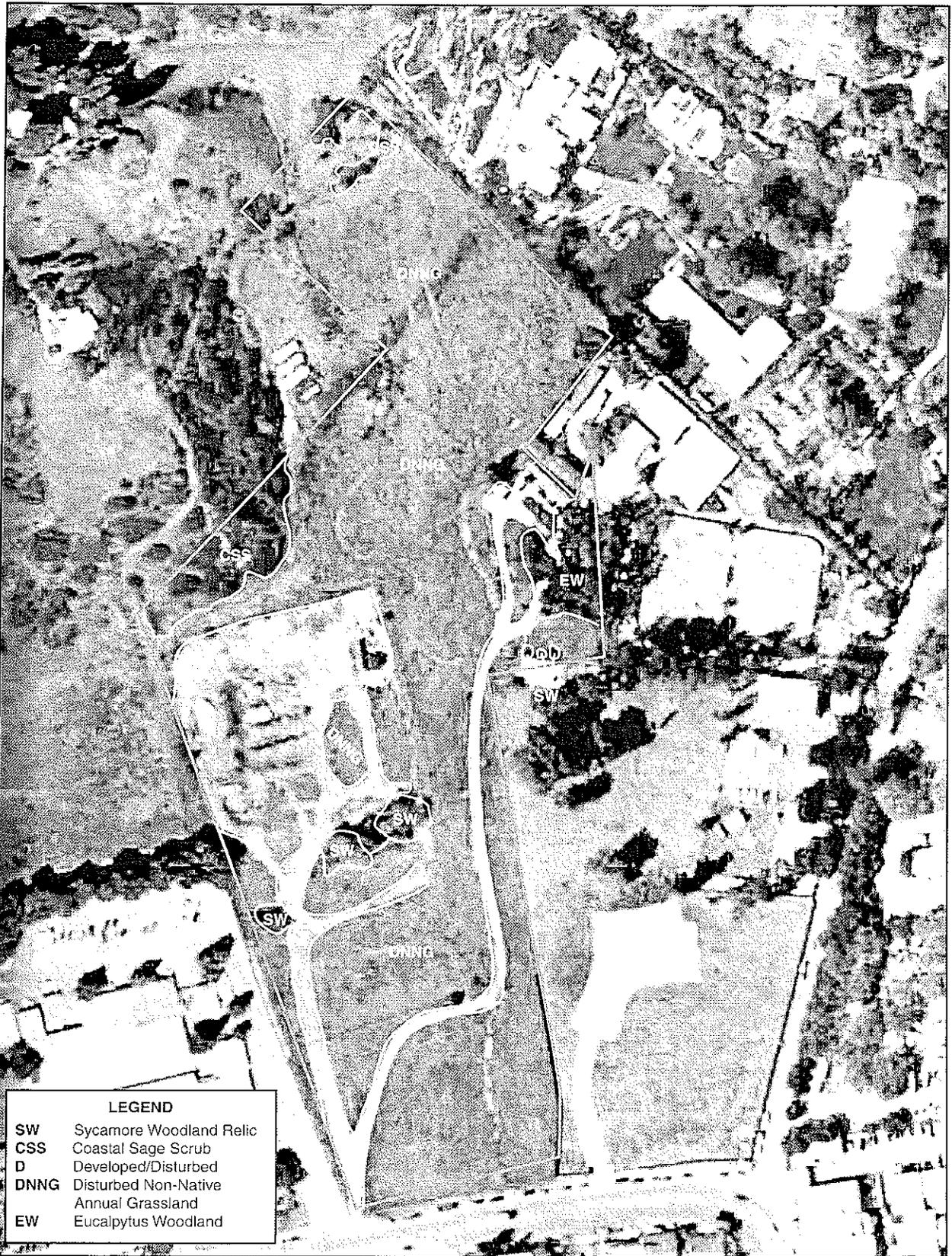
4. The lighting plan should be designed in consultation with the City Biologist or a qualified ecologist familiar with best management building practices. All lighting should be of low luminescence, directed downward or toward structures, and shielded to the extent necessary to protect nocturnal biological resources.

5. Any CSS removed on the property shall require one of the following mitigation measures to offset the loss of CSS: 1) contribution to a restoration program for CSS in the Santa Monica Mountains to an established conservation organization or governmental agency on a 1:1 creation (2:1 enhancement) per/acre basis ; or 2) contribution to an established conservation organization or governmental agency in the Santa Monica Mountains to assist with purchase and set-aside of existing CSS habitat in the Santa Monica Mountains on a 2:1 per/acre basis.

6. Sycamore trees removed on-site shall be replaced on a 4:1 basis on-site and utilized around detention basins, parking lots, and within landscape islands. Trees should be a minimum size of 15 gallon material around detention basins and 24 inch box material in ornamental landscape settings. Prior to removal of any trees, a qualified Biologist, Ecologist, or Certified Arborist shall document the number and size of all sycamores present on-site and proposed for removal, and provide that information to the City of Malibu Biologist. Large, specimen size sycamores (i.e., equal to or greater than 24 inch dbh) that are multi-trunked should be replaced 4:1 for each trunk over 24 inches dbh. No tree removals shall be permitted during bird nesting season (15 February through 15 August) unless the tree has been thoroughly inspected by a qualified Biologist to determine that no nesting migratory birds are present in the canopy.

#### **LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Adverse biological impacts which are expected to occur are anticipated to be less-than-significant without mitigation. The removal of certain biological features, however, such as mature sycamore trees or coastal sage scrub, result cumulatively in incrementally-significant adverse effects to Santa Monica Mountain and Malibu coastline. These incremental impacts be substantially minimized and offset with the implementation of recommended mitigation measures.



LEGEND	
SW	Sycamore Woodland Relic
CSS	Coastal Sage Scrub
D	Developed/Disturbed
DNNG	Disturbed Non-Native Annual Grassland
EW	Eucalyptus Woodland

GOLD - LAPAZ MALIBU - AUGUST 2003  
 SOURCE: IK CURTIS MARCH 2003



Exhibit B  
 Vegetation Communities



Photo 1 - View of the property looking north from Civic Center Way. Disturbed annual non-native grassland is the most prevalent plant community on-site. Much of the property is disturbed with no vestige of natural plant communities. Sycamore woodland cells are present in the central portion of the site. 20 August 2003

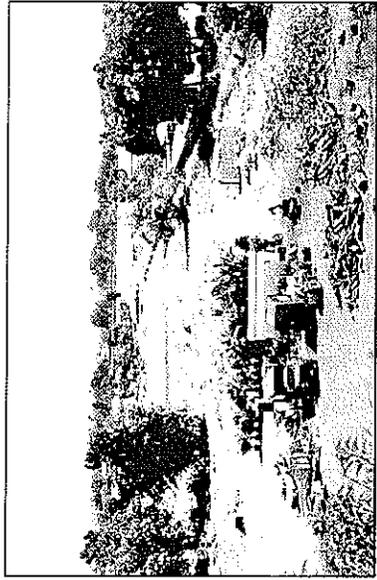


Photo 2 - This south-facing perspective of the property was taken from the hillside at the north end of the site. With the exception of the sycamore woodland cells on-site, the property is dominated by non-native grassland which almost exclusively supports exotic annual weedy species. 20 August 2003



Photo 3 - The northeast corner of the property is shown in this photograph. Native coastal sage scrub is present on the adjoining hillsides, but most natural habitat on-site has been substantially modified over many years of human activities and uses. 20 August 2003

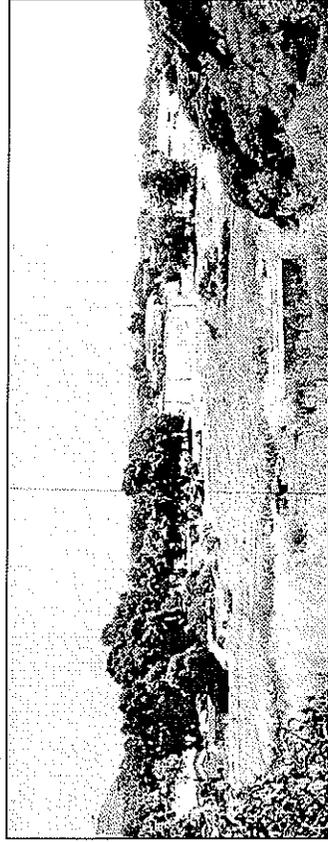


Photo 4 - The subject site is shown here in the context of adjoining properties. The hillside in the right foreground is off-site and comprised of coastal sage scrub. Existing off-site residential uses are present in the left of the photo. The adjacent property to the east, also proposed for commercial/office uses, is comprised of habitats similar to those found on-site. 20 August 2003



Photo 1 - A portion of the property supports coastal sage scrub. The CSS shown in Photo 1 is present on steeper hillside areas at the west-central edge of the site and northeast corner of the property. More level portions of the site support primarily non-native invasive species, as depicted in the right side of the photo. 20 August 2003



Photo 2 - Coastal sage scrub in hillside areas is relatively robust, containing many of characteristic species, which comprise this community type. Mechanical disturbance of this CSS cell has been light and confined to areas where a perimeter road was established.

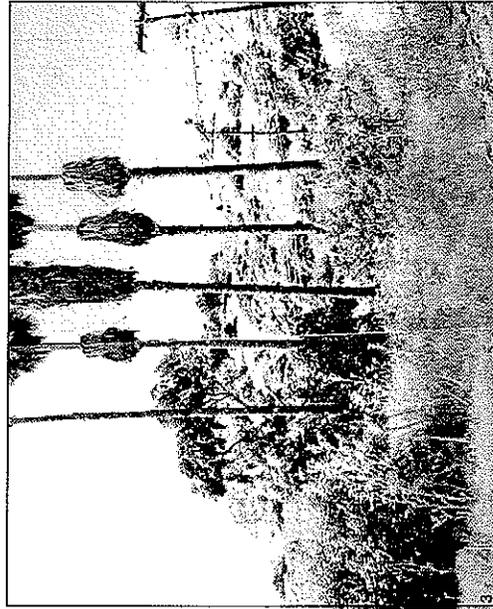
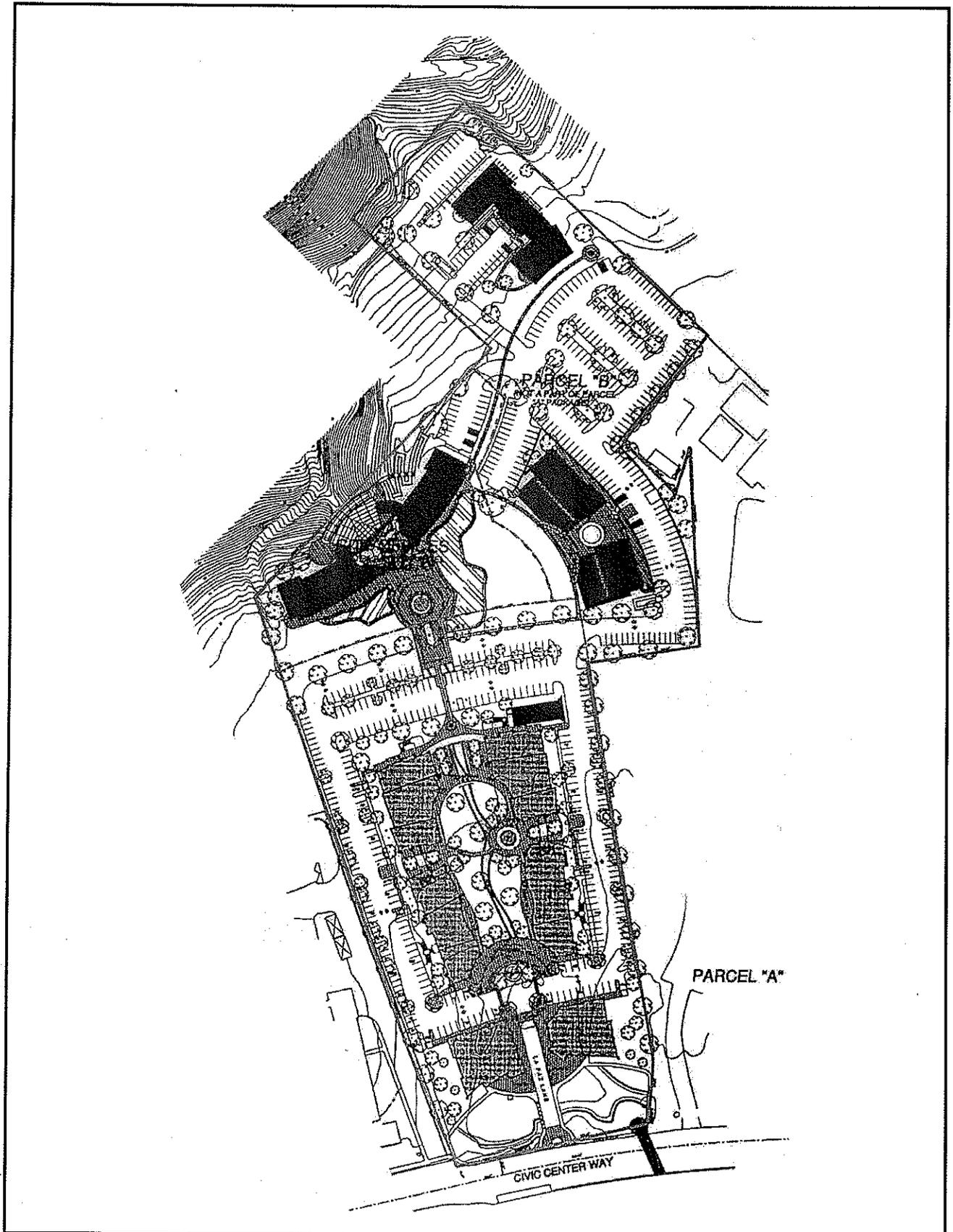


Photo 3 - CSS in the northeast corner of the site is heavily invaded with non-native Eucalyptus, palm trees, fennel, castorbean, and other exotic species.



Photos 4 and 5 - Cells of Sycamore Woodland persist on the property. Though not conclusively established, the trees are multi-trunked and appear to be resprouts from a much older parent tree. We concluded the trees are likely relicts from the pre-disturbance condition when this area was part of the Malibu Creek/lagoon complex.







# City of Malibu

23555 Civic Center Way, Malibu, California CA 90265-4804  
(310) 456-2489 FAX (310) 456-3356

## BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu City Biologist

FROM: City of Malibu Planning Department

PROJECT NUMBER: PPC 00-005, CUP 00-004

DATE:

3/13/03  
~~2/17/2000~~

JOB ADDRESS:

3700 La Paz Lane ~~(Parcel A)~~ A

APPLICANT / CONTACT:

Schmitz and Associates

APPLICANT ADDRESS:

29350 Pacific Coast Hwy

APPLICANT PHONE #:

(310) 589-0773

APPLICANT FAX #:

(310) 589-0353

PROJECT DESCRIPTION:

LA PAZ Commercial Office (Preferred Project)  
70,000 sq foot 7 commercial/retail/office bldg  
includes proposed City Hall

TO: Malibu Planning Department and/or Applicant

FROM: Dave Crawford, City Biologist

- The project review package is **INCOMPLETE**, please submit the following items (See Attached).
- The project is approved, consistent with City Goals & Policies associated with the protection of biological resources and **CAN** proceed through the Planning process.
- The project is **APPROVED IN CONCEPT**, but **CANNOT** proceed through Final Planning Review until corrections and conditions from Biological Review are incorporated into the proposed project design (See Attached).
- The project may have the potential to significantly impact the following resources, either individually or cumulatively: Sensitive Species or Habitat, Watersheds, and/or Shoreline Resources, and therefore requires review by the Environmental Review Board (ERB).

SIGNATURE

DATE

Additional requirements/conditions may be imposed upon review of plan revisions.

Dave Crawford, City Biologist, may be contacted Mondays and Thursdays at the public counter, by e-mail at [dcrawford@ci.malibu.ca.us](mailto:dcrawford@ci.malibu.ca.us), or by leaving a detailed message at (310) 456-2489, extension 277.

# City of Malibu

23815 Stuart Ranch Road, Malibu, California 90265  
(310) 456-2489 Fax (310) 456-7650

Planning Department

## BIOLOGICAL REVIEW

**Site Address:** 3700 La Paz Lane (Parcel A)  
**Applicant/Phone:** Schmitz & Assoc./ 310.589.0773  
**Project Type:** La Paz Commercial Office/City Hall (Preferred Project)  
**Project Number:** PPC 00-005/ CUP 00-004  
**Project Planner:**

### RECOMMENDATIONS:

1. The project is **APPROVED IN CONCEPT. PRIOR TO FINAL PLANNING APPROVAL** the following **REVISIONS** must be submitted and approved by the Planning Department. It is recommended that the applicant submit the project revisions as soon as possible to avoid delays in final Planning approval.
  - A. The proposed planting palette is conceptually acceptable. However, the submitted landscape plan does not indicate the specific location of each tree/shrub species proposed. Please revise the landscape plan such that there is a legend that defines the species intended for each symbol utilized on the plan and the specific proposed location for each.
  - B. When revising the landscape plan, please consider the following Zone Text Amendment that is being presented to the Planning Commission:
    - Landscaping in all public and common areas shall consist primarily of species native to the Santa Monica Mountains, where feasible;
    - At a minimum, all trees and large shrubs (those with a potential to grow 5 feet in height or greater) utilized for landscaping (on a commercial project) within 25 feet of a public road frontage shall be limited to species native to the Santa Monica Mountains;
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- Ground covers, annuals, perennials, and small shrubs may include ornamental species with the exception of those invasive species listed on the "Invasive Species Prohibited From Use in Landscaping in the City of Malibu," available from the City Biologist.

2. The project is **APPROVED IN CONCEPT. PRIOR TO FINAL PLANNING APPROVAL**, the following **BIOLOGICAL CONDITIONS** must be included on the separate plan page with all other project conditions.

### **BIOLOGICAL CONDITIONS**

#### **A. Construction**

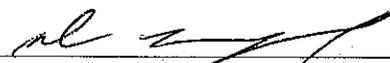
Grading should be scheduled only during the dry season from April 1-October 31st. If it becomes necessary to conduct grading activities from November 1 -March 31, a comprehensive erosion control plan shall be submitted for approval prior to issuance of a grading permit and implemented prior to initiation of vegetation removal and/or grading activities.

#### **B. Habitat and Watershed Resources**

The landscape and fuel modification plan has been conditioned to protect natural resources in accordance with the Malibu General Plan. All areas shall be planted and maintained as described in the landscape and fuel modification plan. Failure to comply with the landscape conditions is a violation of the conditions of approval for this project.

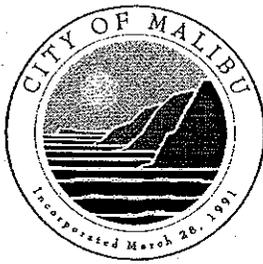
3. **PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY**, the City Biologist shall inspect the project site and determine that all planning conditions to protect natural resources are in compliance with the approved plans.

**NOTE:** This is only an Approval in Concept. No planting shall be initiated prior to receipt of FINAL APPROVED plans. NO changes to the FINAL APPROVED plans shall be allowed unless a revised plan is submitted and approved PRIOR to any planting.

Reviewed By:   
Dave Crawford, City Biologist

Date: 2/9/04

310-456-2489 ext.277 (City of Malibu); e-mail [dcrawford@ci.malibu.ca.us](mailto:dcrawford@ci.malibu.ca.us)  
Available at Planning Counter Mondays and Thursdays 8:30 a.m. to 12:30 p.m.



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