

**SURVEY OF BIOLOGICAL RESOURCES
MOTION PICTURES AND TELEVISION COUNTRY HOME
PROJECT
CITY OF LOS ANGELES, LOS ANGELES COUNTY,
CALIFORNIA**

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INTRODUCTION

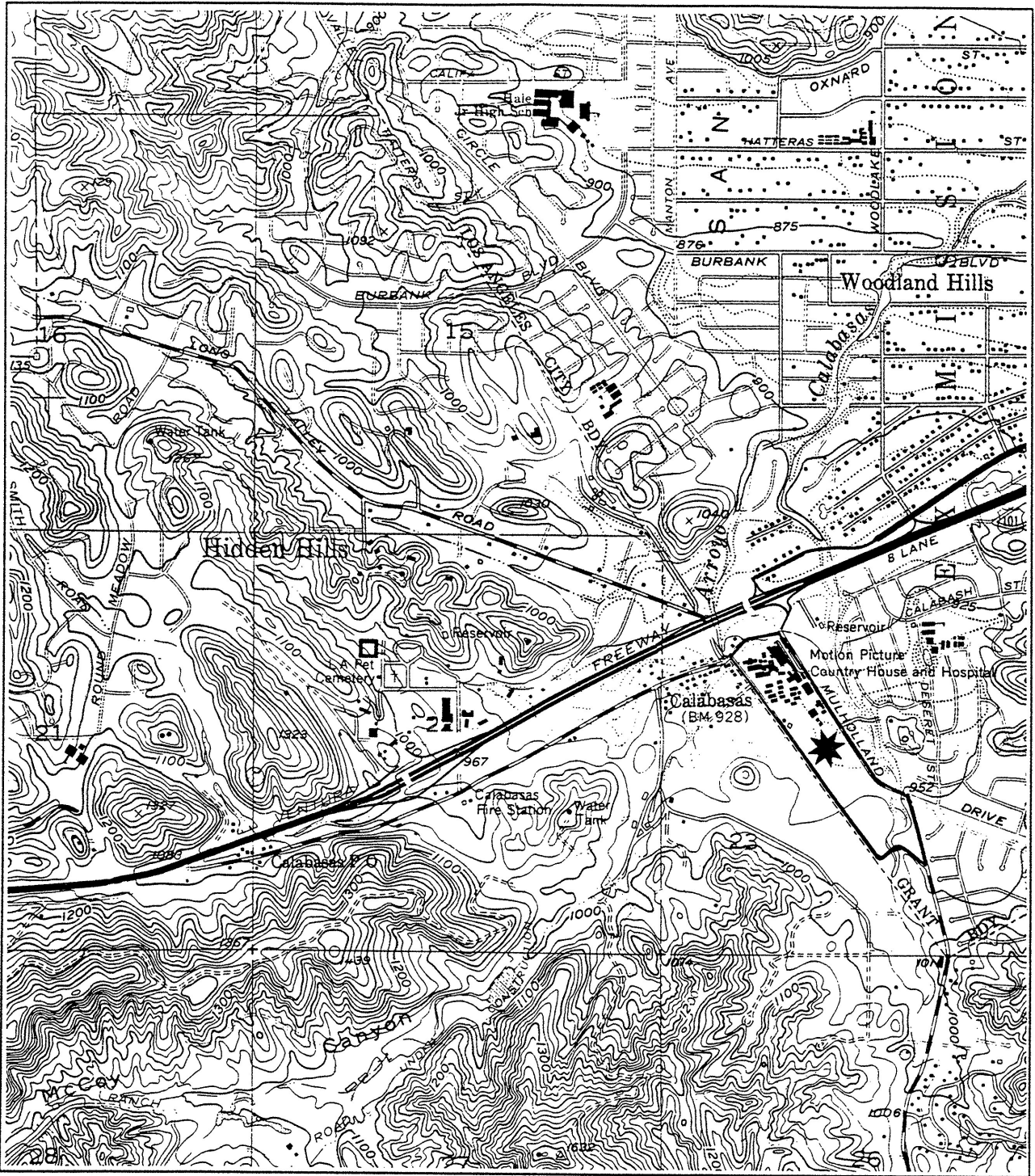
This report transmits results of surveys of biological resources on the site of the proposed Motions Pictures and Television Country Home Project. Surveys were conducted in support of the Environmental Impact Report being prepared by Planning Associates, Inc. for the proposed expansion of the existing Motion Pictures and Television Country Home (MPTCH) retirement community. Surveys are intended to update information provided in the *Biological Resources Assessment* (MBA 1984) prepared for the proposed project by Michael Brandman Associates, Inc.

The Motion Picture and Television Country Home Fund has applied for a Conditional Use and Zoning Variance [Case Number: 391-84-CUZ(ZV) (SUPPLEMENTAL)] for modification of an existing Master Plan for the MPTCH. The proposed modifications would result in construction of new buildings, renovation of existing structures, and removal of some existing structures. Construction and renovation includes approximately 191,000 square feet of medical facilities, 285,070 square feet of residential facilities, 60,800 square feet of service related facilities., and 21,000 square feet of activity related facilities. The proposed project would result in a net increase of 586,810 square feet of developed area. Many of the new facilities will be constructed on a portion of the parcel which currently supports agricultural use and a natural creek drainage.

A survey of the property is required to assess the potential impacts of the proposed project on biological resources. This report serves to update information previously collected for the property by Michael Brandman Associates, Inc. and documented in their *Biological Resources Assessment* (MBA 1984). The surveys were preceded by a review of existing literature related to the project site, and consultation with local experts and agency personnel. The field surveys were conducted by Sapphos Environmental, Inc. by walking through the areas proposed for development and assessing the existing resources. Surveys were conducted on August 11 and 12, 1999 to assess the plant and wildlife resources present on the property.

PROJECT LOCATION

The 44.8 acre subject property is located in the Woodland Hills community of Los Angeles, Los Angeles County, California. The property is located in Section 23 of the U.S.G.S. 7.5 minute topographic Calabasas Quadrangle (Township 1 north, Range 17 west) (Figure 1). The property is bounded by Calabasas Road to the north, Mulholland Drive to the east, Valmar Road to the south, and El Cañon Avenue to the west.



Source: U.S.G.S. 7.5 Minute Topographic Calabasas Quadrangle

Legend

★ Project Location

0 1,000' 2,000'

METHODS

Prior to onsite surveys, the California Natural Diversity Data Base (CNDDB 1999) was consulted for the Calabasas Quadrangle and all adjoining quadrangles in order to identify any potentially occurring sensitive species and their proximity to the project site. A survey of plant communities and plant species was conducted by Sapphos Environmental, Inc. (Mr. Rob Witthaus and Ms. Mary Freeman) on August 11, 1999. Sapphos Environmental, Inc. (Dr. Brad Blood and Ms. Michelle Dohm) conducted a survey for wildlife on the property on August 12, 1999.

The survey of plant communities and plant species involved walking meandering transects across the property. Plants were identified in the field to the lowest possible taxonomic level. Plants that could not be identified in the field were collected and identified in the laboratory. No federally- or state-listed, endangered, threatened, rare, or locally sensitive plants were observed during the survey. Mapping of plant communities and oak trees was done in the field onto a 1 inch equals 50 feet topographic base map of the site. Data mapped in the field was transferred onto a smaller scale topographic map for the purposed of this report.

The wildlife survey was performed by walking meandering transects across the property. A visual and auditory search was performed for birds. Mammals were surveyed by sight and investigation of diagnostic sign (track, scat, nests, and burrows). Amphibians and reptiles were searched for by visually inspecting the ground litter and turning over rotten logs and rocks. Each species observed was recorded in field notes and is listed in Appendix A, Floral/Faunal Compendium. No federally- or state-listed, endangered, threatened, rare, or locally sensitive wildlife were observed.

RESULTS

Two natural plant communities were observed on the property during the August 11, 1999 field survey: non-native grassland and southern willow scrub. Much of the open space area of the mostly flat, 44.8-acre property is currently used for agricultural purposes. Approximately 18 acres (54 percent) of the site is currently developed, with the bulk of this development occurring on the northernmost portion of the property. The southernmost area of the property is characterized by a small hilly area descending to a riparian woodland. The hilly area supports a non-native grassland community on its easternmost flank. Several mature valley oaks are also found on the hill. Cultivated agricultural land occupies the rest of the hill and site. Approximate areal extent of each plant community onsite is: non-native grassland - 2.91 acres (7 percent), agricultural land - 16.31 acres (38 percent), and southern willow scrub - 2.24 acres (5 percent).

Developed

The northernmost portion of the site is occupied by residential buildings and a hospital, interspersed with gardens. Most of the plants in the developed portion consist of ornamental species: Jacaranda trees, Japanese elms, carrot wood, juniper, Mexican fan palm, pittosporum, gazania, liquid amber, deodar cedar, bottlebrush, boxwood, magnolia, roses, azaleas, sago palm, Australian tree fern, acacia, ice plant, olive trees, agapanthus hibiscus, heavenly bamboo, melaleuca, oleander, and ginkgo. In addition, there are four valley oaks (*Quercus lobata*) and one coast live oak (*Quercus agrifolia*) occurring within the developed area. A review of site plans for the proposed development does not indicate that any of the oak trees within the existing developed area will be impacted by the proposed project. However, construction avoidance measures may be necessary for those oak trees which are near areas proposed for development.

Agricultural Land

Agricultural land occupies approximately 16.31 acres of the property. The agricultural land lies in the middle portion of the site, and is currently leased on an annual basis to an organic farmer. At the time of the survey, several crops were observed being cultivated: several varieties of tomatoes, corn, strawberries, and several types of herbs, including rosemary, oregano, sage, and chives.

At the northern end of these agricultural fields, adjacent to the parking lot near the maintenance buildings, is a small patch of non-cultivated vegetation, which consists of : a multi-trunk California walnut tree, several plants of tree tobacco, tumbleweed, mustard, helianthus, prickly lettuce, and horseweed. A mulefat seedling was observed growing in the middle of a cultivated rosemary patch. The edges of the fields are characterized by non-native species including: horehound, Italian thistles, and Vinca major.

Along the western portion of the property is a landscape buffer between the agricultural section and El Cañon Ave. The vegetation in this section is a mixture of native and non-native plants, consisting primarily of California walnut, sycamore, Brazilian pepper, Mexican elderberry, castor bean, Jimson weed, tree of heaven, pampas grass, and nutsedge. The southern portion of this vegetation band is dominated by dense stands of acacia. One coast live oak was observed within this buffer, although it appeared to occur off of the property. Development of parking facilities along the western boundary of the property may result in the loss of this oak tree.

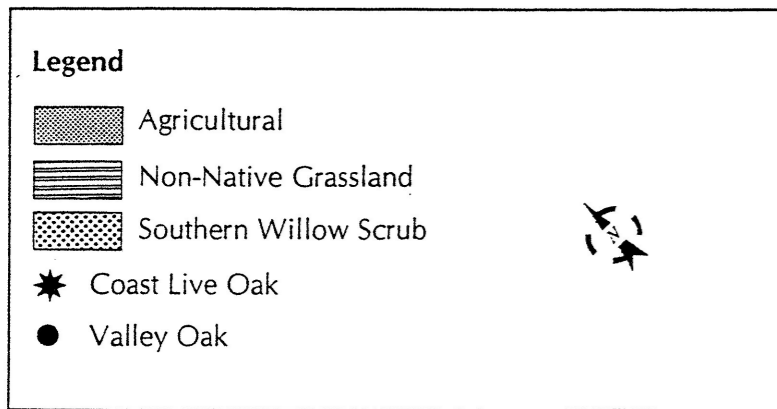
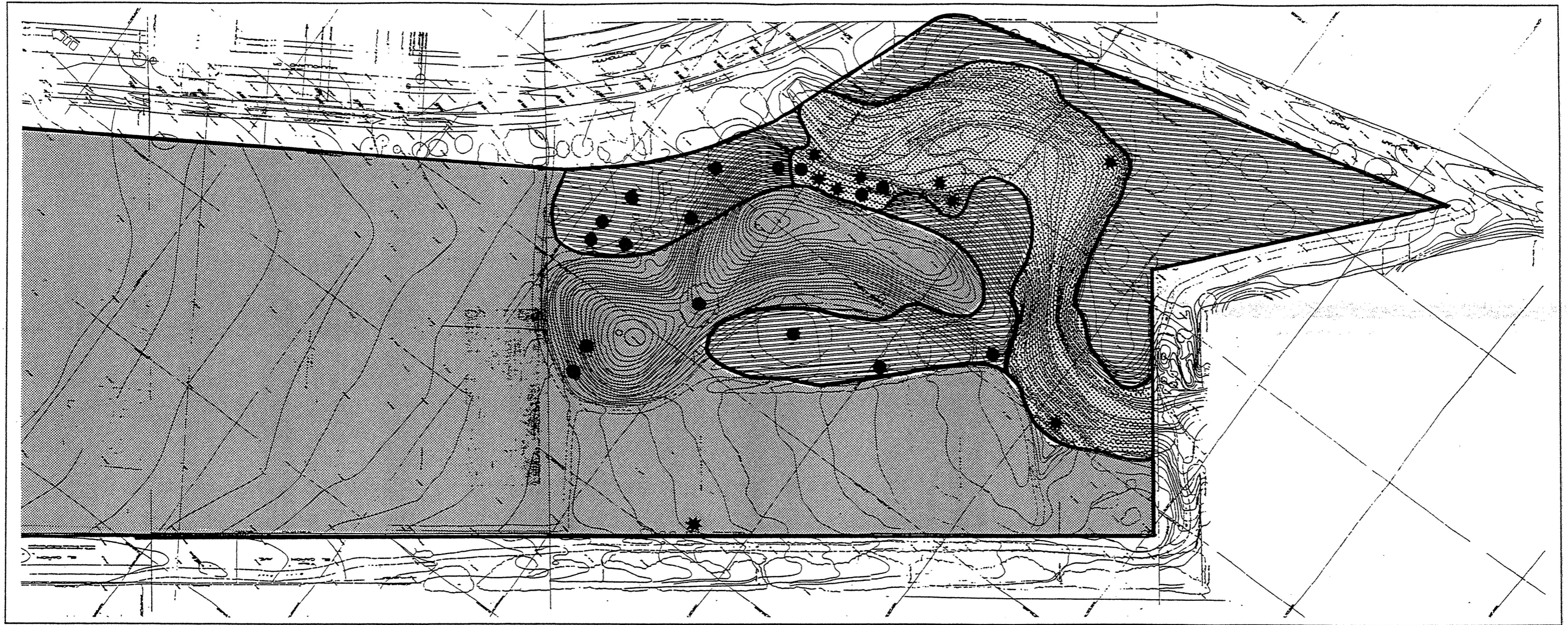
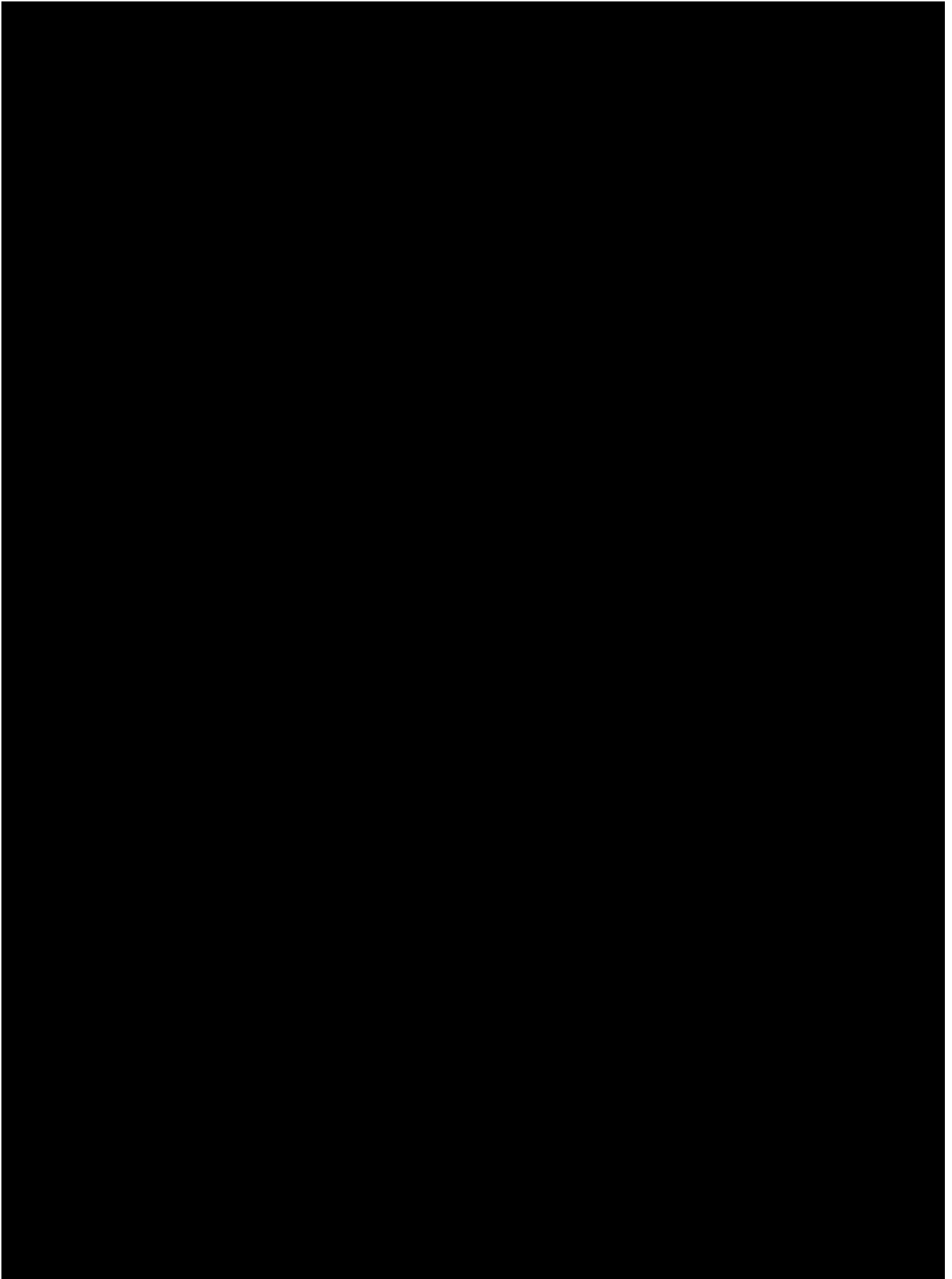
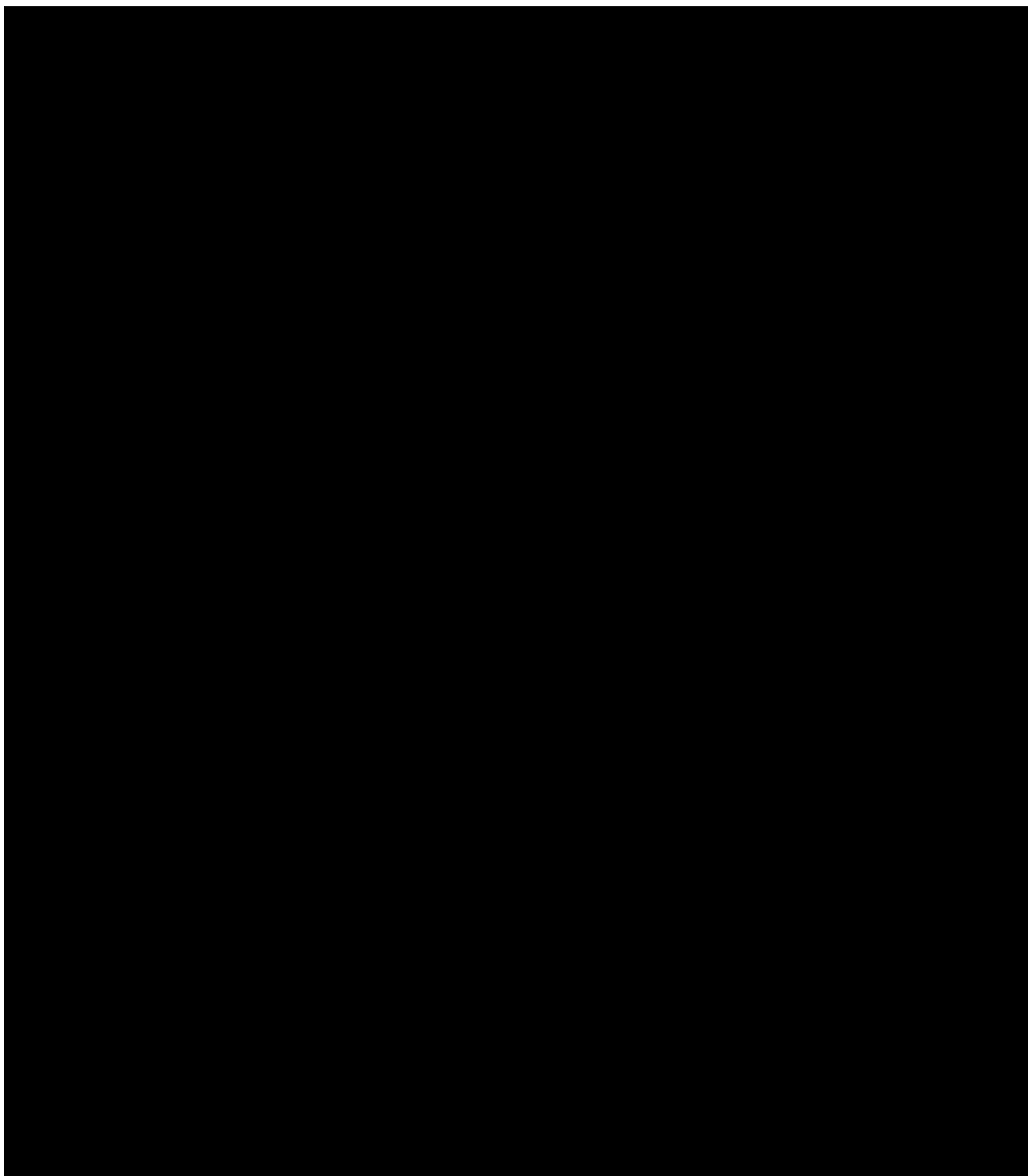


FIGURE 2
Plant Community Map





Southern Willow Scrub

Southern Willow Riparian Scrub (CNDDDB Element Code 61320) occupies approximately 2.24 acres of the property running from west to east near the southern boundary. This plant community consists of dense, broad-leaved, winter-deciduous riparian thickets dominated by several *Salix* species, with scattered emergent cottonwood (*Populus fremontii*) and sycamore (*Platanus racemosa*). Most stands are too dense to allow much understory development. Site factors include loose, sandy alluvium deposited near stream channels during flood flow. This community type was formerly distributed extensively along the major rivers of coastal Southern California, but is now much reduced by urban expansion and flood control (Holly 1986).

Riparian vegetation on the property is found along a small perennial stream called Dry Creek which flows in an "S" pattern across the property within a steep banked ravine. This stream is depicted on the U.S. Fish and Wildlife Service National Wetlands Inventory (1974). The area is described on the National Wetlands Inventory map as palustrine, forested, open water feature with an unknown bottom. The species in this drainage include a predominance of arroyo willows (*Salix lasiolepis*) and large red willows (*S. Laevigata*), with an understory of mugwort (*Artemisia douglasiana*), western ragweed (*Ambrosia psilostachya*), Virginia creeper, sorghum, one fig seedling, rabbit's foot grass, and cattails. A dense stand of giant reed (*Arundo donax*) is present in the central area of the stream's reach on the property. California black walnut (*Juglans californica*), coast live oak, and valley oak line the upper portions of the stream banks.

Non-native Grassland

The non-native grassland (CNDDDB Element Code 42200) occupies approximately 2.91 acres and is found primarily on sides of the hilly area in the center of the southern portion of the site. Non-native grassland consists of a dense to sparse cover of annual grasses with flowering culms 0.2-0.5 m high (Holland 1986). They are often associated with numerous species of showy-flowered, native annual forbs ("wildflowers"), especially in years of favorable rainfall. Germination occurs with the onset of the late fall rains with growth, flowering, and seed-set occurring from winter through spring. With a few exceptions, the plants are dead through the summer-fall dry season, persisting as seeds. Non-native grasslands are found on fine-textured, usually clay soils, moist or even waterlogged during the winter rainy season and very dry during the summer and fall. This habitat type is distributed along valleys and foothills of most of California, except for the north coastal and desert regions (Holland 1986).

The species composition of non-native grasslands varies in response to local variation in soil nutrients, moisture and north-south slope temperature difference. Additionally, the time, degree and method of past disturbance, such as grazing or cultivation, and the elapsed time since abandonment, are important factors in determining floristic composition. Characteristic species include *Avena barbata*, *A. Fatua*, *Bromus mollis*, and *Erodium botrys*. These grasslands are also characterized by a sizable ruderal population. Ruderals are weedy species which typically occur where conditions are such that adaptations to survival in compacted or loose soils, high temperatures, intense light and low moisture confer a competitive advantage. Most common among these on the project site are yellow mustard (*Brassica nigra*), tumbling pigweed (*Amaranthus albus*) and horseweed (*Conyza canadensis*). These ruderal species are also found along the edges of both the riparian area and agricultural land.

Areas of the central raised portion of the property which once supported a coastal sage scrub (MBA 1984) currently supports disced agricultural fields on top and down the front, with large coast live oaks and valley oaks on the sides of the hill. Only a few California sagebrush (*Artemisia californica*) and one buckwheat bush (*Eriogonum fasciculatum*), both remnant coastal sage scrub community plants, currently exist on the property, in oak understory on the eastern side of the hill.

The southernmost tip of the property is disced, with scattered California walnut trees. This area was previously mapped as annual grassland (MBA 1984). It is assumed that this area continues to support non-native grassland which is disced annually for fire prevention.

WILDLIFE

No federal- or state-listed endangered, threatened, or rare wildlife species were observed during the project site survey. Two species of butterfly were observed on the project site; individuals of marine blue butterfly (*Leptotes marina*) were observed on the western edge of the agricultural area, and a single western tiger swallowtail (*Papilio eurymedon*) was observed flying under the oak trees. Numerous individuals of one species of amphibian, Pacific tree frog (*Hyla regilla*), were observed in the stream of the riparian area. Side-blotched lizards (*Uta stansburiana*) were observed along the fence which runs along the western edge of the agricultural area. Western fence lizards (*Sceloporus occidentalis*) were observed throughout the riparian area. Twenty-one bird species were observed on the project site. The following bird species were observed in the riparian areas on the property: least bittern (*Ixobrychus exilis*), great egret (*Casmerodius albus*), acorn woodpecker (*Melanerpes formicivorus*), northern flicker (*Colaptes auratus*), black phoebe (*Sayornis nigricans*), bushtit (*Psaltriparus minimus*), Bewick's wren (*Thryomanes bewickii*), northern mockingbird (*Mimus polyglottos*), common yellowthroat (*Geothlypis trichas*), California towhee (*Pipilo crissalis*), and song sparrow (*Melospiza melodia*). Bird species observed in the agricultural areas on the property included: American kestrel (*Falco sparverius*), killdeer (*Charadrius vociferus*), mourning dove (*Zenaidura macroura*), black-chinned hummingbird (*Archilochus alexandri*), Anna's hummingbird (*Calypte anna*), black phoebe, western kingbird (*Tyrannus verticalis*), western scrub-jay (*Aphelocoma californica*), American crow (*Corvus brachyrhynchos*), European starling (*Sturnus vulgaris*), and house finch (*Carpodacus mexicanus*). Four mammal species were observed, including: desert cottontail (*Sylvilagus audubonii*), California ground squirrel (*Spermophilus beecheyi*), Botta's pocket gopher (*Thomomys bottae*), and desert woodrat (*Neotoma lepida*).

Construction and operation of the proposed project will not have any substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species. In addition, the proposed project will not adversely affect the movement of any native, resident, or migratory fish or wildlife species or with any known wildlife corridors, nor will it impede the use of native wildlife nursery sites.

SENSITIVE SPECIES

No federally- or state-listed endangered or threatened species of plant or wildlife was detected during surveys undertaken for the project. A complete listing of plant and animal species observed during the August 11 and 12, 1999 field surveys is provided in Appendix A, Floral/Faunal Compendium. Copies of field notes taken during the field surveys are included in Appendix B, Field Notes.

A query of the CNDDDB, together with the information provided in the previous survey of habitats on the property by Michael Brandman Associates, Inc. (1984), indicated the following plant species had potential to occur on the subject property: Braunton's milkvetch (*Astragalus brauntonii*), Lyon's pentachaeta (*Pentachaeta lyonii*), Southern tarplant (*Hemizonia parryi* ssp. *Australis*), Catalina mariposa lily (*Calochortus catalinae*), slender mariposa lily (*Calochortus clavatus* var. *gracilis*), and Plummer's mariposa lily (*Calochortus plummerae*). Descriptions of species that are listed under the federal or state Endangered Species Acts and have potential to occur on the property are provided in Tabl1 1. Other sensitive species that have potential to occur on the property are listed in Table 2.

Braunton's milkvetch is a federally-listed endangered species. It is also a CNPS 1B species, a species which is considered by the California Native Plant Society to be rare, threatened, or endangered in California and elsewhere. The species is typically associated with chaparral and coastal sage scrub habitats, especially areas which have burned recently (CNPS 1994). The plant prefers carbonate soils (CNPS 1994). This species was not observed on the property during surveys of the site, and no suitable habitat was observed.

Lyon's pentachaeta is a federally- and state-listed endangered species. It is also a CNPS 1B species. It is an annual species which occurs in openings in chaparral and grassland habitats. The species is known from fewer than twenty occurrences (CNPS 1994). This species is known to occur at the intersection of Kanan Road and Mulholland Highway, approximately one mile from the project site. This species was not observed on the property during the surveys, and is not expected to occur due to the regular discing of areas that might support suitable habitat.

Southern tarplant is a CNPS 1B species. This is a plant species which is considered by the California Native Plant Society (CNPS) to be rare, threatened, or endangered in California and elsewhere. This plant is known to occur in disturbed areas. However, this species is typically associated with marshy and saline habitats (CDFG 1997) (CNPS 1994). There are no known occurrences for this species in the vicinity of the project site (CDFG 1997). Based on the results of general surveys of the project site and the lack of suitable habitat, this species is not believed to be present on the subject property.

Catalina mariposa lily is a CNPS 4 species. This is a species which is considered by the California Native Plant Society to be of limited distribution, but its vulnerability is low at the current time. This species is found in association with heavy soils in open grasslands and shrub lands. It was not observed during surveys of the property, and because of agricultural practices and other human disturbance, suitable habitat is not considered to be present on the property.

Slender mariposa lily is a CNPS 1B species. It is typically associated with chaparral and coastal sage scrub habitats in shaded foothill canyons. This species was not observed during surveys of the property, and due to the regular discing of open areas on the property, it is not expected to occur on the property.

Plummer's mariposa lily is a CNPS 1B species. It typically occurs on sandy, gravelly alluvium in coastal sage scrub and chaparral habitats. It is also an annual bulbiferous species which typically blooms in May through July (CNPS 1994). This species is not currently known to occur in the

vicinity of the project site (CDFG 1997), and suitable habitat for this species does not occur on the project site. The species was not observed during surveys of the project site.

**TABLE 1
FEDERALLY- AND STATE-LISTED PLANT AND WILDLIFE SPECIES POTENTIALLY OCCURRING AT THE
MOTION PICTURE AND TELEVISION COUNTY HOME PROJECT SITE**

SPECIES NAME	FEDERAL LISTING	STATE LISTING	OTHER LISTING	HABITAT REQUIREMENT	OCCURRENCE ONSITE
Braunton's Milkvetch <i>(Astragalus brauntonii)</i>	FE	None	CNPS 1B	Braunton's milkvetch is associated with fire-dependent chaparral habitat and requires limestone outcrops	Not present. No suitable habitat observed onsite during field surveys.
Lyon's Pentachaeta <i>(Pentachaeta lyonii)</i>	FE	SE	CNPS 1B	Found in association with chaparral, valley and foothill grassland. Prefers edge of clearings in chaparral, usually at the ecotone between grassland and chaparral or edges of firebreaks.	Species not observed during surveys of the property. Human disturbance on the property likely precludes the presence of this species. Suitable habitat not present on the property.
Tidewater Goby <i>(Eucyclogobius newberryi)</i>	FE, FPD	None		Brackish water habitats along the coast. Requires shallow lagoons.	Not present. No suitable habitat present onsite.
Southern Steelhead <i>(Oncorhynchus mykiss irideus)</i>	FE	None		Well-oxygenated streams; riparian woodland, thickets of herbaceous understory	Reported from Malibu Creek, approximately 10 miles northwest of project site. No suitable habitat present onsite.
Bank Swallow <i>(Riparia riparia)</i>	None	ST		Nest in riparian and lowland habitats, vertical banks/cliffs, sandy soils near streams, rivers, lakes, and oceans.	Not present. No suitable habitat present onsite.
Coastal California Gnatcatcher <i>(Polioptila californica californica)</i>	FT	None		Found in association with coastal sage scrub habitat.	Not present. No suitable habitat present onsite.
Least Bell's Vireo <i>(Vireo bellii pusillus)</i>	FE	FE		Found in association with riparian and woodland habitats.	Not observed onsite during the August 12, 1999 field visit. Potential habitat exists within the riparian area.

Key:

FE Listed as endangered under the Federal Endangered Species Act.
 FT Listed as threatened under the Federal Endangered Species Act.
 FPD proposed for delisting from the Federal Endangered Species Act.
 SE Listed as endangered by the State of California.

ST
CNPS 1B

Listed as threatened by the State of California.
Plants considered rare, threatened, or endangered in California and elsewhere by the California Native Plant Society

**TABLE 2
OTHER SENSITIVE SPECIES POTENTIALLY OCCURRING AT THE
MOTION PICTURES AND TELEVISION COUNTRY HOME PROJECT**

SPECIES NAME	FEDERAL LISTING	STATE LISTING	OTHER LISTING	HABITAT REQUIREMENT	OCCURRENCE ONSITE
Southern Tarplant <i>(Hemizonia parryi ssp. australis)</i>	SC	None	CNPS 1B	Found in association with brackish marshes and swamps, valley and foothill grassland, vernal pools. Often in disturbed sites near the coast; also in alkaline soils sometimes with saltgrass. Along lowlands near the coast and valley grasslands.	Species not observed during surveys of the property. Suitable habitat is not present.
Catalina Mariposa Lily <i>(Calochortus catalinae)</i>	None	None	CNPS 4	Found in association with heavy soils in open grassland, chaparral, and coastal sage scrub habitats. It is known largely from the Catalina Islands.	Species not observed during surveys of the property. Not expected to occur due to disturbed nature of the site and limited potential habitat.
Slender Mariposa Lily <i>(Calochortus clavatus var. gracilis)</i>	SC	None	CNPS 1B	Chaparral, coastal sage scrub. Prefers shaded foothill canyons; often on grassy slopes with other habitat.	Species not observed during surveys of the property. Not expected to occur due to disturbed nature of habitats on the property and lack of coastal sage scrub or chaparral habitats.
Plummer's Mariposa Lily <i>(Calochortus plummerae)</i>	SC	None	CNPS 1B	Found in association with coastal sage scrub, chaparral, valley and foothill grassland, cismontane woodland, lower montane coniferous forest. Prefers rocky and sandy sites, usually on granitic or alluvial material.	Species not observed during surveys of the property. Regular discing and disturbed nature of non-native grasslands indicate lack of suitable habitat for this species.
Monarch Butterfly <i>(Danaus plexiopus)</i>	None	None	SA	Foodplant: <i>Asclepia californica</i> and <i>Asclepia fascicularis</i>	May potentially occur in project area as a fly by occurrence, but no suitable breeding habitat exists onsite (Eucalyptus groves).
Southwestern Pond Turtle <i>(Clemmys marmorata pallida)</i>	SC	None		Permanent to near permanent bodies of water; along foothill stream, ponds, lakes, irrigation ditches, and rivers.	Not present. No suitable habitat exists on project site.

SPECIES NAME	FEDERAL LISTING	STATE LISTING	OTHER LISTING	HABITAT REQUIREMENT	OCCURRENCE ONSITE
Coast Horned Lizard <i>(Phrynosoma coronatus)</i>	SC	None	S	Foothills and mountains with areas of open vegetation and short grasses, where soils are sandy or gravelly	Not present. No suitable habitat exists on project site.
Coastal Western Whiptail <i>(Cnemidophorus tigris multiscutatus)</i>	SC	None		Arid to semi-arid areas with sparse vegetation and open areas, woodland, and riparian.	Not present. No suitable habitat exists on project site.
Two-striped Garter Snake <i>(Thamnophis hammondi)</i>	None	CSC		Highly aquatic, disturbed grassland, ruderal, associated with mustards, star thistle, and brome grasses.	Potential habitat occurs within the riparian areas. Not observed during August 12, 1999 field visit.
San Diego Mountain Kingsnake <i>(Lampropeltis zonata pulchra)</i>	None	CSC		Valley foothills hardwood, coniferous, chaparral, riparian (creeks), and wet meadows.	Not present. No suitable habitat on project site.
Burrowing Owl <i>(Athene cunicularia)</i>	None	CSC		Open dry annual or perennial grasslands, scrub lands characterized by low-growing vegetation.	Not present. No suitable habitat present on site.
Southern California Rufous-crowned Sparrow <i>(Aimophila ruficeps canescens)</i>	None	CSC		Coastal sage scrub and sparse mixed chaparral.	Not present. No suitable habitat present on site.
San Diego Woodrat <i>(Neotoma lepida intermedia)</i>	None	CSC		Coastal sage scrub and chaparral, moderate to dense canopies, rock outcrops, rocky cliffs and slopes.	Suitable habitat exists on project site. Nest observed during the August 12, 1999 field visit.

KEY:

- SC Special Concern - Species or subspecies considered to be of special concern due to their existence at the limit or beyond their normal range.
- CSC California Special Concern - California native species or subspecies considered to be of special concern due to their existence at the limit or beyond their normal range.
- S Sensitive - Native species or subspecies known or highly suspected to occur that were former candidates of federal threatened or endangered classification (i.e., C1)
- SA Special Animal - Native species or subspecies of special concern regardless of their legal protection status (CDFG 1988)
- CNPS 1B Plants considered rare, threatened, or endangered in California and elsewhere by the California Native Plant Society.
- CNPS 4 Plants considered to be of limited distribution or infrequent throughout a broad area in California by the California Native Plant Society.

WETLANDS

The proposed project site supports wetlands along Dry Creek that are subject to the jurisdiction of the U.S. Army Corps of Engineers (Corps) under Section 404 of the Clean Water Act and the California Department of Fish and Game (CDFG) under Section 1603 of the State Fish and Game Code. Jurisdictional wetlands under the Clean Water Act are those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. In addition, the Corps exerts jurisdiction over "waters of the United States," or areas which are within the ordinary high water of a stream. A formal delineation of the jurisdictional wetlands on the site would be required to determine the precise extent of Corps jurisdiction. However, it is anticipated that Corps jurisdiction extends roughly to the toe of the slope on either side of the drainage. Impacts that result in discharge of fill material within areas subject to the Corps would require a permit from the Corps under Section 404 of the Clean Water Act.

Section 1603 of the State Fish and Game Code states that the CDFG has jurisdiction over the stream bed, channel, and bank. In addition, the CDFG typically exerts jurisdiction over associated riparian vegetation. On the proposed project site, it can be assumed that all areas supporting southern willow scrub would likely be considered within the jurisdiction of the CDFG. Any impacts in these areas would require a Streambed Alteration Agreement from the CDFG.

Following completion of the site surveys, a review of the existing site plans for the proposed project was conducted to assess the potential for the proposed project to impact biological resources present on the property. The majority of impacts occur in agricultural areas on the property and are therefore not considered to be significant to existing biological resources. No federally- or state-listed endangered, threatened, or sensitive plant or wildlife species were observed on the property, and limited habitat was observed on the property for supporting such species. However, the proposed project may result in impacts to mature oak trees extant on the property, and may impact riparian areas considered to be wetlands. Anticipated impacts on these areas are discussed below.

OAK TREES

Nine coast live oak trees and 16 valley oak trees found in the open space area south of the agricultural lands are of sufficient diameter to be protected under the City of Los Angeles Mature Tree Ordinance. A review of the existing plans for the proposed development indicates that one coast live oak and eleven valley oak trees may be removed as a result of the project. This assessment of impacts to oak trees assumes that all trees located in the southern willow scrub community will be preserved.

WETLANDS

The proposed project includes two bridges across Dry Creek. The installation of bridges across this federal and state jurisdictional area has potential to result in impacts which would require a permit from the Corps under Section 404 of the Clean Water Act as well as a Streambed Alteration Agreement. It is understood that, as currently proposed, the bridges would clearspan the drainage, therefore not resulting in impacts to areas subject to Corps jurisdiction. A formal wetland delineation would be required to ensure that impact resulting from installation of the bridge structures are outside of areas subject to Corps jurisdiction.

Impacts to riparian vegetation and stream banks resulting from installation of the bridges will likely require a Streambed Alteration Agreement from the CDFG. Because the clearspan method of bridge construction will minimize impacts to riparian vegetation and the stream banks, it is anticipated that mitigation for these impacts can be accomplished onsite.

RECOMMENDED MITIGATION

The following mitigation measures are recommended to address significant and potentially significant impacts resulting from the proposed project:

- Impacts to coast live oak and valley oak trees can be mitigated through planting oak trees at a 2:1 ratio for trees impacted by development. It is recommended that be planted from container stock no larger than 24" since survivability of planted oak trees is directly related to the ability of the trees to adapt to their new habitat as they grow. Planting could potentially take place onsite, along the preserved drainage. Planting along the drainage would have the added benefit of connectivity with existing good quality habitat. A five-year monitoring program should be developed to ensure the success of the planted oak trees.
- Appropriate measures should be taken during construction to protect existing oak trees that are not scheduled for removal as a result of the proposed project. Fencing should be placed around the dripline of avoided oak trees to protect them from damage to limbs or compaction of soil around the root ball.
- Loss of riparian vegetation on the property resulting from installation of bridges across Dry Creek can be mitigated through revegetation of areas impacted by construction. In addition, removal of large stands of invasive, non-native species from the property will benefit existing native habitats and the species that utilize those habitats.
- Silt fencing should be installed along the top of the creek bank prior to commencing construction activities to protect riparian and aquatic resources on the property. Though no permanent impacts to these resources is anticipated from implementation of the proposed project, temporary impacts could result from the inadvertent movement of cut or fill material into the waterway during construction, or erosion of these materials during storm events. Similarly, appropriate fencing should be installed during construction of the bridge elements to ensure no soil or construction materials are washed into Dry Creek.
- Removal of vegetation from the proposed construction site should occur between August 1st and March 1st to avoid impacts to nesting birds on the property.

REGULATORY FRAMEWORK

The regulatory framework used to create the above-listed suggested mitigation measures is provided below.

Federal

The federal statutes and regulations that pertain to this project include the Federal Endangered Species Act of 1973, the Migratory Bird Treaty Act, and the Clean Water Act.

Endangered Species Act

Section 9 of the Federal Endangered Species Act (ESA) prohibits the “taking” of species listed by the U.S. Fish and Wildlife Service (USFWS) as threatened or endangered. As defined in the ESA, “taking” means “...to harass, harm, pursue, hunt, shoot, would, kill, trap, capture, or collect or attempt to engage in such conduct.” In recognition that “take” cannot always be avoided, Section 10(a) of the ESA includes provisions for takings that are incidental to , but not the purpose of, otherwise lawful activities.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) makes it unlawful to pursue, capture, kill, or possess or attempt to do the same to any migratory bird or part, nest, or egg of such bird listed in wildlife protection treaties between the United States and Great Britain, Mexico, Japan, and the countries of the former Soviet Union. As with the ESA, the MBTA also authorizes the Secretary of the Interior to issue permits for take.

Clean Water Act (Section 404)

Section 404 of the Clean Water Act of 1977, as amended (40 CFR 230.10) requires the Corps to regulate discharges of dredge or fill material into “waters of the United States.” Activities that result in the discharge of dredge or fill material into “waters of the United States” or wetlands are subject to permit by the Corps. The Corps issues permits for the discharge of dredge or fill material under Section 404 in compliance with Section 404(b)(1) guidelines established by the federal Environmental Protection Agency which require permits by issued only in the absence of practical alternatives to the proposed discharge that would have less adverse impacts to the aquatic ecosystem. Section 404(b)(1) guidelines require project proponents to document measures to avoid or minimized negative effects on wetlands in a stepwise manner:

- First, avoid adverse impacts on wetlands
- Second, if avoiding adverse effects is not practicable, minimize effects on wetlands to the extent practicable
- Third, compensate for those impacts on wetlands that are unavoidable

The Corps has issued 36 Nationwide Permits that cover discharge activities that are known to cause only minimal adverse environmental effects. All Nationwide Permits are subject to certain general conditions that do not permit activities that will affect:

- Navigation, erosion, siltation, or aquatic life more than minimally
- Species listed as endangered or designated critical habitat (to the point where the activity would jeopardize the continued existence of the listed species)
- Properties listed on or eligible for listing on the National Register of Historic Places
- Tribal properties
- Designated wild or scenic rivers

Activities that are inconsistent with the general conditions of Nationwide Permits require the submittal of an application to the Corps for an individual permit. Individual permit applications must comply with the established review process which includes: public notice and comment; preparation of an alternatives analysis consistent with EPA 404(b)(1) guidelines; and compliance with the requirements of the National Environmental Policy Act. The Federal Endangered Species Act requires the Corps to consult with the USFWS when considering permit action which may affect a federally-listed wildlife species. Section 106 of the National Historic Preservation Act requires a federal agency to review all actions which may affect a property listed or eligible for listing on the National Register of Historic Places. The Corps must be notified by the State that the project proponent has obtained a certification of State Water Quality Standards prior to the issuance of Nationwide or individual permits. In addition, Section 404 requires the Corps to obtain proof of certification that the proposed project is consistent with the Federal Coastal Zone Management Act of 1972. In evaluating the decision on the individual permit, the Corps must consider the probable impacts of the proposed activity and the effect of the proposed activity on the public interest. The EPA has the authority to veto any permit issued for the discharge of dredge and fill material by the Corps that will "have an unacceptable adverse effect on municipal water supplies, shellfish beds and fishery areas, wildlife, or recreational areas."

State

The State of California statutes and regulations that pertain to this project include the California Environmental Quality Act (CEQA), the California Endangered Species Act, the Native Plant Protection Act, and Section 1603 of the State Fish and Game Code.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) requires a review of the potentially significant impacts of proposed projects on biological resources. The following questions must be answered to determine whether a project may have significant impacts on biological resources:

- 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;
- 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;
- 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 a tree preservation policy or ordinance; or
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

State Endangered Species Act

The State Endangered Species Act (ESA) prohibits the taking, importation, or sale of state-listed species. The CDFG is authorized to enter into memoranda of understanding with individuals, public agencies, universities, zoological gardens, and scientific or educational institutions to import, export, take, or possess listed species for scientific, educational or management purposes. The State ESA requires state lead agencies to consult with the CDFG on projects with potential impacts to state-listed species. These sections also require the CDFG to coordinate consultations with the USFWS for actions involving federally as well as state-listed species.

Native Plant Protection Act

The Native Plant Protection Act includes measures to preserve, protect, and enhance rare and endangered native plants. The definitions of rare and endangered differ from those contained in the State ESA, however, the list of native plants afforded protection pursuant to this Act includes those listed as rare and endangered under the State ESA. This Act provides limitations on “take” as follows: “...no person will import into this state, or take, possess, or sell within this state” any rare or endangered native plant, except in compliance with provisions of the Act. Individual land owners are required to notify the CDFG at least ten days in advance of changing land uses to allow the CDFG to salvage any rare or endangered native plant material.

Section 1603 of the State Fish and Game Code

Under Sections 1600-1607 of the State Fish and Game Code, activities that have the potential to alter the flow, bed, channel, or bank of streams and lakes are subject to agreement with the CDFG. It is not unusual for the area subject to the jurisdiction of the CDFG to be greater than that subject to jurisdiction of the Corps pursuant to Section 404 of the Federal Clean Water Act.

Activities in areas designated as “blue-line” streams on the U.S.G.S. 7.5 minute series quadrangles are likely to require development of a Streambed Alteration Agreement with the CDFG.

Local

The City of Los Angeles Mature Tree Ordinance was established to recognize the significance of oak trees as valuable historical and aesthetic resources. The Ordinance requires consultation prior to impacting any oak trees with a diameter greater than 8 inches measured at breast height. The ordinance requires mitigation in situations where impacts to oak trees are unavoidable.

If there are any questions regarding the information contained in this report, please contact Mr. Rob Witthaus at (626) 683-3547.

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VASCULAR PLANTS

ANGIOSPERMAE (DICOTYLEDONES)

COMMON NAME	TAXONOMIC NAME
AMARANTHACEAE - Amaranth Family	
tumbleweed	* <i>Amaranthus albus</i>
ANACARDIACEAE - Sumac Family	
Brazilian pepper tree	* <i>Schinus terebinthifolius</i>
Poison oak	<i>Toxicodendron diversilobum</i>
APIACEAE - Carrot Family	
rattlesnake weed	<i>Daucus pusillus</i>
sweet fennel	* <i>Foeniculum vulgare</i>
APOCYNACEAE - Dogbane Family	
periwinkle	* <i>Vinca major</i>
ASCLEPIADACEAE - Milkweed Family	
California milkweed	<i>Asclepias californica</i>
ASTERACEAE - Sunflower Family	
western ragweed	<i>Ambrosia psilostachya</i>
coastal sagebrush	<i>Artemisia californica</i>
California mugwort	<i>Artemisia douglasiana</i>
slender aster	<i>Aster subulatus</i>
coyote brush	<i>Baccharis pilularis</i>
mulefat	<i>Baccharis salicifolia</i>
California brickellbush	<i>Brickellia californica</i>
Italian thistle	<i>Carduus pycnocephalus</i>
toçalote (star-thistle)	* <i>Centaurea melitensis</i>
common horseweed	* <i>Conyza canadensis</i>
cudweed aster	<i>Corethrogyne filaginifolia</i>
saw-toothed goldenbush	<i>Hazardia squarrosa</i>
common sunflower	<i>Helianthus annuus</i>
telegraph weed	<i>Heterotheca grandiflora</i>
prickly lettuce	* <i>Lactuca serriola</i>
bristly ox-tongue	* <i>Picris echioides</i>
common sow thistle	* <i>Sonchus oleraceus</i>
common dandelion	* <i>Taraxacum officinale</i>
cocklebur	* <i>Xanthium strumarium</i>

BRASSICACEAE - Mustard Family	
short-pod mustard	<i>*Brassica geniculata</i>
black mustard	<i>*Brassica nigra</i>
wild radish	<i>*Raphanus sativus</i>
CACTACEAE - Cactus Family	
coastal prickly pear	<i>Opuntia littoralis</i>
CAPRIFOLIACEA - Honeysuckle Family	
Mexican elderberry	<i>Sambucus mexicana</i>
CUCURBITACEAE - Gourd Family	
coyote melon	<i>Cucurbita foetidissima</i>
EUPHORBIACEAE - Spurge Family	
doveweed	<i>Fremocarpus setigerus</i>
castor-bean	<i>*Ricinus communis</i>
FABACEAE - Pea Family	
Sydney golden wattle	<i>*Acacia longifolia</i>
white sweet clover	<i>*Melilotus albus</i>
FAGACEAE - Beech Family	
coast live oak	<i>Quercus agrifolia</i>
valley oak	<i>Quercus lobata</i>
GERANIACEAE - Geranium Family	
red-stemmed filaree	<i>*Erodium cicutarium</i>
JUGLANDACEAE - Walnut Family	
California black walnut	<i>Juglans californica</i>
LAMIACEAE - Mint Family	
horehound	<i>Marrubium vulgare</i>
MAIVACEAE - Mallow Family	
cheeseweed, little mallow	<i>*Malva parviflora</i>
	<i>Malvella leprosa</i>
MYRTACEAE - Myrtle Family	
gumtree	<i>Eucalyptus sp.</i>
OLEACEAE - Olive Family	
olive	<i>Olea europaea</i>
PAPAVERACEAE - Poppy Family	
California poppy	<i>Eschscholzia californica</i>
PLATANACEAE - Sycamore Family	
California sycamore	<i>Platanus racemosa</i>

POLYGONACEAE - Buckwheat Family	
California buckwheat	<i>Eriogonum fasciculatum</i>
curly dock	<i>Rumex crispus</i>
PORTULACACEAE - Purslane Family	
common calyptidium	<i>Calyptidium monandrum</i>
SALICACEAE - Willow Family	
red willow	<i>Salix laevigata</i>
arroyo willow	<i>Salix lasiolepis</i>
SIMAROUBACEAE - Quassia Family	
tree-of-heaven	* <i>Ailanthus altissima</i>
SOLANACEAE - Nightshade Family	
annual jimson weed	* <i>Datura stramonium</i>
tree tobacco	* <i>Nicotiana glauca</i>
Douglas' nightshade	* <i>Solanum douglasii</i>
MONOCOTYLEDONES	
COMMON NAME	TAXONOMIC NAME
CYPERACEAE - Sedge Family	
sedge	<i>Carex</i> sp.
umbrella plant	<i>Cyperus alternifolius</i>
POACEAE - Grass Family	
giant reed	* <i>Arundo donax</i>
wild oat	* <i>Avena fatua</i>
ripgut grass	* <i>Bromus diandrus</i>
foxtail chess	* <i>Bromus madritensis</i> ssp. <i>rubens</i>
pampas grass	* <i>Cortaderia selloana</i>
Bermuda grass	* <i>Cynodon dactylon</i>
foxtail fescue	<i>Vulpia myuros</i> [<i>Festuca megalura</i>]
TYPHACEAE - Cattail Family	
broad-leaved cattail	<i>Typha latifolia</i>

*Denotes non-native species

Faunal Compendium

LEGEND

ABUNDANCE¹

- C - common - observed or expected throughout the site in relatively high numbers
- F - fairly common - observed or expected in moderate numbers over most of the site
- U - uncommon - observed or expected in low numbers over a portion or all of the site
- O - occasional - observed or expected only sporadically on the site
- S - scarce - observed or expected rarely on the site

STATUS

- + Presence noted by direct sighting, call identification, or observation of tracks, scat, or other signs
- * Non-native

SEASONALITY (Birds Only)

- R - resident or found in vicinity year round
- S - present in summer only
- W - present in winter only
- V - visitor from nearby areas
- T - transient

FAUNAL COMPENDIUM

COMMON NAME	TAXONOMIC NAME	ABUNDANC	STATUS	SEASONALITY
BUTTERFLIES				
western tiger swallowtail	<i>Papilio eurymedon</i>	F	+	
marine blue butterfly	<i>Leptotes marina</i>	F	+	
AMPHIBIANS				
Pacific treefrog	<i>Hyla regilla</i>	F	+	
REPTILES				
western fence lizard	<i>Sceloporus occidentalis</i>	C	+	
side-blotched lizard	<i>Uta stansburiana</i>	F	+	
BIRDS				
least bittern	<i>Ixobrychus exilis</i>	F	+	R
great egret	<i>Casmerodius albus</i>	F	+	R
American kestrel	<i>Falco sparverius</i>	F	+	R
killdeer	<i>Charadrius vociferus</i>	C	+	R
mourning dove	<i>Zenaida macroura</i>	C	+	R
black-chinned hummingbird	<i>Archilochus alexandri</i>	F	+	R
Anna's hummingbird	<i>Calype anna</i>	C	+	R
acorn woodpecker	<i>Melanerpes formicivorus</i>	F	+	R
northern flicker	<i>Colaptes auratus</i>	F	+	R
black phoebe	<i>Sayornis nigricans</i>	C	+	R
western kingbird	<i>Tyrannus verticalis</i>	C	+	R
western scrub-jay	<i>Aphelocoma californica</i>	C	+	R
American crow	<i>Corvus brachyrhynchos</i>	C	+	R
bushtit	<i>Psaltriparus minimus</i>	C	+	R
Bewick's wren	<i>Thryomanes bewickii</i>	F	+	R
northern mockingbird	<i>Mimus polyglottos</i>	C	+	R
European starling	<i>Sturnus vulgaris</i>	C	+	R
common yellowthroat	<i>Geothlypis trichas</i>	F	+	R
California towhee	<i>Pipilo crissalis</i>	C	+	R
song sparrow	<i>Melospiza melodia</i>	C	+	R
house finch	<i>Carpodacus mexicanus</i>	C	+	R
MAMMALS				
desert cottontail	<i>Sylvilagus audubonii</i>	C	+	
California ground squirrel	<i>Spermophilus beecheyi</i>	C	+	
Botta's pocket gopher	<i>Thomomys bottae</i>	C	+	
desert woodrat	<i>Neotoma lepida</i>	F	+	

¹ This is simply a gross indication of relative frequency of occurrence on the site; quantitative sampling methods were not employed to arrive at these determinations.

**See Field Notes in the
City of Los Angeles
Department of City Planning
221 North Figueroa Street, Room 1500
Los Angeles, CA, 90012**