Biological Assessment

APPENDIX C

BIOLOGICAL ASSESSMENT

KIA Dealership Calabasas Project

City of Calabasas, California

PREPARED FOR:

City of Calabasas
100 Civic Center Way
Calabasas, CA 91302

PREPARED BY:

ENVICOM CORPORATION
4165 E. Thousand Oaks Blvd., Suite 290
Westlake Village, CA 91362
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(818) 879-4700

November 2023
Revised June 2024

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1.0 INTRODUCTION

Envicom Corporation (Envicom) has prepared this biological assessment for the proposed KIA Dealership Calabasas Project at 24460 Calabasas Road in the City of Calabasas. The Project site (APNs 2069-009-020 and 2069-009-008) is located south of the CA-101 Highway, in between Bob Smith BMW and Cadillac of Calabasas in the SE ¼ of Section 21, Township 1.N., and Range 17.W of the USGS 7.5' Calabasas quadrangle (See **Figure 1, Regional Location Map**).

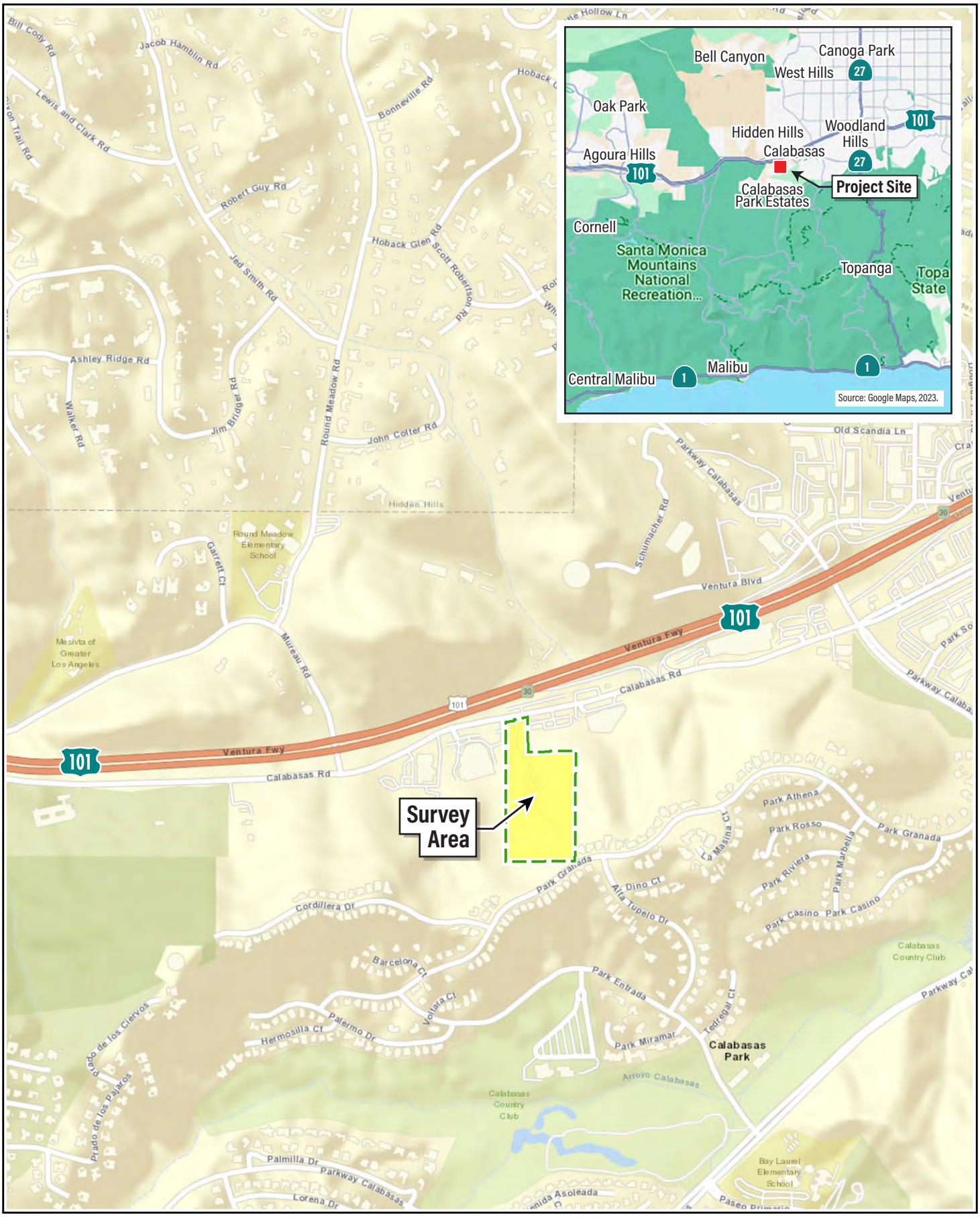
This report provides an inventory of the biological resources at the Project site and an analysis of impacts to biological resources for use in preparation of a California Environmental Quality Act (CEQA) document for the proposed Project. The report first covers the literature reviewed and field surveys conducted to identify the biological resources at the site, followed by a discussion of existing biological conditions including vegetation and plant communities, natural communities of special concern, observed plant species, special-status plant species, protected trees, jurisdictional areas, observed wildlife, special-status wildlife, and habitat linkages and wildlife movement. A vegetation map and representative photographs of habitat conditions at the site are provided. The existing biological conditions discussion is followed by project impacts and recommended mitigation measures to offset the impacts. Lists of plant and wildlife species observed, as well as an assessment of the potential for occurrence of special-status plant and wildlife species at the site, are provided as appendices to the report.

1.1 PROJECT DESCRIPTION

The proposed Project would involve development of a KIA car dealership, primarily within the former development footprint of a plant nursery that has since been vacated. The proposed development includes a two-story building, a carwash, associated paved parking lots, drainage swales, a vegetated drainage channel, fencing, and associated landscaping. The Conceptual Grading and Drainage Plan, dated February 14, 2024, prepared by Diamond West, as well as the Preliminary Fuel Modification and Landscape Plans prepared by L. Newman Design Group, Inc., dated November 3, 2023, are provided as **Appendix 1**.

1.2 SURVEY AREA

The biological Survey Area encompassed APNs 2069-009-020 and 2069-009-008 (**Figure 2, Aerial Image of the Survey Area and View Locations**).



Source: ESRI World Street Maps, 2023.

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Regional Location Map

FEET 0 500 1,000

FIGURE 1

Source: Valtus Imagery Services: Hexagon Imagery Program (HxIP), 2022.

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Aerial Image of the Survey Area and View Locations

FEET 0 75 150

FIGURE 2

2.0 METHODS

A literature review was performed in preparation for field surveys that included information available in standard biological references (e.g., Baldwin et al. 2012; Sawyer, Keeler-Wolf, and Evens 2009; Reid 2006; and Stebbins 2003) and relevant lists and databases pertaining to the status and known occurrences of sensitive and special-status resources. Other sources of information included aerial photographs, topographic maps, soil survey maps, climatic data, and relevant policy and planning documents. The following sources were among those reviewed in preparation for field surveys, or that were consulted during preparation of this report (for a complete list see the references section):

- *Biogeographic Information and Observation System (BIOS)*, California Department of Fish and Wildlife (CDFW), data as of August 16, 2023;
- *California Natural Diversity Database (CNDDB) Rarefind 5* report for the 7.5' USGS Calabasas quadrangle and eight surrounding quadrangles, CDFW, data as of August 16, 2023;
- City of Calabasas 2030 General Plan Conservation Element, City of Calabasas, April 2023;
- *California Native Plant Society (CNPS) Inventory of Rare and Endangered Vascular Plants of California* report for the 7.5' USGS Calabasas quadrangle and eight surrounding quadrangles, CNPS, data as of August 16, 2023;
- *FWS Critical Habitat Mapper for Threatened and Endangered Species*, U.S. Fish and Wildlife Service (USFWS), data as of August 2023;
- *List of Special Vascular Plants, Bryophytes, and Lichens*, CDFW, April 2024;
- *California Natural Communities List*, CDFW, June 1, 2023; and,
- *Special Animals*, CDFW, April 2024.

The CNDDB and CNPS database search results are included as **Appendix 2**.

The biological survey was conducted on August 25, 2023, by Jim Anderson, Principal Biologist, and Cameron Cesa, Staff Biologist, of Envicom between the hours of 9:00 a.m. and 12:30 p.m. in warm conditions (high-60s to mid-80s °F) with no clouds and no wind to light wind. It involved a search for protected and regulated biological resources, including rare, threatened, and endangered plant and wildlife species, special habitats, sensitive natural communities, jurisdictional waters and riparian habitat, and locally sensitive resources, as well as to evaluate the importance of the site for wildlife movement. Mr. Anderson also conducted a springtime botanical survey for rare plants on May 31, 2024. The springtime botanical survey was conducted between the hours of 1:00 p.m. and 5:00 p.m. in warm conditions (mid-70s °F) with no clouds and light wind (1 – 5 m.p.h.)

The Survey Area included the entire extent of the subject parcels, most of which were accessible on foot. The surveys were performed by slowly walking several transects across the site, which resulted in a thorough investigation of all plant communities and habitat types within the Survey Area. Areas of dense chaparral that were impenetrable were searched or observed with the assistance of binoculars. An inventory of vascular plants and wildlife observed was recorded, with all species identified to the taxonomic level necessary to determine their status. Vascular plant species determinations were made using *The Jepson Manual: Vascular Plants of California, 2nd edition*. Natural community classifications were correlated with the *Vegetation Classification of the Santa Monica Mountains Natural Recreation Area and Environs in Ventura and Los Angeles Counties, California* (CDFW/CNPS, January 2006) and the *California Natural Communities List* (CDFW, June 1, 2023). Vertebrate wildlife species observed at and in the vicinity of the

site were identified by direct observation, sign (e.g., tracks, scat, or burrows), or vocalization. Wildlife species identification relied upon Reid (2006), Sibley (2009), and Stebbins (2003). Several photographs were taken as a record of site conditions at the time of the survey.

3.0 ENVIRONMENTAL SETTING

The Survey Area is located in the Bell Creek subwatershed (HUC 180701050201). The USFWS National Wetlands Inventory does not identify any streams, drainages, or other jurisdictional features within the Survey Area. The steep slopes within the naturally-vegetated portions of the Survey Area convey overland sheet flow to the lower elevations of the Survey Area, but there are no jurisdictional stream features. Representative photographs of the Survey Area are presented in **Plates 1 – 3, Representative Photographs of the Survey Area**.

The Survey Area is situated within the lower elevation inland foothills of the Santa Monica Mountains, at elevations ranging from approximately 1,090 to 1,360 feet above mean sea level. The site is dry and exposed in its northernmost portion but supports more mesic vegetation in the southern, generally north- to north-west facing portion. The average high/low summer temperatures in the City of Calabasas are 95/66°F, average high/low winter temperatures are 67/52°F, and precipitation is approximately 13.5 inches per year. The soils at the site consist primarily of Balcom silty clay loam, 30 to 50 percent slopes, whose parent material is colluvium and or residuum and/or slope alluvium derived from sandstone and shale; and Conejo-Urban land complex, 2 to 9 percent slopes, whose parent material is young, mixed alluvium derived from sandstone and shale. There is just one small area of rock outcrops at the site. There are no jurisdictional stream channels and no riparian vegetation.

The Survey Area is currently vacant and is situated between two existing car dealerships. There are no standing structures within the Survey Area. However, there is evidence of previous development within the northern portion of the Survey Area, which includes concrete foundations, wooden retaining walls, hardscaping, parking lots, remnants of former landscaping, and a driveway that traverses the property in a roughly north-south direction. Some of the previously developed areas are overgrown with non-native plants, which are typically amongst refuse and debris. The aspect of this previously developed area is relatively flat. To the south of the previous development footprint is relatively intact native shrubland habitat which has not been developed but is altered in some areas, particularly in those areas which abut adjacent development associated with neighboring properties. The slope of this area is relatively steep and generally north-facing, ascending to the Vista Point area of Calabasas. There is evidence of fuel modification around neighboring properties and these fuel modification zones partially extend into the Survey Area. An existing fuel modification zone associated with an adjacent single-family residence extends into the southernmost portion of the Survey Area.

Aerial imagery for the Survey Area is available for Google Earth Pro with dates ranging from July 1989 to May 2023 (Google Earth Pro, Google Inc., 2023). According to these data, there have been no significant changes in the extent of development recently. The portion of the site which was previously occupied with development was used as a plant nursery, but the site has not been in use for several years.

Land uses adjacent to the site include commercial car dealerships east and west, single-family residential development to the south, and the CA-101 Freeway/Calabasas Road to the north. The naturally vegetated southern portion of the Survey Area are contiguous with undeveloped, naturally vegetated areas surrounded by residential development. Approximately 1.3 miles to the west, these naturally vegetated areas eventually connect with a portion of the Santa Monica Mountains that are contiguous with miles of open space.

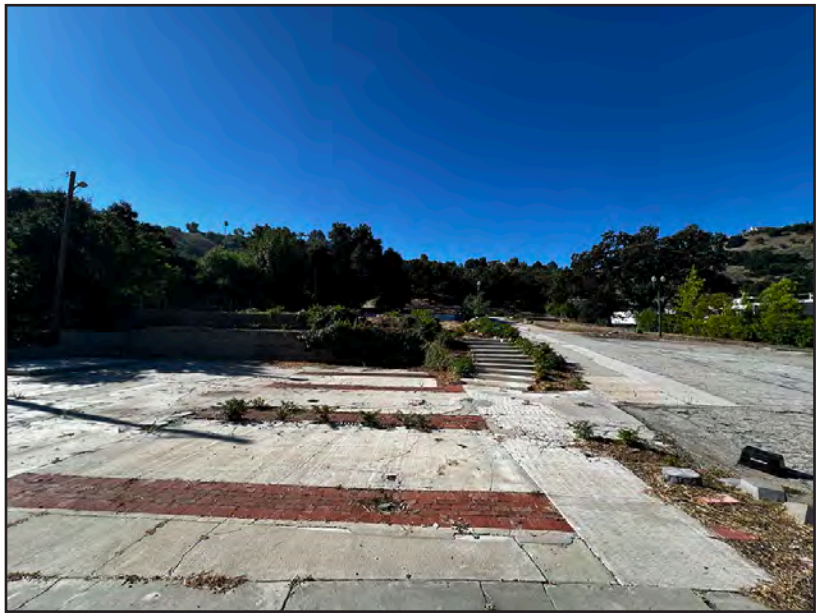


Photo 1A – Representative photograph of the northernmost portion of the Survey Area showing past development footprint and hardscaping.

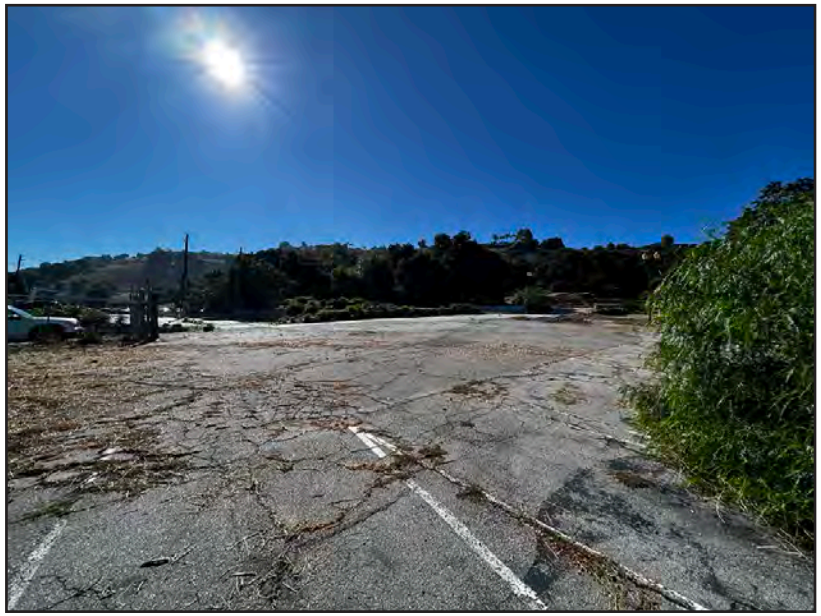


Photo 1B – Photograph of northernmost portion of the Survey Area showing existing paved parking area.

Photo 1C – Photograph of hardscaped area in the northern portion of the Survey Area.

Photo 1D – Representative photograph of ruderal-vegetated terraced/hardscaped area located in the northern portion of the Survey Area.

Photo 2A – Representative photograph of Coast Live Oak Woodland/Grass with highly disturbed understory.

Photo 2B – Photograph of an existing paved pathway that traverses through one of the oak woodland / grass areas of the Survey Area.

Photo 2C – Representative photograph of the area classified as Ruderal vegetation. This area supports primarily ruderal vegetation and ornamental species.

Photo 2D – Photograph showing the understory of one of the Coast Live Oak woodlands within the Survey Area.

Photo 3A – Representative photograph of the Sugar Bush – Purple Sage – California Sagebrush shrubland that dominates the Survey Area.

Photo 3B – Photograph showing the scrub oak habitat located in the southwestern portion of the Survey Area.

Photo 3C – Photograph showing the California brittle bush shrubland in the southwestern portion of the Survey Area. Scrub Oak habitat can be seen in the background.

Photo 3D – Representative photograph of an area classified as non-native grasses and forbs. Scrub oak habitat can be seen in the background.

Representative Photographs of Survey Area

4.0 BIOLOGICAL RESOURCES

4.1 VEGETATION AND SENSITIVE PLANT COMMUNITIES

The vegetation within the Survey Area consists predominately of chaparral and woodland habitat, interspersed with ornamental species and some patches of native and non-native herbaceous areas. As previously discussed, the northern portion of the Survey Area comprises remnants of previous development and supports primarily ruderal vegetation, or vegetation commonly associated with refuse and/or highly disturbed areas. The exceptions to this are the few oak woodlands which punctuate the northern portion of the Project site, some of which border the more open natural areas further south of the area that was previously used as a nursery. The relatively intact, naturally vegetated portion of the Survey Area supports scrub oak and chaparral habitats punctuated by small patches of non-native grasses and forbs. Some small, isolated patches of scrub oak are scattered throughout, and one coast live oak rests within the larger chaparral habitat.

Below is a more detailed discussion of the flora and habitats at the Survey Area, which is organized by plant community type. Plant communities have been classified using the California State Vegetation Classification system.

4.1.1 Plant Communities

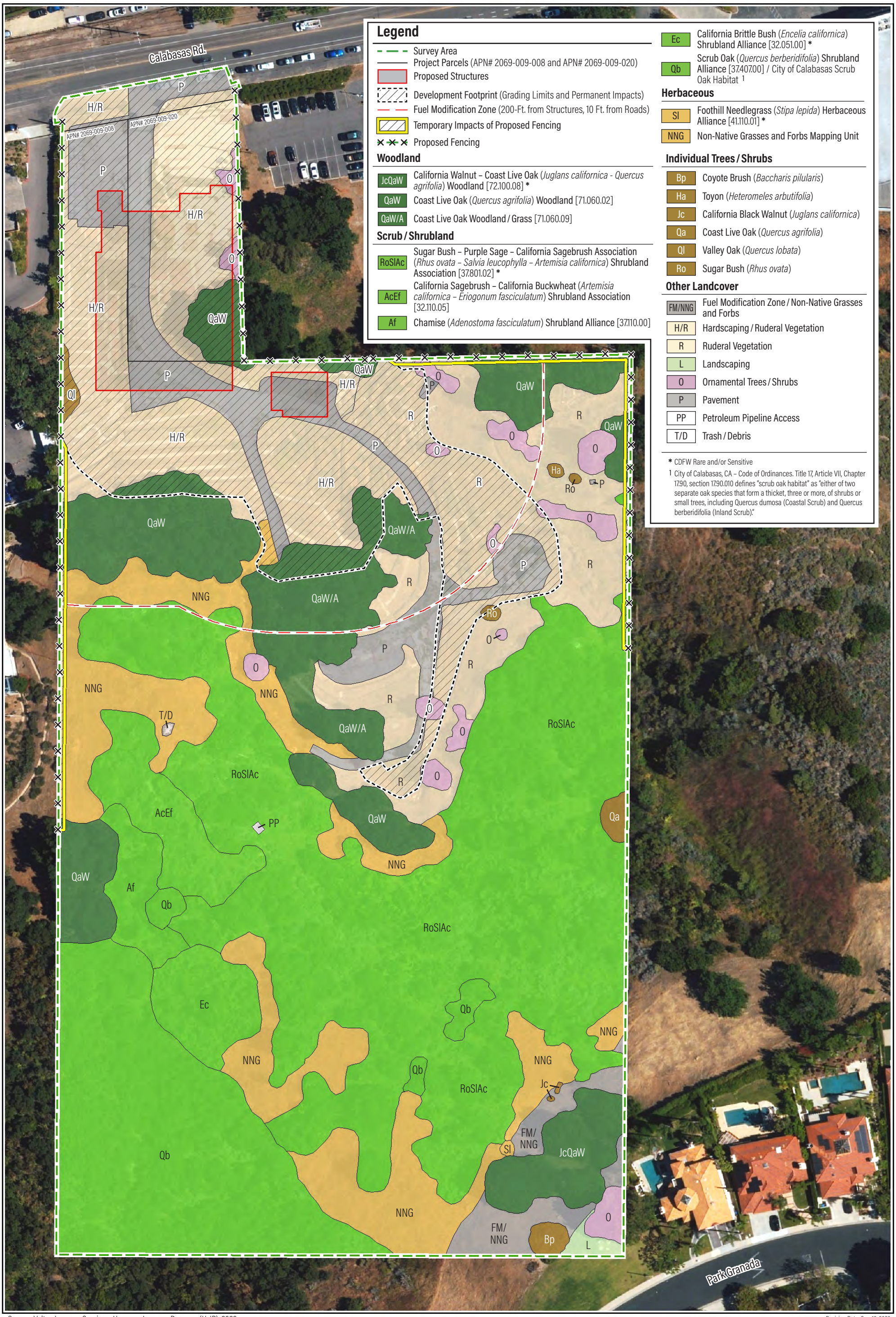
As shown on **Figure 3, Vegetation & Landcover Impacts Map** and below in **Table 1**, **Plant Communities and Other Land Cover** there are twenty-three landcover types within the Survey Area. Of these, ten are distinct plant communities that meet the criteria for classification using the State Vegetation Classification System. The remainder are either individual trees or shrubs, or other areas associated with previous/adjacent development and/or disturbance/associated landscaping. The plant communities within the Survey Area were correlated with plant communities included in the *Vegetation Classification of the Santa Monica Mountains Natural Recreation Area and Environs in Ventura and Los Angeles Counties, California* (CDFW/CNPS, January 2006) and the *California Natural Communities List* (CDFW, July 2023). In these documents each plant community is assigned a conservation status rank (also known as "rarity rank"). Plant communities with conservation status ranks of G1, G2, G3, S1, S2, or S3 are considered "rare." The *California Natural Communities List* also indicates which communities are "sensitive."

The following plant communities at the site are considered rare and/or sensitive by the CDFW:

- California Brittle Bush (*Encelia californica*) Shrubland Alliance
- California Walnut – Coast Live Oak (*Quercus agrifolia*) Woodland Association
- Sugar Bush – Purple Sage – California Sagebrush (*Rhus ovata – Salvia leucophylla – Artemisia californica*) Shrubland Association
- Foothill Needlegrass (*Stipa lepida*) Herbaceous Alliance

The following plant community at the site is protected by the City of Calabasas as "Scrub Oak Habitat":

- Scrub Oak (*Quercus berberidifolia*) Shrubland Alliance



Legend

- Survey Area
- Project Parcels (APN# 2069-009-008 and APN# 2069-009-020)
- Proposed Structures
- Development Footprint (Grading Limits and Permanent Impacts)
- Fuel Modification Zone (200-Ft. from Structures, 10 Ft. from Roads)
- Temporary Impacts of Proposed Fencing
- Proposed Fencing

Woodland

- JcQaW — California Walnut – Coast Live Oak (*Juglans californica - Quercus agrifolia*) Woodland [72.100.08] *
- QaW — Coast Live Oak (*Quercus agrifolia*) Woodland [71.060.02]
- QaW/A — Coast Live Oak Woodland / Grass [71.060.09]

Scrub / Shrubland

- RoSlAc — Sugar Bush – Purple Sage – California Sagebrush Association (*Rhus ovata – Salvia leucophylla – Artemisia californica*) Shrubland Association [37.801.02] *
- AcEf — California Sagebrush – California Buckwheat (*Artemisia californica – Eriogonum fasciculatum*) Shrubland Association [32.110.05]
- Af — Chamise (*Adenostoma fasciculatum*) Shrubland Alliance [37.110.00]
- Ec — California Brittle Bush (*Encelia californica*) Shrubland Alliance [32.051.00] *
- Qb — Scrub Oak (*Quercus berberidifolia*) Shrubland Alliance [37.407.00] / City of Calabasas Scrub Oak Habitat [1]

Herbaceous

- Sl — Foothill Needlegrass (*Stipa lepida*) Herbaceous Alliance [41.110.01] *
- NNG — Non-Native Grasses and Forbs Mapping Unit

Individual Trees / Shrubs

- Bp — Coyote Brush (*Baccharis pilularis*)
- Ha — Toyon (*Heteromeles arbutifolia*)
- Jc — California Black Walnut (*Juglans californica*)
- Qa — Coast Live Oak (*Quercus agrifolia*)
- Ql — Valley Oak (*Quercus lobata*)
- Ro — Sugar Bush (*Rhus ovata*)

Other Landcover

- FM/NNG — Fuel Modification Zone / Non-Native Grasses and Forbs
- H/R — Hardscaping / Ruderal Vegetation
- R — Ruderal Vegetation
- L — Landscaping
- O — Ornamental Trees / Shrubs
- P — Pavement
- PP — Petroleum Pipeline Access
- T/D — Trash / Debris

* CDFW Rare and/or Sensitive

1 City of Calabasas, CA – Code of Ordinances. Title 17, Article VII, Chapter 17.90, section 17.90.010 defines "scrub oak habitat" as "either of two separate oak species that form a thicket, three or more, of shrubs or small trees, including Quercus dumosa (Coastal Scrub) and Quercus berberidifolia (Inland Scrub)."

Source: Valtus Imagery Services: Hexagon Imagery Program (HxIP), 2022.

Revision Date: Sep. 18, 2023.

Vegetation & Landcover Impacts Map

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FIGURE 3

Table 1
Plant Communities and Other Landcover

Habitat Class	Plant Community / Landcover	Conservation Status Rank	Acreage (Survey Area)
Woodland	California Walnut – Coast Live Oak (*Juglans californica - Quercus agrifolia*) Woodland Association [72.100.08]**	G3S3	0.20
	Coast Live Oak (*Quercus agrifolia*) Woodland Association [71.060.02]	G5S5	0.82
	Coast Live Oak (*Quercus agrifolia*) Woodland/Grass Association [71.060.09]	G5S4	0.43
Scrub/Shrubland	California Sagebrush – California Buckwheat (*Artemisia californica – Eriogonum fasciculatum*) Shrubland Association [32.110.05]	G4S4	0.25
	Chamise (*Adenostoma fasciculatum*) Shrubland Alliance [37.110.00]	G4S4	0.13
	California Brittle Bush (*Encelia californica*) Shrubland Alliance [32.051.00]**	G3S3	0.19
	Sugar Bush – Purple Sage – California Sagebrush (*Rhus ovata – Salvia leucophylla– Artemisia californica*) Shrubland Association [37.801.02]**	G3S3	3.04
	Scrub Oak (*Quercus berberidifolia*) Shrubland Alliance [37.407.00]*	G4S4	1.20
Herbaceous	Non-Native Grasses and Forbs Mapping Unit	n/a	1.11
	Foothill Needlegrass (*Stipa lepida*) Herbaceous Alliance [41.110.01]**	G2S2	0.003
Individual Trees	Coyote Brush (*Baccharis pilularis*)	n/a	0.02
	Toyon (*Heteromeles arbutifolia*)	n/a	0.004
	California Black Walnut (*Juglans californica*)	n/a	0.002
	Coast Live Oak (*Quercus agrifolia*)	n/a	0.02
	Valley Oak (*Quercus lobata*)	n/a	0.02
	Sugar Bush (*Rhus ovata*)	n/a	0.01
Other Landcover	Fuel Modification Zone/Non-Native Grasses and Forbs	n/a	0.17
	Hardscaping/Ruderal Vegetation	n/a	1.18
	Landscaping	n/a	0.02
	Ornamental Trees/Shrubs	n/a	0.20
	Pavement	n/a	0.71
	Petroleum Pipeline Access	n/a	0.002
	Ruderal Vegetation	n/a	1.16
	Trash/Debris	n/a	0.002
		TOTAL ACREAGE	**10.89**

* City of Calabasas Scrub Oak Habitat
** CDFW Rare and/or Sensitive

Woodland

California Black Walnut – Coast Live Oak Woodland Association

There is one (1) California black walnut – coast live oak (*Juglans californica – Quercus agrifolia*) woodland located at the southern margin of the Survey Area, within an existing fuel modification zone associated with an adjacent single-family residence. The canopy is intact and both tree species are codominant in the canopy layer. The understory comprises primarily non-native grasses and forbs typical of fuel modification areas, including upland mustards (*Hirshfeldia incana*) and non-native grasses (*Avena* spp., *Bromus* spp.). The only native herbs observed in this area were wirelettuce (*Stephanomeria* sp.) and some foothill needlegrass (*Stipa lepida*). The aspect is slightly north-facing.

Coast Live Oak Woodland Association

This woodland classification is used to identify those coast live oak woodlands within the Survey Area whose understories are not as disturbed as those whose understories comprise hardscaping and other evidence of prior development. There are three (3) woodlands within the Survey Area whose understories are relatively intact and support some native shrubs/herbs, including but not limited to hollyleaf redberry (*Rhamnus ilicifolia*) and toyon (*Heteromeles arbutifolia*). One of the oak woodlands, specifically in the northeast portion of the Survey Area, is primarily located off parcel and partially extends into the Survey Area. The other two are located at the margin of the more naturally vegetated areas and the previous development footprint.

Coast Live Oak Woodland/Grass Association

This woodland classification is used to identify the coast live oak woodland within the Survey Area whose understory is highly disturbed, comprising primarily non-native grasses and forbs, as well as hardscaping/evidence of previous development. A site access road traverses underneath this woodland and a terraced slope has been constructed within the understory of this woodland using wooden beams. The dominant vegetation in this woodland is non-native grasses (*Avena* spp. and *Bromes* spp.). The slope of this woodland is relatively flat but slightly north-facing.

Scrub/Shrubland

California Sagebrush – California Buckwheat Shrubland Association

This shrubland community is located within the westernmost portion of the parcel abutting a patch of non-native grasses and forbs as well as a small patch of chamise (*Adenostoma fasciculatum*) shrubland. California sagebrush (*Artemisia californica*) and California buckwheat (*Eriogonum facsiculatum*) are codominant in the shrub layer. The herb layer supports non-native red brome (*Bromus rubens*) [*Bromus rubens* var. *madritensis*] and Mediterranean mustard (*Hirschfeldia incana*).

Chamise Shrubland Alliance

This vegetation community is located immediately north of the California sagebrush – California Buckwheat Shrubland Association. Chamise is dominant in the canopy layer and supports other native species including blue elderberry (*Sambucus mexicana*) and chaparral yucca (*Hesperoyucca whipplei*) in the canopy layer. The herbaceous layer is sparse. It is presumed that this stand of vegetation was similar in species composition and abundance to the surrounding habitats but has been altered due to its proximity to existing development and associated fuel modification zones. The aspect is relatively flat but slightly northwest-facing.

California Brittle Bush Shrubland Alliance

California brittle bush (*Encelia californica*) shrubland is in the northeastern portion of the Survey Area between the largest scrub oak (*Quercus berberidifolia*) shrubland and a small patch of non-native grasses and forbs. California brittle bush is codominant in the shrub canopy layer with purple sage and California sagebrush. Chaparral yucca is present at low cover. The herbaceous layer is continuous and supports non-native grasses and forbs including ripgut brome (*Bromus diandrus*) and Mediterranean mustard. The aspect is northwest-facing.

Sugar Bush – Purple Sage – California Sagebrush Shrubland Association

This community is the most prevalent community within the naturally vegetated portion of the Survey Area. Sugar bush (*Rhus ovata*) is codiminant in the shrub canopy layer with purple sage and California sagebrush. Other species present in the shrub canopy layer include toyon and blue elderberry. The shrub understory supports a low cover of deerweed (*Acmispon glaber*), heart-leaved penstemon (*Keckiella cordifolia*), and bush monkeyflower (*Diplacus aurantiacus*) in some areas. The herb layer is relatively well-developed and includes a mix of native and non-native grasses and forbs. Grasses include foothill needlegrass (*Stipa lepida*), giant wild rye (*Elymus condensatus*), ripgut brome, and red brome. Other herbs present in the herbaceous layer include spotted eucrypta (*Eucrypta chrysanthemifolia*), two-toned everlasting (*Pseudognaphalium bioletti*), common fiddleneck (*Amsinckia intermedia*), and coast range melic grass (*Melica imperfecta*). The slope is steep and the aspect is generally north-facing; however, some areas, such as in the western portion of the Survey Area, slope slightly eastward but does not appear to underly any significant differences in species composition.

Scrub Oak Shrubland Alliance (*Quercus berberidifolia*) [G4S4]

There is intact scrub oak habitat throughout the naturally vegetated portion the Survey Area. The most prominent stand is located within the southwestern portion of the Survey Area. It is strongly dominated by scrub oak in the canopy layer with a sparse herbaceous layer. Other species observed within the canopy layer included sugar bush, toyon, blue elderberry, and laurel sumac at relatively low covers. There are some small patches of scrub oak habitat within the remainder of the naturally vegetated areas, primarily within the Sugar Bush – Purple Sage – California Sagebrush Shrubland Association. These small patches are shown on Figure 3. Scrub oak habitat is not considered rare and/or sensitive by the CDFW, but it is protected pursuant to the City of Calabasas' Oak Tree Ordinance (Section 17.90.010 of the City of Calabasas Municipal Code). The aspect is north to northeast-facing and the slope is relatively steep.

Herbaceous

Non-Native Grasses and Forbs Mapping Unit

This mapping unit is used for convenience to classify those areas within the Survey Area which are dominated by non-native grasses and forbs. Though these areas are dominated by non-native grasses and forbs, some native shrubs may be present at low cover but are not present in a high enough cover to warrant classification as a native vegetation community. Non-native species which dominate these areas include upland mustards (*Hirschfeldia incana, Brassica nigra*), oats (*Avena* spp.), and bromes (*Bromus* spp.). Some select native species are present in these areas including California sagebrush, deerweed, and wirelettuce.

Foothill Needlegrass Grassland

There is a small patch of this community within the southernmost portion of the Survey Area, within an existing fuel modification zone associated with adjacent residential development. There is evidence that this area is routinely weed-whipped, mowed, or otherwise altered. At the time of the survey, it appeared

recently weed-whipped as other species within this community were unidentifiable. However, most of the other species present in this community are herbaceous.

Individual Trees / Shrubs

Several individual native trees / shrubs were mapped within the Survey Area. These individual trees were mapped separately because the communities which surround them were primarily non-native herbaceous or ruderal vegetation associated with previous disturbance or fuel modification. The only exception is one coast live oak tree mapped along the eastern margin of the Survey Area.

Other Landcover

Several other mapping classifications were used to represent areas which could not be classified as either natural or semi-natural vegetation communities or individual native trees. The most prevalent areas mapped under this category include Hardscaping / Ruderal Vegetation, Ruderal Vegetation, and Pavement. These are described below. Other areas mapped under this category, including Fuel Modification Zone / Non-Native Grasses and Forbs, Landscaping, Ornamental Trees/Shrubs, Petroleum Pipeline Access, and Trash/Debris, are not described below but are shown on Figure 3.

Hardscaping / Ruderal Vegetation

This mapping classification identifies those areas within the Survey Area which comprise a mix of pavement and non-native/landscaping vegetation which commonly grow amongst highly disturbed sites or amongst refuse. Species include crab grass (*Digitaria* sp.), veldt grass (*Ehrharta erecta*), and non-native bromes (*Bromus* spp.).

Ruderal Vegetation

This mapping classification identifies the area within the Survey Area which comprises a mix of ornamental trees/shrubs and non-native grasses and forbs that commonly grow amongst highly disturbed areas or amongst refuse. Species include Brazilian pepper (*Schinus terebinthifolius*), Peruvian pepper (*Schinus molle*), Russian thistle (*Salsola* sp.), and non-native grasses (*Bromus* spp., *Avena* spp.).

Pavement

Paved parking lots and an associated roadway traverse the site and pass through the oak woodlands as well as into the northeastern portion of the Survey Area.

4.1.2 Plant Communities/Habitats Listed in CNDDB

A review of the California Department of Fish and Wildlife's Natural Diversity Database (CNDDB) Rarefind 5 application reveals 13 Sensitive Plant Communities/Habitats have been reported by other observers in the Calabasas Quadrangle area, or within adjacent quadrangles. These Sensitive Plant Communities/Habitats include:

- California Walnut Woodland;
- Cismontane Alkali Marsh;
- Southern California Coastal Lagoon;
- Southern California Steelhead Stream;
- Southern Coast Live Oak Riparian Forest;

- Southern Coastal Salt Marsh;
- Southern Cottonwood Willow Riparian Forest;
- Southern Mixed Riparian Forest;
- Southern Riparian Scrub;
- Southern Sycamore Alder Riparian Woodland;
- Southern Willow Scrub;
- Valley Needlegrass Grassland; and
- Valley Oak Woodland.

A small patch of Valley Needlegrass Grassland is present within the southernmost portion of the Survey Area within an existing fuel modification zone. It is mapped on Figure 3 as foothill needlegrass grassland. Additionally, a small California Walnut Woodland is located within the southernmost portion of the Survey Area within the same fuel modification zone, adjacent to the foothill needlegrass grassland. The woodland mapped on Figure 3 meets the State Vegetation Classification criteria for California walnut – coast live oak woodland and is mapped as such.

4.2 PLANT SPECIES

4.2.1 Plant Species Observed

A total of 99 vascular plant taxa were identified during the August 25, 2023 and May 31, 2024 surveys of the site, including one (1) gymnosperm, 85 dicots and 13 monocots. A total of 51 of the plants observed were native and 48 were non-native, representing moderate diversity of native species and a high percentage of non-natives. A complete list of the vascular plant species observed in the Survey Area is provided in **Appendix 3**.

4.2.2 Special-Status Plant Species

Special-status plant species either have unique biological significance, limited distribution, restricted habitat requirements, particular susceptibility to human disturbance, or a combination of these factors. For the purposes of this report, special-status plant species are those plants listed, proposed for listing, or candidates for listing as Threatened or Endangered by the USFWS under the Federal Endangered Species Act (FESA); those listed or proposed for listing as Rare, Threatened, or Endangered by the CDFW under the California Endangered Species Act (CESA); and plants on the CNPS Inventory of Rare and Endangered Vascular Plants with a California Rare Plant Rank (CRPR) of 1A (plants presumed extirpated in California and either rare or extinct elsewhere), 1B (plants considered to be rare, threatened, or endangered species in California and elsewhere), 2A (plants presumed extirpated in California, but more common elsewhere), 2B (plants considered rare, threatened, or endangered in California, but more common elsewhere), and 3 (review list: plants about which more information is needed). CRPR 3 plants are evaluated on a case-by-case basis. Special-status plant species also include CRPR 4 species that meet criteria to be considered locally significant.

The status codes for special-status plants are described in **Table 2, Status Codes for Special-Status Plants**.

Table 2
Status Codes for Special-Status Plants

FEDERALLY PROTECTED SPECIES	
FE (Federal Endangered)	A species that is in danger of extinction throughout all or a significant portion of its range.
FT (Federal Threatened)	A species that is likely to become Endangered in the foreseeable future.
FC (Federal Candidate)	A species for which USFWS has sufficient information on its biological status and threats to propose it as Endangered or Threatened under the Endangered Species Act (ESA), but for which development of a proposed listing regulation is precluded by other higher priority listing activities.
STATE PROTECTED SPECIES	
CE (California Endangered)	A native species or subspecies 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.
CT (California Threatened)	A native species or subspecies 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 CESA. Any animal determined by the commission as "Rare" on or before January 1, 1985, is a "Threatened species."
CR (California Rare)	A species, subspecies, or variety of plant is rare under the Native Plant Protection Act when, although not presently threatened with extinction, it is in such small numbers throughout its range that it may become Endangered if its present environment worsens. Animals are no longer listed as Rare; all animals listed as Rare before 1985 have been listed as threatened.
CALIFORNIA RARE PLANT RANK (CRPR) (formerly CNPS Lists)	
CRPR 1A	Plants presumed extirpated in California and either rare or extinct elsewhere.
CRPR 1B	Plants rare, threatened, or endangered in California and elsewhere.
CRPR 2A	Plants presumed extirpated in California, but more common elsewhere.
CRPR 2B	Plants rare, threatened, or endangered in California, but more common elsewhere.
CRPR 3	A review list for plants for which there is inadequate information to assign them to one of the other lists or to reject them.
CRPR 4	A watch list for plants that are of limited distribution in California.
CALIFORNIA NATIVE PLANT SOCIETY (CNPS) THREAT RANK	
The CNPS Threat Rank is an extension added onto the California Rare Plant Rank and designates the level of endangerment, as follows: • 0.1-Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat) • 0.2-Fairly threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat) • 0.3-Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known)	

Special-Status Species Observed

No special-status plant species were observed within the Survey Area during the August 25, 2023 and May 31, 2024 surveys. Also, based on the literature review conducted in preparation for field surveys and this report, no special-status plant species are known to occur in the Survey Area.

Potential for Occurrence Analysis

An evaluation of the potential for occurrence at the site of special-status plant species known to occur in the region was undertaken through a search of the CNPS Online Inventory of Rare and Endangered Plants, 8th ed. (CNPS 2023) and CDFW CNDDB Rarefind 5 application (CDFW 2023) for sensitive "elements" reported within the Calabasas 7.5' USGS topographical quadrangle, and eight (8) adjacent quadrangles including Santa Susana, Oat Mountain, Simi, Thousand Oaks, Malibu Beach, Point Dume, and Topanga. Additional special-status species not reported by the CNDDB that are anticipated to occur in the region were also considered. The CNDDB/CNPS derived lists are provided in Appendix 2. The analysis of the potential for occurrence of special-status plants is presented in **Appendix 4**, which includes their growth form, blooming period, protection status, primary habitat associations, and an assessment of their potential for occurrence as observed, potentially present, presumed absent, or absent. CRPR 4 "watch list" species were not included in the analysis.

As discussed in Appendix 4, most special-status plant species known to occur in the region are precluded from occurring at the site due to lack of suitable habitat or because the site is outside of the known range of the species**.** All other special-status species are presumed absent as they were not found during the surveys, including a springtime botanical survey that was appropriately timed to detect potentially occurring special-status plant species**.**

4.2.3 California Rare Plant Rank 4 Species

Plants with a CRPR of 4 are not rare, but rather are included on a "watch list" of species with limited distribution. However, while plants in this category cannot be called "rare" from a statewide perspective, and very few, if any, are eligible for state listing, many of them are significant locally. For this reason, CNPS strongly recommends that CRPR 4 plants be evaluated for consideration during preparation of environmental documents, which may be particularly appropriate for: the type locality of a CRPR 4 plant; populations at the periphery of a species' range; areas where the taxon is especially uncommon; areas where the taxon has sustained heavy losses; or populations exhibiting unusual morphology or occurring on unusual substrates.

One (1) CRPR 4 species, California black walnut, was observed within the Survey Area. Several of these are present within the California walnut – coast live oak woodland located within an existing fuel modification zone in the southernmost portion of the Survey Area, and two (2) individual California black walnuts are located immediately south of the California walnut – coast live oak woodland within the existing fuel modification zone associated with an adjacent single-family residence.

4.3 PROTECTED TREES

Oak trees (species in the genus *Quercus*) and scrub oak habitat (stands of *Quercus berberidifolia*) within the City of Calabasas are protected by the City's Oak Tree Ordinance. There are coast live oaks (*Quercus agrifolia*) of ordinance size and scrub oak habitat at within the Survey Area. Please refer to the tree report for this Project for an analysis of impacts to protected trees.

4.4 JURISDICTIONAL WATERS / HABITAT

The USFWS National Wetlands Inventory, which identifies known surface waters and wetlands, does not identify any aquatic features within the Survey Area.[1] Furthermore, no potential jurisdictional wetlands, streams, or riparian habitats were observed within the Survey Area during the site survey.

[1] https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/)

4.5 WILDLIFE SPECIES

4.5.1 Wildlife Observed

Wildlife species observed within the Survey Area were species common or relatively common to the region, including year-round residents and potential winter migrants. A list of these species is included as **Appendix 5**. Other non-special-status wildlife species may also be expected to utilize habitats at the site for cover, foraging, and reproduction. Furthermore, in general, this list includes species that are more easily detected during daytime surveys. A few species (e.g., reptiles, birds, small mammals) can be expected to reproduce in the Survey Area, and a wide range of larger or mobile species can be expected to utilize the site's resources routinely, such as foraging raptors, and medium to large-sized mammals (e.g., striped skunk, opossum, or coyote). Several bird species may nest within the Survey Area in any given year.

4.5.2 Special-Status Wildlife

For the purposes of this assessment, special-status wildlife species are those species that are listed, proposed for listing, or that meet the criteria for listing as endangered, threatened, or rare under the FESA or CESA; and those that are listed on the CDFW Special Animals list with a designation of SSC (California Species of Special Concern) or CFP (California Fully Protected). The status codes for special-status wildlife are described in **Table 3, Status Codes for Special-Status Wildlife**.

Table 3
Status Codes for Special-Status Wildlife

FEDERALLY PROTECTED SPECIES	
FE (Federal Endangered)	A species that is in danger of extinction throughout all or a significant portion of its range.
FT (Federal Threatened)	A species that is likely to become endangered in the foreseeable future.
FC (Federal Candidate)	A species for which USFWS has sufficient information on its biological status and threats to propose it as endangered or threatened under the Endangered Species Act (ESA), but for which development of a proposed listing regulation is precluded by other higher priority listing activities.
FSC (Federal Species of Concern)	A species under consideration for listing, for which there is insufficient information to support listing at this time. These species may or may not be listed in the future, and many of these species were formerly recognized as "Category-2 Candidate" species.
STATE PROTECTED SPECIES	
CE (California Endangered)	A native species or subspecies 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.
CT (California Threatened)	A native species or subspecies 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 CESA. Any animal determined by the commission as "rare" on or before January 1, 1985, is a "threatened species."
SC (State Candidate Endangered/Threated)	A native species that is currently under consideration for listing as a special-status species under the CESA. While under review, State Candidate species are afforded the same protections as "listed" species pursuant to CESA and require mandatory special consideration under CEQA.

SSC (California Species of Special Concern)	Animals that are not listed under the California Endangered Species Act, but which nonetheless 1) are declining at a rate that could result in listing, or 2) historically occurred in low numbers and known threats to their persistence currently exist.
CFP (California Fully Protected)	This designation originated from the State's initial effort in the 1960s to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, mammals, amphibians, reptiles, and birds. Most fully protected species have also been listed as threatened or endangered species under the more recent endangered species laws and regulations. California Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.
SA (Special Animal)	"SA" is used herein if the animal is included on the CDFW Special Animals list but does not fall under any of the categories listed above. In general, special protection of these species is not mandatory under CEQA, although CDFW considers these species to be among those of greatest conservation need.

Special-Status Species Observed

No wildlife species that are designated or are candidates for listing as Threatened or Endangered under State or Federal law, or species that are designated as California Fully Protected or Species of Special Concern under State law or regulations, were observed during the site surveys. The *CNDDB* was also searched prior to the surveys and there were no records for a special-status wildlife species within the immediate vicinity of the Project site. Nonetheless, reliable determination of the presence/absence of a listed or special-status wildlife species typically requires multiple focused surveys using a methodology designed to detect the particular species. Therefore, with regard to the presence of special-status wildlife, the biological surveys may be inconclusive. To determine whether the habitats at the site potentially support or are important to the viability of a special-status wildlife species, biological assessments typically rely on a potential for occurrence analysis, which can be followed by focused surveys for potentially occurring species, if necessary. A potential for occurrence analysis provides a speculative assessment of the potential for the occurrence of special-status animals at a site based on their known distribution and habitat requirements.

Potential for Occurrence Analysis

A potential for occurrence analysis for special-status wildlife is presented in **Appendix 6**, which includes the species' protected status, primary habitat associations, and an assessment of their potential for occurrence. As for special-status plants, the potential for occurrence for special-status wildlife was undertaken through research of the CNDDB using the Rarefind 5 application for special-status "elements" on the USGS 7.5' Calabasas topographical quadrangle and eight (8) adjacent quadrangles. Additional special-status species were also considered which are known to occur in the region based on the author's research and experience. The potential for occurrence analysis considers the potential for special-status wildlife to occur within the biological Survey Area.

Per the potential for occurrence analysis, one (1) insect, four (4) species of reptile, four (4) species of birds, and seven (7) species of mammals have potential to inhabit or to forage at or over the Survey Area with varying probabilities ranging from high to low. As discussed in Appendix 6, these species are as follows:

Insects

- Crotch bumblebee (*Bombus crotchii*) [SC]

Reptiles

- California glossy snake (*Arizona elegans occidentalis*) [SSC]
- California legless lizard/Southern California legless lizard (*Anniella* spp./*Anniella stebinnsi*) [SSC]
- coastal whiptail (*Aspidoscelis tigris stejnegeri*) [SSC]
- coast horned lizard (*Phrynosoma blainvillii*) [SSC]

Birds

- Swainson's hawk (*Buteo swainsoni*) [CT]
- northern harrier (*Circus cyaneus*) [SSC]
- white-tailed kite (*Elanus leucurus*) [CFP]
- loggerhead shrike (*Lanius ludovicianus*) [SSC]

Mammals

- pallid bat (*Antrozous pallidus*) [SSC]
- western mastiff bat (*Eumops perotis californicus*) [SSC]
- western red bat (*Lasiurus blossevillii*) [SSC]
- San Diego desert woodrat (*Neotoma lepida intermedia*) [SSC]
- big free-tailed bat [*Nyctinomops macrotis*) [SSC]
- mountain lion (*Puma concolor*) [SC]
- American badger (*Taxidea taxus*) [SSC]

According to the CDFW's CNDDB Rarefind 5 application, no special-status wildlife species are known to occur on-site.

There is no potential for special-status fishes or amphibians to occur due to lack of suitable habitats. The potential use of the site by special-status vertebrate wildlife species is limited to a small number of species of reptiles, birds, and mammals listed as California Fully Protected or Species of Special Concern by the State of California. No species currently listed as Threatened or Endangered under the Federal Endangered Species Act or the California Endangered Species Act has any reasonable potential to inhabit the site, although the Crotch bumble bee (*Bombus crotchii*) and mountain lion (*Puma concolor*), which are currently Candidates for listing under the California Endangered Species Act, have potential to occur within the Survey Area. The Crotch bumble bee could nest in rodent burrows and forage at the site. The mountain lion may pass through and forage within the Survey Area occasionally, although the site is not of particular importance for this species.

Of the species that have at least some potential to occur at the site, the only ones that would potentially inhabit the Survey Area include the Crotch bumble bee (*Bombus crotchii*) [SC], the four (4) species of reptiles, loggerhead shrike (*Lanius ludovicianus*) [SSC], pallid bat (*Antrozous pallidus*) [SSC], western red

bat (*Lasiurus blossevillii*), big free-tailed bat (*Nyctinomops macrotis*) [SSC], San Diego desert woodrat (*Neotoma lepida intermedia*) [SSC] and American badger (*Taxidea taxus*) [SSC]. As discussed in Appendix 6, the potential for occurrence of most of these species is low. Most of these species would inhabit the more naturally vegetated intact areas of the Survey Area outside of the proposed development footprint, while some could potentially forage within or roost in trees within or near the proposed footprint. The remaining species, none of which are expected to inhabit any portion of the Survey Area, namely Swainson's hawk (*Buteo swainsoni*) [CT], northern harrier (*Circus cyaneus*) [SSC], white-tailed kite (*Elanus leucurus*) [CFP], and western mastiff bat (*Eumops perotis californicus*) [SSC], were determined to have a low potential to forage or occur temporarily within the Survey Area.

4.6 HABITAT LINKAGES AND WILDLIFE MOVEMENT

Habitat linkages are physical connections that allow wildlife to move between areas of suitable habitat in both undisturbed and fragmented landscapes. These can be critical at both the local and regional level. Habitat linkages are necessary not only to access essential resources, such as water sources or habitat for foraging, breeding, or cover, but also for dispersal and migration, to ensure the mixing of genes between populations, and so wildlife can respond and adapt to environmental stress, and thus are necessary to maintain healthy ecological and evolutionary processes. Wildlife corridors are areas of open space of sufficient width to permit the movement of larger, mobile species to move from one major open space region to another. Regional habitat linkages are larger wildlife corridors or regions of connectivity that are important for movement of multiple species and maintenance of ecological processes at a regional scale. Habitat loss and fragmentation are the leading threats to biodiversity, both globally and in southern California. Efforts to combat these threats include identifying and conserving large "core" areas of habitat and well as habitat linkages between them.

Wildlife crossings are generally small, narrow areas allowing wildlife to pass through an obstacle or barrier, such as a roadway to reach another patch of habitat. Examples of barriers or impediments to movement include housing and other urban development, roads, fencing, or open areas with little vegetative cover. Examples of wildlife crossings include culverts, drainage pipes, underpasses, and tunnels.

Based on a review of the following documents, the Project site is not within an area that has been identified as important to wildlife movement, such as a regional-scale habitat linkage or a wildlife movement corridor:

- *City of Calabasas 2030 General Plan*
- *Santa Monica Mountains National Recreation Area Land Protection Plan* (NPS, March 1998)
- *South Coast Missing Linkages Project: A Linkage Design for the Santa Monica Mountains-Sierra Madre Connection* (Penrod, K. et. al., 2006)
- *California Essential Connectivity Project: A Strategy for Conserving a Connected California* (Spencer et al., February 2010)

The potential importance of the Project site to wildlife movement was also evaluated both in the field and by reviewing recent aerial photographs of the site and the surrounding area. Although a diversity of wildlife species could potentially move through the Project site, as it contains vegetative cover and suitable habitat for many species, the site is not of particular importance to wildlife for movement. For example, the site is not situated within a bottleneck of habitat between larger areas of core suitable habitat, it does not contain an important wildlife crossing, and it is not necessary for wildlife to pass through the site to access essential resources for water, foraging, breeding, or cover. The Project site is situated within an area that is surrounded to the east and west by urban commercial development, as well as Calabasas Road and the CA-

101 Freeway to the north. The Project site was also previously used for commercial purposes and development of the site would not extend far beyond the previous footprint. With development of the Project, wildlife could continue to move through the undeveloped naturally vegetated southern portion of the Project site.

5.0 PROJECT IMPACTS AND MITIGATION

The proposed Project would consist of a KIA car dealership constructed across the entirety of APN 2069-009-020 and a portion of APN 2069-009-008 and would comprise a two-story building, a carwash, paved parking lots and pathways/roads, a vegetated drainage channel, a fence, and associated landscaping. Grading and contouring would be conducted as part of the Project to facilitate its construction, and a retaining wall would be installed around the extent of the development except for around the vegetated drainage channel. Some of the existing pavement, namely west of the proposed drainage swale, will be left in place and would not be expanded beyond its existing footprint. A fence would be installed around the subject parcels, but only partially along the eastern and western margins of APN 2069-009-008. In addition, fuel modification involving clearance and thinning of vegetation would potentially extend to 200 feet from the habitable structures, based on standard Los Angeles County Fire Department (LACFD) requirements. Fuel modification would also likely be required up to 10-feet from paved roadways.

This impact analysis relies on a Conceptual Grading and Drainage Plan, prepared by Diamond West, dated February 14, 2024, and Preliminary Fuel Modification and Landscape Plans prepared by L. Newman Design Group, Inc., dated November 3, 2023, provided together in Appendix 1. The impact analysis is based upon standard CEQA thresholds of significance for biological resources, as provided in CEQA Guidelines Appendix G. Fuel modification impacts are based upon LACFD standard 20-foot, 100-foot, and 200-foot setback zones from habitable structures, as well as up to 10 feet from roads. However, the fuel modification that would be necessary to protect the residence is ultimately at the discretion of LACFD.

The project limits of disturbance are shown overlaid on Figure 3, Vegetation & Landcover Impacts Map and the acreage of vegetation that would be impacted by the Project is provided on **Table 4, Impacted Acreage of Plant Communities**. The proposed development footprint is inclusive of all proposed permanent ground and vegetation disturbance associated with the project. Vegetation would be permanently removed by grading, landscaping, fuel modification, installation of a retaining wall, and construction of a vegetated drainage channel. Also, as shown on Figure 3, approximately 0.096-acre of vegetation and landcover would be temporarily removed or disturbed by installation of those portions of the proposed fence which would be installed outside the proposed grading limits. It is assumed that the proposed fence would be installed using handtools and that no heavy equipment would be needed. To account for temporary disturbances associated with installing the proposed fence using handtools, a 5-foot buffer has been drawn on Figure 3 around the extent of applicable portions of the proposed fence. The temporary impact acreage associated with the proposed fence is shown in Table 4. Further, it is assumed that installation of the proposed fence would not impact any off-parcel vegetation and that all temporary disturbances would be limited to the subject parcels. In addition to the impacts to biological resources identified below, the Project also includes removal and encroachment into the protection zones of City protected oak trees. Refer to the oak tree report for the Project for an analysis of impacts to protected trees.

Table 4
Impacted Acreage of Plant Communities

Habitat Class	Plant Community	Status Rank	Acreage (Survey Area)	Development Impacts (Permanent)	Fuel Modification Impacts (Permanent)	Proposed Fence Impacts (Temporary)
Woodland	California Walnut – Coast Live Oak (*Juglans californica - Quercus agrifolia*) Woodland [72.100.08]**	G3S3	0.200	--	--	--
	Coast Live Oak (*Quercus agrifolia*) Woodland [71.060.02]	G5S5	0.820	0.128	0.355	
	Coast Live Oak (*Quercus agrifolia*) Woodland/Grass [71.060.09]	G5S4	0.433	0.086	0.197	--
Scrub/Shrubland	California Sagebrush – California buckwheat (*Artemisia californica – Eriogonum fasciculatum*) Shrubland Association [32.110.05]	G4S4	0.253	--	--	--
	Chamise (*Adenostoma fasciculatum*) Shrubland Alliance [37.110.00]	G4S4	0.129	--	--	--
	California Brittle Bush (*Encelia californica*) Shrubland Alliance [32.051.00]**	G3S3	0.185	--	--	--
	Sugar Bush – Purple Sage – California Sagebrush (*Rhus ovata – Salvia leucophylla– Artemisia californica*) Shrubland Association [37.801.02]**	G3S3	3.043	--	0.019	0.011
	Scrub Oak (*Quercus berberidifolia*) Shrubland Alliance [37.407.00]*	G4S4	1.200	--	--	--
Herbaceous	Non-Native Grasses and Forbs Mapping Unit	n/a	1.109	0.011	0.120	--
	Foothill Needlegrass (*Stipa lepida*) Herbaceous Alliance [41.110.01]**	G2S2	0.003	--	--	--
Individual Trees	Coyote Brush (*Baccharis pilularis*)	n/a	0.022	--	--	--
	Toyon (*Heteromeles arbutifolia*)	n/a	0.004	--	--	--
	California Black Walnut (*Juglans californica*)	n/a	0.002	--	--	--
	Coast Live Oak (*Quercus agrifolia*)	n/a	0.021	--	--	--
	Valley Oak (*Quercus lobata*)	n/a	0.018	0.018	--	--
	Sugar bush (*Rhus ovata*)	n/a	0.007	0.001	--	--
Other Landcover	Fuel Modification Zone/Non-Native Grasses and Forbs	n/a	0.171	--	--	0.026
	Hardscaping/Ruderal Vegetation	n/a	1.177	1.199	0.030	0.006
	Landscaping	n/a	0.024	--	--	--
	Ornamental Trees/Shrubs	n/a	0.202	0.043	0.031	0.001
	Pavement	n/a	0.709	0.615	0.031	--

Habitat Class	Plant Community	Status Rank	Acreage (Survey Area)	Development Impacts (Permanent)	Fuel Modification Impacts (Permanent)	Proposed Fence Impacts (Temporary)
	Petroleum Pipeline Access	n/a	0.002	--	--	--
	Ruderal Vegetation	n/a	1.159	0.431	0.175	0.017
	Trash/Debris	n/a	0.002	--	--	--
TOTAL ACREAGE			**10.895**	**2.532**	**0.958**	**0.096**

* City of Calabasas Scrub Oak Habitat
** CDFW Rare and/or Sensitive

5.1 IMPACTS TO CDFW RARE AND/OR SENSITIVE PLANT COMMUNITIES

Within the Survey Area, there are four (4) plant communities considered rare and/or sensitive by CDFW. Of these four (4) rare and/or sensitive plant communities, only the Sugar Bush – Purple Sage – California Sagebrush Shrubland Alliance would be impacted by the Project. No other CDFW rare and/or sensitive plant communities would be impacted by Project development, fuel modification, or fence installation. Further, no City of Calabasas Scrub Oak Habitat would be impacted by the Project. Proposed fuel modification would affect the understory vegetation within coast live oak woodlands, but fuel modification is not anticipated to alter the woodland canopy, except for deadwood removal.

Impacts to Sugar Bush – Purple Sage – California Sagebrush Shrubland Alliance

A total of 0.019-acre of Sugar Bush – Purple Sage – California Sagebrush Shrubland Association would be permanently removed due to development of the Project. Further, a total of 0.011-acre of Sugar Bush – Purple Sage – California Sagebrush would be temporarily disturbed due to installation of a proposed fence. Total impacts to this community, including permanent and temporary, are 0.030-acre. As this community is considered rare and/or sensitive by CDFW, these impacts would be significant. However, implementation of **MM-1** below would reduce these impacts to a less than significant level:

MM-1 **Mitigation for Permanent and Temporary Impacts to Sugar Bush – Purple Sage – California Sagebrush Shrubland Association**

The 0.019-acre of Sugar Bush – Purple Sage – California Sagebrush Shrubland Association that would be permanently removed by the Project shall be compensated for at a 2:1 ratio. To the extent feasible, this shall be accomplished by the on-site restoration of disturbed habitats (e.g., non-native grasses and forbs areas) to in-kind habitat. On-site restoration should be implemented only where suitable conditions exist to support in-kind habitat. Wherever impacts to Sugar Bush – Purple Sage – California Sagebrush Shrubland Association are not permanent, in-kind habitat that has been temporarily disturbed by installation of the proposed fence shall be fully restored by monitoring recovery of temporarily disturbed areas and installing plants as necessary at the discretion of the qualified and approved biologist, restoration ecologist, or resource specialist. If on-site restoration is not possible, compensation for the removal of Sugar Bush – Purple Sage – California Sagebrush Shrubland Association may be accomplished by off-site restoration of in-kind habitat or by a contribution to an in-lieu fee program approved by the City of Calabasas Community Development Director and the CDFW, if applicable. In-lieu fees shall be used for the restoration of in-kind habitat.

A restoration plan shall be developed by a qualified biologist, restoration ecologist or resource specialist, and approved by the Community Development Director and CDFW, if applicable, prior to issuance of the grading permit for the project. The plan shall at a minimum include:

- Description of the project/impact and mitigation sites
- Specific objectives
- Success criteria
- Plant palette
- Implementation plan
- Maintenance activities
- Monitoring plan
- Contingency measures

Success criteria shall at a minimum be evaluated based on appropriate survival rates and percent cover of planted native species, as well as control of invasive plant species within the restoration area.

The restoration project shall be initiated prior to development of the project, and shall be implemented over a five-year period. The restoration project shall incorporate an iterative process of annual monitoring and evaluation of progress, and allow for adjustments to the restoration plan, as necessary, to achieve desired outcomes and meet success criteria. Annual reports discussing the implementation, monitoring, and management of the restoration project shall be submitted to the Community Development Director and the CDFW, if applicable. Five years after project start, a final report shall be submitted to the Community Development Director and CDFW, if applicable, which shall at a minimum discuss the implementation, monitoring and management of the restoration project over the five-year period, and indicate whether the restoration project has, in part, or in whole, been successful based on established success criteria. The project shall be extended if success criteria have not been met at the end of the five-year period to the satisfaction of the Community Development Director and the CDFW, if applicable.

5.2 IMPACTS TO SPECIAL-STATUS WILDLIFE

Most of the special-status wildlife species that may potentially occur within the Survey Area would most likely not inhabit any areas within the development footprint and are easily capable of escaping harm during project development, including grading and construction, or fuel modification, while others are potentially vulnerable to direct impacts, including injury and mortality. In this case, the special-status species that could be directly impacted include potentially occurring land dwelling and tree roosting animals, including the coast horned lizard (*Phrynosoma blainvillii*) [SSC], coastal whiptail (*Aspidoscelis tigris stejnegeri*) [SSC], California glossy snake (*Arizona elegans occidentalis*) [SSC], California legless lizard/Southern California legless lizard (*Anniella* spp./*Anniella stebinnsi*) [SSC], San Diego desert woodrat (*Neotoma lepida*) [SSC], pallid bat (*Antrozous pallidus*) [SSC], western red bat (*Lasiurus blossevillii*), big free-tailed bat (*Nyctinomops macrotis*) [SSC], American badger (*Taxidea taxus*) [SSC], and Crotch bumblebee (*Bombus crotchii*) [SC]. Habitat loss associated with the project is not expected to significantly impact a population of a potentially occurring special-status wildlife species, given the relatively low acreage of habitat that

would be affected and the amount of remaining suitable habitat in the surrounding area. Direct loss or injury to a special-status wildlife species would be a significant impact. Implementation of **MM-2** below would reduce potentially significant impacts to special-status wildlife to a less than significant level:

MM-2 Pre-construction Surveys for Special-Status Wildlife Species

Prior to the commencement of ground or vegetation disturbing activities, two (2) pre-construction surveys for special status wildlife species, including the coast horned lizard (*Phrynosoma blainvillii*) [SSC], coastal whiptail (*Aspidoscelis tigris stejnegeri*) [SSC], California glossy snake (*Arizona elegans occidentalis*) [SSC], California legless lizard/Southern California legless lizard (*Anniella* spp./*Anniella stebinnsi*) [SSC], San Diego desert woodrat (*Neotoma lepida*) [SSC], pallid bat (*Antrozous pallidus*) [SSC], western red bat (*Lasiurus blossevillii*), big free-tailed bat (*Nyctinomops macrotis*) [SSC], American badger (*Taxidea taxus*) [SSC], and Crotch bumblebee (*Bombus crotchii*) [SC] shall be conducted by a qualified biologist. The first survey shall be conducted within fourteen (14) days and the second survey shall be conducted within three (3) days prior to the commencement of ground or vegetation disturbing activities. The pre-construction surveys shall incorporate appropriate methods and timing to detect these species, including individuals that could be concealed in burrows, beneath leaf litter, in loose soil, in nests (i.e., San Diego desert woodrat), or in cavities/crevices of trees. If a special-status species is found, avoidance is the preferred mitigation option. If avoidance is not feasible, the species shall be captured and transferred to appropriate habitat and location where they would not be harmed by project activities, preferably to open space habitats in the vicinity of the project site. The City of Calabasas Planning Division and California Department of Fish and Wildlife (CDFW) shall be consulted regarding the presence of a special-status species at the site. If a federally listed species is found, the United States Fish and Wildlife Service (USFWS) shall also be notified. A letter report summarizing the methods and results of the surveys shall be submitted to the City of Calabasas Planning Division and CDFW prior to commencement of project activities.

5.3 IMPACTS TO NESTING BIRDS

Ground and vegetation disturbing activities if conducted during the nesting bird season (February 1 to August 31) would potentially result in removal or disturbance to trees and/or shrubs that could contain active bird nests. In addition, these activities would also affect herbaceous vegetation that could support and conceal ground-nesting species. Project activities that result in the loss of bird nests, eggs, and young, would be in violation of one or more of California Fish and Game Code sections 3503 (any bird nest), 3503.5 (birds-of-prey), or 3511 (Fully Protected birds). In addition, removal or destruction of one or more active nests of any other birds listed by the federal Migratory Bird Treaty Act of 1918 (MBTA), whether nest damage was due to vegetation removal or to other construction activities, would be considered a violation of the MBTA and California Fish and Game Code Section 3511. The loss of protected bird nests, eggs, or young due to project activities would be a significant impact. Implementation of **MM-3** below would reduce potentially significant impacts to nesting birds to a less than significant level.

MM-3 Mitigation for Impacts to Nesting Birds

Within 14 days prior to the commencement of ground or vegetation disturbing activities during the nesting/breeding season of native bird species potentially nesting on the site (typically February 1 through August 31), a City-approved qualified biologist shall perform

two (2) nesting bird surveys to determine if active nests of any bird species protected by the state or federal Endangered Species Acts, Migratory Bird Treaty Act, and/or the California Fish and Game Code Sections 3503, 3503.5, or 3511 are present in the disturbance zone or within 200 feet of the disturbance zone for songbirds or within 500 feet of the disturbance zone for raptors and special-status bird species. The second nesting bird survey shall be conducted within three days of the start of ground or vegetation disturbing activities. A letter report summarizing the methods and results of the surveys shall be submitted to the City of Calabasas Planning Division and California Department of Fish and Wildlife (CDFW), if applicable, prior to commencement of project activities. In the event that an active nest is found within the survey area, site preparation, construction, and fuel modification activities shall stop until the biologist can establish an appropriate setback buffer. If a special-status bird species is found nesting at the site then the City of Calabasas Planning Division, and CDFW and United States Fish and Wildlife Service (USFWS), when applicable, shall be consulted. The buffer shall be demarcated and project activities within the buffer shall be postponed or halted, at the discretion of the biologist, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting.

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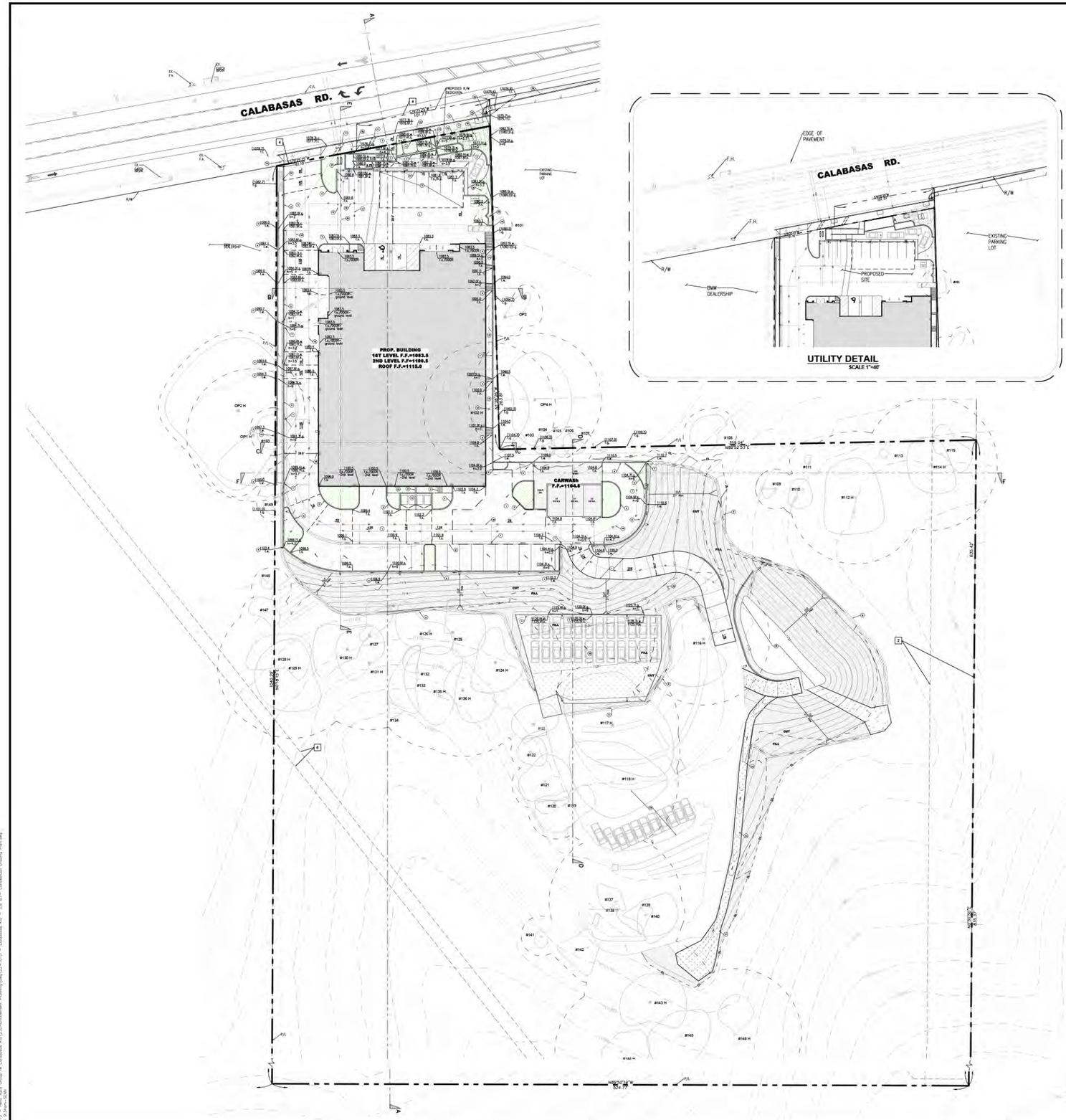
Appendix 1

Conceptual Grading and Drainage Plan, Diamond West, February 14, 2024 & Preliminary Fuel Modification and Landscape Plans, L. Newman Design Group, November 3, 2023



UTILITY DETAIL

SCALE 1"=40'

LEGEND:

98.00 — SPOT ELEVATION
TC — DESCRIPTION OF ELEVATION
(98.00) — EXISTING SPOT ELEVATION
EG — DESCRIPTION OF ELEVATION
1.0% — PROPOSED GRADIENT AND DIRECTION OF FLOW
(1.0%) — EXISTING GRADIENT AND DIRECTION OF FLOW
① — SITE PLAN NOTE
1150 — PROPOSED CONTOUR
EXISTING CONTOUR
986.4 — EXISTING SPOT ELEVATION
2 — EASEMENT NOTE
PROPOSED STEP
PROPOSED DRAIN
EXISTING TREE
TREE TO BE REMOVED
PROPOSED LIGHT
CANOPY; #2 TREE NUMBER; EXISTING OAK TREE; PROTECTION ZONE
CANOPY; #2 TREE NUMBER; DEMO OAK TREE; PROTECTION ZONE
CANOPY; #2 TREE NUMBER; ENCROACH OAK TREE; PROTECTION ZONE

Subject Parcel Boundary
Existing Right-of-Way
Proposed Property Line
Existing Parcels
Existing Easements
Existing Street Centerlines
Proposed Building
Proposed Retaining Wall
Proposed Fence
Proposed Curb
Grade Break
Storm Drain (Existing)
Storm Drain (Proposed)
Sanitary Sewer (Existing)
SS — Sanitary Sewer (Proposed)
Water (Existing)
W — Water (Proposed)
SD — Recycled Water (Existing)
IR — Recycled Water (Proposed)
Natural Gas (Existing)
G — Natural Gas (Proposed)
Communications (Existing)
Telephone (Existing)
FW — Fire Water (Proposed)

A.C. PAVEMENT
CONCRETE
LANDSCAPING
PERMEABLE PAVER
EXISTING PAVEMENT
TRUNCATED DOMES

ABBREVIATIONS:

1F	FIRST FLOOR
APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
CB	CATCH BASIN
CL	CENTER LINE
CONC	CONCRETE
D/W	DRIVEWAY
EG	EXISTING GROUND
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GROUND
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
H	HEIGHT
HP	HIGH POINT
INV	INVERT
MH	MANHOLE (UTILITY)
PA	PLANTER AREA
P/L	PROPERTY LINE
PP	POWER POLE
PR	PROPOSED
PROP	PROPERTY
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
SWR	SEWER
TC	TOP OF CURB
TG	TOP OF GRATE
TMH	TELEPHONE MANHOLE
TW	TOP OF WALL
(TYP)	TYPICAL
UNKN	UNKNOWN

SITE PLAN NOTES:

① PROPOSED PAVEMENT.
② PROPOSED SIDEWALK.
③ PROPOSED CURB.
④ PROPOSED RETAINING WALL. (GUARD TO BE INSTALL ON TO OF WALL AS REQUIRED)
⑤ PROPOSED RAMP.
⑥ PROPOSED DRAINAGE SWALE.
⑦ PROPOSED DRAIN INLET.
⑧ PROPOSED STEP.
⑨ PROPOSED CURB & GUTTER.
⑩ PROPOSED WALKWAY.
⑪ PROPOSED PARKWAY DRAIN.
⑫ PROPOSED UNDERGROUND STORM WATER DETENTION/LID FACILTY.
⑬ PROPOSED BACKFLOW ASSEMBLY.
⑭ PROPOSED TRASH ENCLOSURE.
⑮ PROPOSED WATER LINE.
⑯ PROPOSED ELECTRIC TRANSFORMER.
⑰ PROPOSED SEWER LINE.
⑱ PROPOSED STORM DRAIN LINE.
⑲ EXISTING OAK TREE TO BE REMOVED.
⑳ PROPOSED DEBRIS BASIN.
㉑ PROPOSED VEGETATED DRAINAGE CHANNEL.
㉒ PROPOSED ROLLED CURB.
㉓ PROPOSED TREE WELL.
㉔ PROPOSED FIRE LINE.
㉕ EXISTING POWER POLE TO BE RELOCATED/REMOVED.
㉖ EXISTING PAVEMENT TO REMAIN.
㉗ PROPOSED SIGNAGE.
㉘ PROPOSED PERMEABLE PAVER.
㉙ PROPOSED EXTRUDED CURB.

EASEMENTS:

2	POLES
4	PRIVILEGE AND RIGHT–EXTEND AND MAINTAIN DRAINAGE STRUCTURES AND EMBANKMENT SLOPES
6	INSTALL PIPELINES

NORTH

0 15 30 60

GRAPHIC SCALE: 1" = 30'
@ 30x42

FOR CONCEPTUAL APPROVAL ONLY

Prepared By:

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PLAN REVISION DESCRIPTIONS

PREPARED BY OR UNDER THE DIRECTION OF:

PRELIMINARY
WILLIAM C. CUNNINGHAM
No. 80129
Exp. 09/30/24

SIGNATURE:
DATE:

ADDRESS:
CALABASAS KIA
24460 CALABASAS ROAD,
CALABASAS CA, 91302

SHEET TITLE:
CONCEPTUAL GRADING AND DRAINAGE PLAN

SHEET NO.
5
OF 9 CIVIL SHEETS

DATE: 2024-02-14

Plant Palette

Trees	QTY	Size	Water Use
Cercis occidentalis Western Redbud	2	24" Box	L
Eriobotra deflexa Bronze Loquat	1	24" Box	M
Geijera parvifolia Australian Willow	15	24" Box	L
Olea europaea 'Swan Hill' Fruitless Olive	4	24" Box	L
Platanus racemosa Western Sycamore	2	36" Box	L
Quercus agrifolia Coast Live Oak (mitigation)	3 11 3	15 GAL 24" Box 36" Box	VL

A portion of the Quercus agrifolia area mitigated trees. - See Table

REFER TO ENLARGEMENT EXHIBIT FOR SHRUB LAYOUT.

Shrubs	SIZE	Water Use
Aloe striata - Coral Aloe	1 Gal	L
Arctostaphylos species - Manzanita	5 Gal	L
Bougainvillea 'San Diego Red' - (Bush Form)	5 Gal	L
Ceanothus - Wild Lilac	5 Gal	L
Cistus purpurens - Pink Rockrose	5 Gal	L
Dianella revoluta - Little Rev	5 Gal	L
Elymus 'Canyon Prince' - Leymus	5 Gal	L
Hesperaloe parvifolia - Red Yucca	5 Gal	L
Heteromeles arbutifolia - Toyon	5 Gal	VL
Laurus nobilis - Sweet Bay	5 Gal	L
Lavandula multifida - Fernleaf Lavender	5 Gal	L
Mahonia aquifolium 'Compacta' - Oregon Grape	5 Gal	L
Senecio vitalis - Blue Chalk Fingers	1 Gal	L

Vines		
Cissus antartica - Kangaroo Vine	15 Gal	M
Parthenocissus tricuspidata - Boston Ivy	15 Gal	M

Groundcover

Bark Mulch - Agromin ES2 (or equal)
Rosmarinus o. 'Huntington Carpet' - Prostrate Rosemary 1 Gal VL
(Rosmarinus occurs on all slopes and around front transformer areas.)

Legend

1. *Asphalt Paving - Parking Lot*
2. *Colored Concrete Paving*
3. *Decomposed Granite - Overflow Parking Lot*
4. *Retaining Wall - See Civil Plan For Final Heights*
   All Retaining Walls With Varying Heights To Grade Change
   Finish Walls With Light Grey Stucco To Match Architecture Stucco
5. *Iron Rails Finish With Medium Grey To Match Architecture Trim*
6. *Public Art To Be Determined*

Calculations

Parking Lot Area: 27,230 sqft.
Parking Lot Planting Area: 7,430 sqft.
Percentage of Parking Lot Planting Area: 27.3%

Parking Lot Area: 40,042 sqft.
Parking Lot Shaded Area: 20,397 sqft.
Percentage of Parking Lot Shaded: 50.9%

Total Pervious Area: 404,765 SF
Total Impervious Area: 71,788 SF
Impervious Area Percentage Of Total Gross Area: 15.1%

MITIGATION TREE TABLE		
QTY/SIZE	SPECIES	SIZE
3 - 36"BOX	Quercus agrifolia	36" Box
11- 24"BOX	Quercus agrifolia	24" Box
3 -15 GAL	Quercus agrifolia	15 Gallon

Existing Oak Tree Legend

existing oak tree to remain
canopy
existing oak tree to be removed
canopy

*Note: Refer to project oak tree report and maps for existing oak tree dispositions and species.

BASE INFORMATION WAS DERIVED FROM DIAMOND WEST. AND RECEIVED BY THIS OFFICE ON JANUARY 26, 2024

L. Newman Design Group, Inc.

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- Planning
- Horticulture
- Biological Restoration

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LICENSED LANDSCAPE ARCHITECT
Signature
02/05/24
Renewal Date
11/03/25
Date
STATE OF CALIFORNIA

Job No. 2438-013
Date 06/20/23 Drawn By RW
Revision
1 10-30-23 - City Revision
2 11-03-23 - City Revision
3 02-05-24 - City Revision

Prepared By:

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PLAN REVISION DESCRIPTIONS

PREPARED BY OR UNDER THE DIRECTION OF:
No. 80129
Exp. 09/30/24
CIVIL
STATE OF CALIFORNIA
SIGNATURE: DATE:

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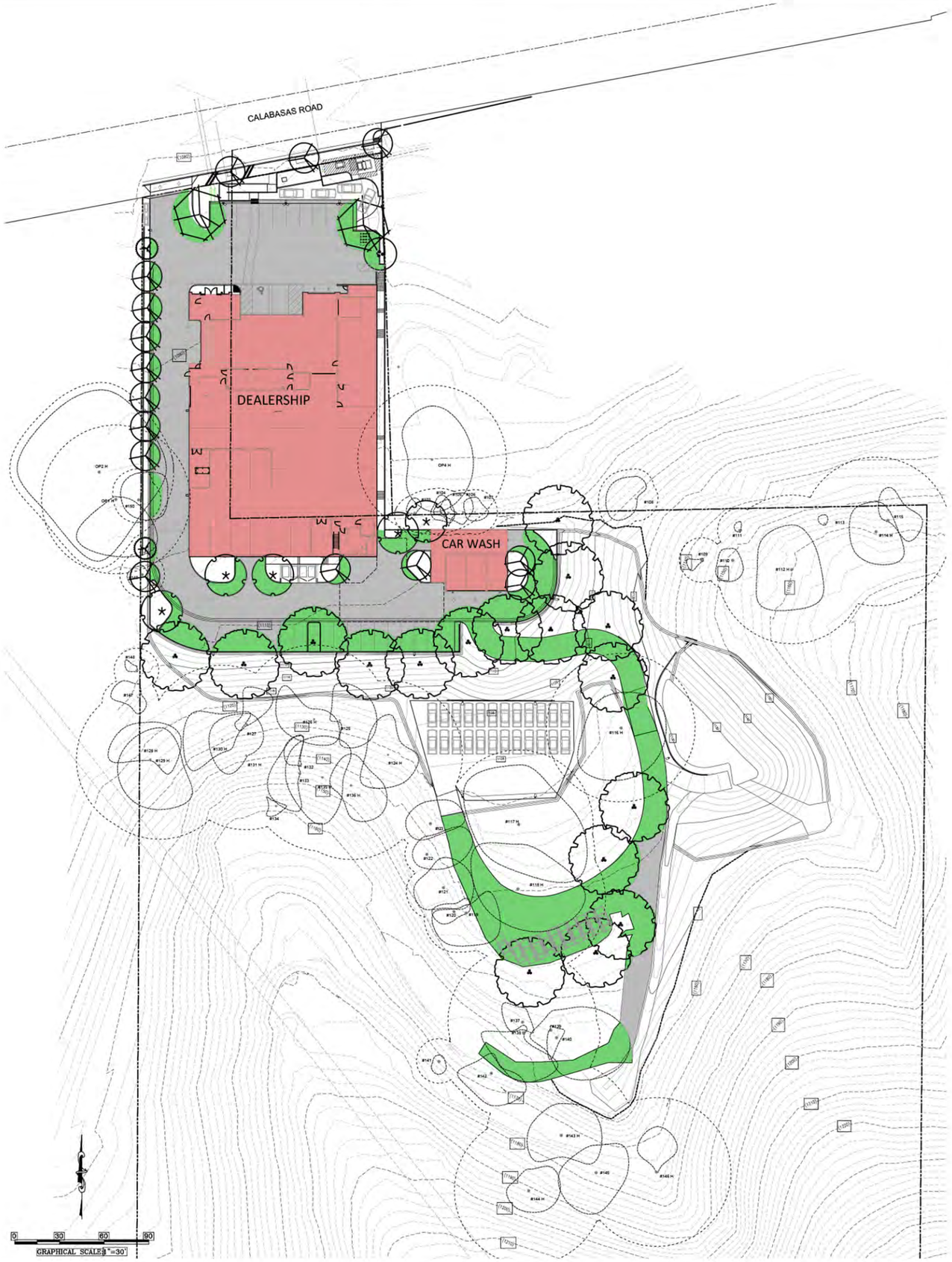
SHEET TITLE
PRELIMINARY LANDSCAPE PLAN

SHEET NO.
LP-1
OF 1 CIVIL SHEETS
DATE: 2023-11-03

CALABASAS KIA / 24460 CALABASAS ROAD, CALABASAS, CA. / LNDG# 2438-01



SHADE CALCULATIONS

	TOTAL PARKING / DRIVE AREA - (50% Required Tree Canopy Shade = 19,502 SF	40,042 SF
	TREE CANOPY SHADE -	20,397 SF
	TREE CANOPY SHADE AREA	20,397 SF

PERCENTAGE COVERAGE = 50.9%

PARKING LOT TREE CALCULATION

TOTAL PARKING SPACES = 10

REQUIRED PARKING LOT TREES (OTHER THAN FINGER PLANTER TREES) = (1) TREE : (4) PARKING SPACES

REQUIRED PARKING LOT TREES = 2.5 TREES

PARKING LOT TREES (OTHER THAN FINGER PLANTER TREES) SHOWN ON PLAN = 38 TREES

PARKING LOT TREES (FINGER PLANTER TREES) SHOWN ON PLAN = 11 TREES

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LICENSED LANDSCAPE ARCHITECT — Signature — 07/31/25 Renewal Date — 02/05/24 — STATE OF CALIFORNIA

Job No. 2438-013
Date 06/20/23 Drawn By RW
Revision
1 10-30-23 - City Revision
2 11-03-23 - City Revision
3 02-05-24 - City Revision

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PLAN REVISION DESCRIPTIONS

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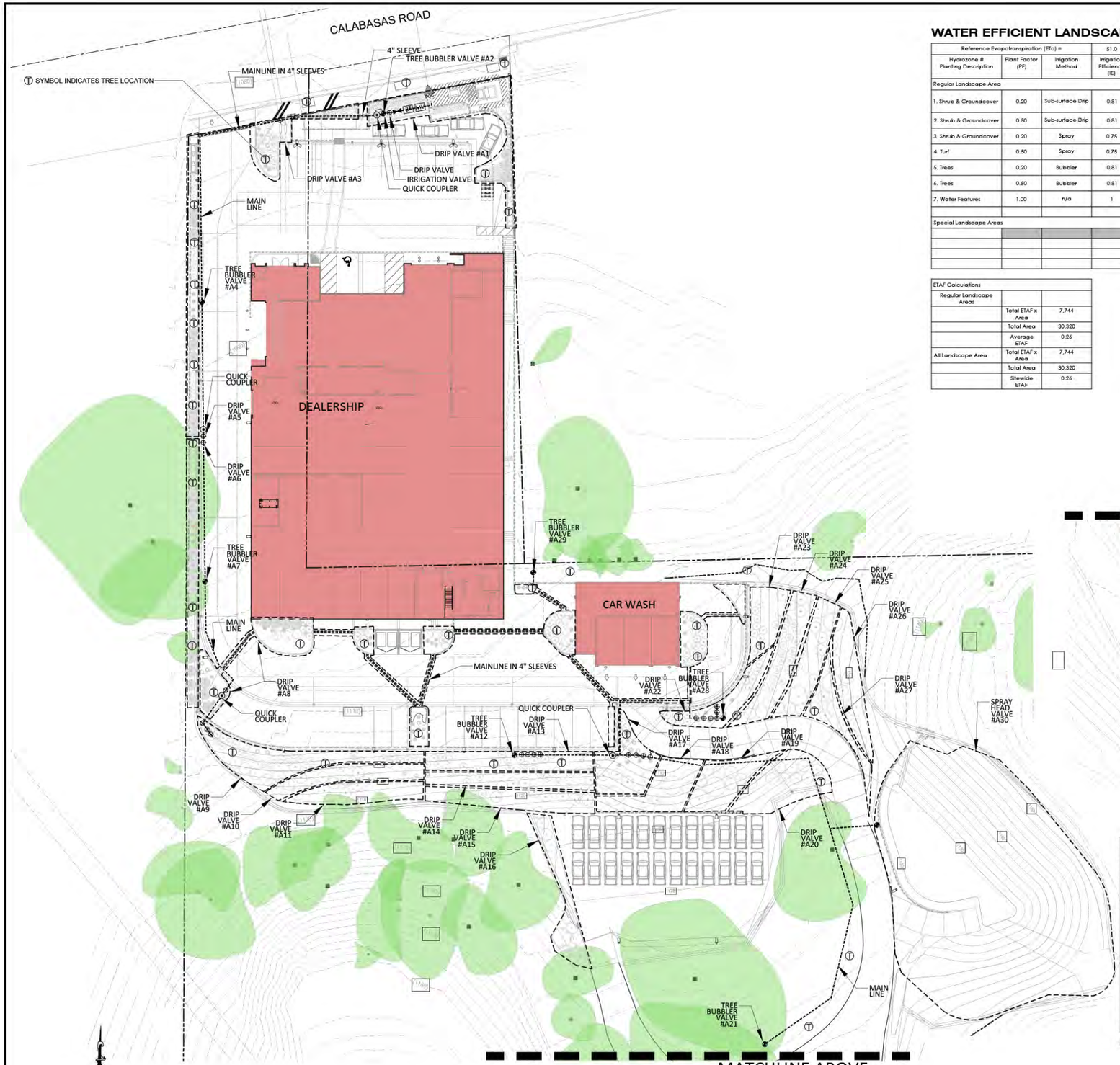
SHEET TITLE:
PRELIMINARY SHADE STUDY PLAN

SHEET NO.
LPSS-1

OF 1 CIVIL SHEETS
DATE: 2023-11-03



WATER EFFICIENT LANDSCAPE WORK SHEET

Reference Evapotranspiration (ETo) =			51.0				
Hydrozone # Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Area							
1. Shrub & Groundcover	0.20	Sub-surface Drip	0.81	0.25	17565	4,337	137,137
2. Shrub & Groundcover	0.50	Sub-surface Drip	0.81	0.62	0	0	0
3. Shrub & Groundcover	0.20	Spray	0.75	0.27	11,935	3,183	43,825
4. Turf	0.50	Spray	0.75	0.67	0	0	0
5. Trees	0.20	Bubbler	0.81	0.25	760	188	5,934
6. Trees	0.50	Bubbler	0.81	0.62	60	37	1,171
7. Water Features	1.00	n/a	1	1	0	0	0
				Totals	30,320	7,744	244,878
Special Landscape Areas							
				1	0	0	0
				Totals	0	0	0
				Estimated Total Water Use (ETWU)			244,878
				Maximum Allowed Water Allowance (MAWA)			431,423

ETAF Calculations		
Regular Landscape Areas		
	Total ETAF x Area	7,744
	Total Area	30,320
	Average ETAF	0.26
All Landscape Area	Total ETAF x Area	7,744
	Total Area	30,320
	Sitewide ETAF	0.26

EQUIPMENT LEGEND

SYMBOL	MANUFACTURER / MODEL NUMBER	SIZE	DETAIL
	IRRIGATION POINT OF CONNECTION - AT HOUSE BY OWNER	PLAN SIZE	
BF	FEBCO - 825Y, 1" R/P BACKFLOW PREVENTION ASSEMBLY W/ MODEL	1"	'B' -LD-2
C	CONTROLLER- IRRITROL -TC 24EX-R (SMART DIAL SERIES- 24 STATION CONTROLLER WITH A SNAP IN SMART DIAL MODULE)	PLAN SIZE	'A' -LD-2
	NIBCO T-113 BRONZE BALL VALVE - 3" AND SMALLER	LINE SIZE	'F' -LD-2
	RAIN BIRD #33-DLRC QUICK COUPLING VALVE WITH LOCKING COVER	PLAN SIZE	'I'-LD-2
	RAIN BIRD PESB-PRS-D SERIES REMOTE CONTROL VALVE WITH LOCKING COVER	PLAN SIZE	'G' -LD-2
	RAIN BIRD CONTROL ZONE KIT (XCZ-100-PRB-COM) - 0.3 - 20 GPM (40 PSI) - W /LOCKING COVER	PLAN SIZE	'H' -LD-2
	SCH 40 PVC IRRIGATION PRESSURE MAINLINE, 24" MINIMUM COVER	PLAN SIZE	'K' -LD-2
	PVC NON-PRESSURE LATERAL LINE (CL 200 FOR 3/4" , 12" MINIMUM COVER)	PLAN SIZE	'K' -LD-2
	PVC LATERAL - UVR - ON SURFACE (SCH.40 PVC) PURPLE LINE FOR RECLAIMED WATER SYSTEMS.	PLAN SIZE	'I' -LD-2
	SCH 40 PVC SLEEVE, 24" MINIMUM COVER UNDER WALKWAYS.	PLAN SIZE	'L' -LD-2
NOT SHOWN	UF DIRECT BURIAL CONTROL WIRE WITH WATERPROOF CONNECTIONS	N/A	

NOTE: ALL SYMBOLS TO BE SHOWN ON WORKING DRAWINGS.

BASE INFORMATION WAS DERIVED FROM DIAMOND WEST. AND RECEIVED BY THIS OFFICE ON MARCH 1, 2023

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Job No. 2438-013
Date 06/20/23 Drawn By RW

Revision
1 10-30-23 - City Revision
2 11-03-23 - City Revision
3 02-05-24 - City Revision

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA — 07/31/25 Renewal Date — 02/05/24 Date

Prepared By:

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PLAN REVISION DESCRIPTIONS

PREPARED BY OR UNDER THE DIRECTION OF:

REGISTERED LANDSCAPE ARCHITECT — No. 6012 — Exp. 08/30/24 — STATE OF CALIFORNIA

SIGNATURE: DATE:

ADDRESS:
CALABASAS KIA
24460 CALABASAS ROAD
CALABASAS, CA 91302

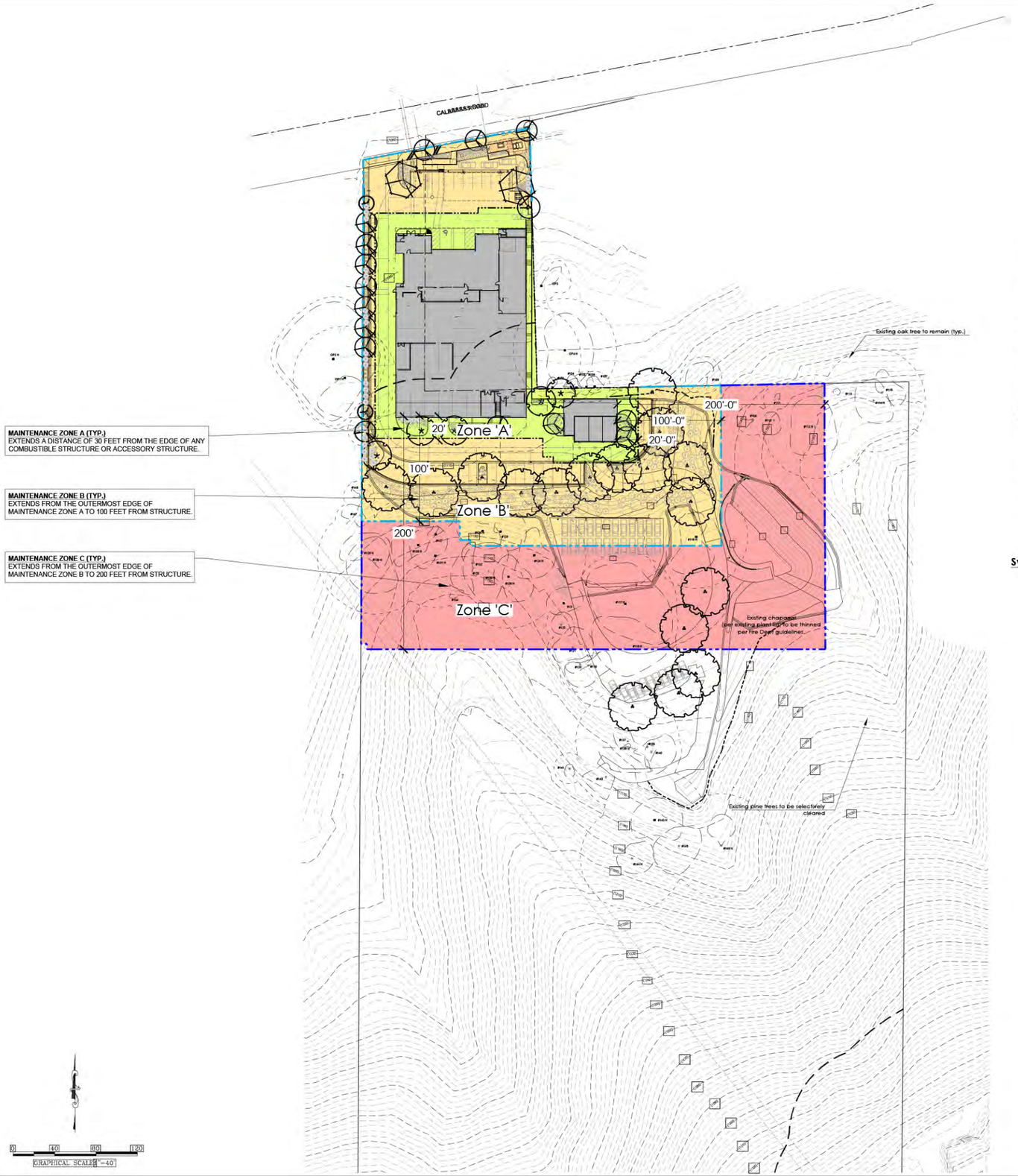
SHEET TITLE:
PRELIMINARY LANDSCAPE IRRIGATION PLAN

SHEET NO.
LPI-1

OF 1 CIVIL SHEETS

DATE: 2023-11-03

CALABASAS KIA / 24460 CALABASAS ROAD, CALABASAS, CA. / LNDG# 2438-01



Plant Palette

	Trees	Size	Water Use
	Cercis occidentalis Western Redbud	24" Box	L
	Eriobotra deflexa Bronze Loquat	24" Box	M
	Geijera parvifolia Australian Willow	24" Box	L
	Olea europaea 'Swan Hill' Fruitless Olive	24" Box	L
	Platanus racemosa Western Sycamore	36" Box	L
	Quercus agrifolia Coast Live Oak (mitigation)	15 GAL 24" Box 36" Box	VL

Symbol	Shrubs	SIZE	Water Use
	Aloe striata - Coral Aloe	*1 Gal*	L
	Arctostaphylos species - Manzanita	5 Gal	L
	Bougainvillea 'San Diego Red' - (Bush Form)	*5 Gal*	L
	Ceanothus - Wild Lilac	*5 Gal*	L
	Cistus purpurens - Pink Rockrose	*5 Gal*	L
	Dianella revoluta - Little Rev	*5 Gal*	L
LC	*Elymus 'Canyon Prince'* - Leymus	5 Gal	L
	Hesperaloe parvifolia - Red Yucca	5 Gal	L
	Heteromeles arbutifolia - Toyon	5 Gal	L
	Laurus nobilis - Sweet Bay	*5 Gal*	L
	Lavandula multifida - Fernleaf Lavender	*5 Gal*	L
	Mahonia aquifolium 'Compacta' - Oregon Grape	*5 Gal*	L
	Senecio vitalis - Blue Chalk Fingers	*1 Gal*	L

Vines

Cissus antartica - Kangaroo Vine L

Parthenocissus tricuspidata - Boston Ivy L

Groundcover

Bark Mulch - Agromin ES2 (or equal)
(Occurs at all planters around building.)

Rosmarinus o. 'Huntington Carpet' - Prostrate Rosemary L
(Rosmarinus occurs on all slopes and around front transformer areas.)

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SHEET TITLE
PRELIMINARY FUEL MODIFICATION PLAN

SHEET NO.
LFMZ-1

OF 1 CIVIL SHEETS
DATE: 2023-11-03

ASSESSMENT NOTES AND MAINTENANCE AGREEMENT FOR FUEL MODIFICATION PLAN

ZONE A - SETBACK ZONE

THIS ZONE WILL NORMALLY EXTEND OUT TO 20 FEET, BUT SOMETIMES UP TO 50 FEET OR MORE FROM THE EDGE OF ANY STRUCTURES. ZONE A IS DIRECTLY ADJACENT TO ALL REVIEWED STRUCTURES ON THE PROJECT AND PROVIDES ACCESS AND DEFENSIBLE SPACE FOR FIRE SUPPRESSION ACTIVITIES AS WELL AS A BUFFER FROM A FIRE'S CONVECTIVE AND RADIANT HEAT PROPERTIES. THIS ZONE SHOULD OFFER PROTECTION FROM INTENSE FLAMES THROUGH EITHER PROPERLY MAINTAINED IRRIGATED PLANTS WITH HIGH MOISTURE CONTENT, OR THROUGH WALKWAYS, GRAVEL, STONE, PAVED SURFACES, OR WATER FEATURES THAT HELP CREATE BREAKS IN THE PATH OF FIRE. KEEP AT LEAST A FEW FEET OR MORE OF AREA OPEN BETWEEN PLANTS AND THE FOUNDATION, ESPECIALLY IF THE FOUNDATION MATERIAL IS FLAMMABLE. OVERHANGING DECKS OR FENCING CONSTRUCTED OUT OF FLAMMABLE MATERIALS CAN BE A KEY CONDUIT IN CARRYING FIRE FROM THE ADJACENT WILDLAND AREAS TO THE STRUCTURE.

SPECIFIC REQUIREMENTS:

- EXTENDS BEYOND THE EDGE OF ANY COMBUSTIBLE STRUCTURE, ACCESSORY STRUCTURE, APPENDAGE OR PROJECTION WHERE REVIEW IS REQUIRED BY THE FIRE CODE.
- IRRIGATION BY AUTOMATIC OR MANUAL SYSTEMS SHALL BE PROVIDED TO LANDSCAPING TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE.
- LANDSCAPING AND VEGETATION IN THIS ZONE SHALL CONSIST PRIMARILY OF GREEN LAWNS, GROUND COVERS NOT EXCEEDING 6 INCHES IN HEIGHT, AND ADEQUATELY SPACED SHRUBS. THE OVERALL CHARACTERISTICS OF THE LANDSCAPE SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT.
- PLANTS IN ZONE 'A' SHALL BE INHERENTLY HIGHLY FIRE RESISTANT AND SPACED APPROPRIATELY. SPECIES SELECTION SHOULD BE MADE REFERENCING THE FUEL MODIFICATION PLANT LIST. OTHER SPECIES NOT ON THE LIST MAY BE UTILIZED WITH PRIOR APPROVAL.
- THIS ZONE WILL TYPICALLY CONTAIN ANY MODERATE TO HIGH WATER USE PLANTS PROPOSED FOR THE SITE.
- SMALL TREES MAY BE UTILIZED WHEN APPROPRIATELY SPACED.
- LARGER TREES ARE GENERALLY NOT APPROPRIATE FOR USE WITHIN ZONE 'A'.
- TARGET SPECIES WILL TYPICALLY NOT BE ALLOWED WITHIN 30 OR MORE FEET OF COMBUSTIBLE STRUCTURES AND MAY REQUIRE REMOVAL IF EXISTING ON SITE.
- VINES AND CLIMBING PLANTS SHALL NOT BE ALLOWED ON ANY COMBUSTIBLE STRUCTURE UNDER REVIEW OR ANY WALL, FENCE, OR OTHER SIMILAR FEATURES ATTACHED TO OR IN CLOSE PROXIMITY TO THE STRUCTURE UNDER REVIEW. ATTACHED PATIO COVERS AND OTHER SIMILAR STRUCTURES ADDED AFTER REVIEW OR INSPECTION REQUIRE REVIEW AND WILL NOT BE ALLOWED TO HAVE ANY VINES OR CLIMBING PLANTS.
- EXISTING NATIVE VEGETATION SHALL BE MODIFIED BY THINNING AND REMOVAL OD SPECIES CONSTITUTING A HIGH FIRE RISK; INCLUDING BUT NOT LIMITED TO LAUREL SUMAC, CHAMISE, CEANOTHUS, SAGE, SAGE BRUSH, BUCKWHEAT AND CALIFORNIA JUNIPER. ISOLATED SPECIMEN NATIVE SHRUBS MAY REMAIN IF APPROVED ON THE LANDSCAPE PLAN. REFER TO THE UNDESIRABLE PLANT LIST FOR ADDITIONAL SPECIES.
- TREES SHOULD BE LIMBED UP TO AT LEAST 6 FEET ABOVE BARE EARTH AND A MINIMUM OF 3 TIMES THE HEIGHT OF UNDERLYING PLANTS.
- THIS ZONE SHOULD BE FREE OF ANY COMBUSTIBLE STRUCTURES SUCH AS PATIOS, DECKS, TRELLISES AND WOODEN FENCES.

ZONE B - IRRIGATED ZONE

THIS ZONE EXTENDS FROM ZONE 'A' UP TO 100 FEET FROM ANY STRUCTURES. IRRIGATED AREAS EXTENDING PAST 100 FEET, SUCH AS MANUFACTURED SLOPES, WILL NEED TO MEET THE SPACING AND PLANNING REQUIREMENTS FOR THIS ZONE. THIS IS THE ZONE JUST OUTSIDE AND ADJACENT TO THE SETBACK ZONE. IT MAY HAVE BEEN DETACHED STRUCTURES, AND MAY CONTAIN SOME NATIVE VEGETATION ID SPACED ACCORDING TO PLANTING GUIDELINES THAT CREATE A TRANSITION TO THE NATIVE BRUSH AND THE THINNING ZONE. A LARGE PERCENTAGE OF EXISTING VEGETATION MAY BE REMOVED AND REPLACED WITH IRRIGATED FIRE RESISTANT AND DROUGHT RESISTANT PLANTS. IN STEEPLY SLOPED AREAS, A HIGH PRIORITY SHOULD BE ASSIGNED TO MAINTAINING PLANTS THAT WILL HELP CONTROL EROSION AND SLOPE FAILURE. IF PLANTING IS CONSIDERED FOR THESE AREAS IT SHOULD BE PHASED IN DURING THE CONSTRUCTION AND ONE CAREFULLY AND GRADUALLY SO THE SLOPE IS NOT LEFT BARE.

SPECIFIC REQUIREMENTS:

- EXTENDS FROM THE OUTERMOST EDGE OF ZONE A TO 100 FEET FROM STRUCTURE.
- LANDSCAPING AND VEGETATION IN THIS ZONE SHALL TYPICALLY CONSIST PRIMARILY OF GREEN LAWNS, GROUND COVERS, AND ADEQUATELY SPACED SHRUBS AND TREES. THE OVERALL CHARACTERISTICS OF THE LANDSCAPE SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT.
- LANDSCAPING ALONG ACCESS ROADS REQUIRED FOR SLOPE STABILIZATION AS PART OF A GRADING PLAN THAT EXTENDS PAST 100 FEET FROM A STRUCTURE, SHOULD TYPICALLY FOLLOW THE REQUIREMENTS FOR ZONE 'B'.
- IRRIGATION BY AUTOMATIC OR MANUAL SYSTEMS SHALL BE PROVIDED TO LANDSCAPING TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE.
- PLANTS IN ZONE B SHALL TYPICALLY BE FIRE RESISTANT AND SPACED APPROPRIATELY. SPECIES SELECTION SHOULD BE MADE REFERENCING THE FUEL MODIFICATION PLANT LIST. OTHER SPECIES MAY BE UTILIZED SUBJECT TO APPROVAL.
- EXISTING NATIVE VEGETATION SHALL BE MODIFIED BY THINNING AND REMOVAL OF SPECIES CONSTITUTING A HIGH FIRE RISK; INCLUDING BUT NOT LIMITED TO LAUREL SUMAC, CHAMISE, CEANOTHUS, SAGE, SAGE BRUSH, BUCKWHEAT AND CALIFORNIA JUNIPER. ISOLATED SPECIMEN NATIVE SHRUBS MAY REMAIN IF APPROVED ON THE LANDSCAPE PLAN. REFER TO THE UNDESIRABLE PLANT LIST FOR ADDITIONAL SPECIES.
- TREES SHOULD BE LIMBED UP TO AT LEAST 6 FEET ABOVE BARE EARTH AND A MINIMUM OF 3 TIMES THE HEIGHT OF UNDERLYING PLANTS.

ZONE C - NATIVE BRUSH THINNING ZONE

THIS ZONE, IF APPLICABLE, MAY CONSIST MOSTLY OF NATIVE PLANTS WITH PROPER THINNING AND SPACING ACCORDING TO THE GUIDELINES AND BRUSH CLEARANCE REQUIREMENTS. THE OBJECTIVE IS TO THIN THE DENSITY OF THE VEGETATION AND REDUCE THE AMOUNT OF FUEL IN ORDER TO SLOW THE RATE OF FIRE SPREAD, REDUCE FLAME LENGTHS AND INTENSITY OF THE FIRE BEFORE IT REACHES THE IRRIGATED ZONES.

SPECIFIC REQUIREMENTS:

- EXTENDS FROM THE OUTERMOST EDGE OF ZONE B UP TO 200 FEET FROM STRUCTURE OR TO PROPERTY LINE.
- IRRIGATED SYSTEMS ARE NOT REQUIRED FOR THIS ZONE. (NATIVE PLANTS ARE GENERALLY NOT COMPATIBLE WITH REGULAR, UN-SEASONAL SUPPLEMENTAL WATER)
- VEGETATION IN THIS ZONE WILL MAINLY CONSIST OF MODIFIED EXISTING NATIVE VEGETATION.
- ADEQUATELY SPACED ORNAMENTAL SHRUBS AND TREES ARE ALLOWED IF APPROVED ON THE LANDSCAPE PLAN, BUT ARE GENERALLY NOT RECOMMENDED DUE TO WATER CONSERVATION GOALS.
- LANDSCAPE PLANTING WITH ORNAMENTAL OR NATIVE SPECIES TO MEET MINIMUM SLOPE COVERAGE REQUIREMENTS ASSOCIATED WITH GRADING PERMITS OR CITY OR COUNTY HILLSIDE ORDINANCES IS ALLOWED. IRRIGATION SHOULD BE IN PLACE AT LEAST AS LONG AS REQUIRED TO ESTABLISH AND NATURALIZE THE INSTALLED PLANTS. THE OVERALL CHARACTERISTICS OF THE LANDSCAPE SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT.
- EXISTING NATIVE VEGETATION SHALL BE MODIFIED BY THINNING OR REMOVAL OF SPECIES CONSTITUTING A HIGH FORE RISK; INCLUDING BUT NOT LIMITED TO LAUREL SUMAC, CHAMISE, CEANOTHUS, SAGE, SAGE BRUSH AND CALIFORNIA JUNIPER. REFER TO THE UNDESIRABLE PLANT LIST FOR ADDITIONAL SPECIES.
- REMOVE LOWER 1/3 OF LARGE SHRUBS AND ALL DEAD WOOD TO REDUCE FUEL LOADS.
- TREES SHOULD BE LIMBED UP AT LEAST 6 FEET ABOVE BARE EARTH AND A MINIMUM OF 3 TIMES THE HEIGHT OF UNDERLYING PLANTS AS OUTLINED IN THE MAINTENANCE SECTION.
- NATIVE PLANTS MAY BE REMOVED BY REDUCED AMOUNTS AS THE DISTANCE FROM THE DEVELOPMENT INCREASES..
- PLANTS IN ZONE 'C' SHALL BE SPACED APPROPRIATELY TO MEET THE BRUSH CLEARANCE REQUIREMENTS.
- GENERAL SPACING FOR LARGE EXISTING NATIVE SHRUBS OR GROUPS IS 15 FEET BETWEEN THE EDGE OF THE CANOPIES.
- GENERAL SPACING FOR EXISTING NATIVE TREES OR GROUPS OF TREES IS 20 FEET BETWEEN THE EDGES OF THE CANOPIES. THIS WILL DEPEND ON THE SPECIES, TOPOGRAPHY AND THE ORIENTATION ON THE SITE AMONG OTHER FACTORS.

FIRE ACCESS ROAD ZONE

ANY PUBLIC OR PRIVATE ROADWAY THAT MAY BE USED FOR EMERGENCY ACCESS WILL BE REVIEWED TO ENSURE COMPLIANCE WITH APPLICABLE FORE CODE REQUIREMENTS AND SAFETY AS PART OF THE FUEL MODIFICATION PLAN REVIEW.

SPECIFIC REQUIREMENTS:

- CLEAR AND REMOVE FLAMMABLE GROWTH FOR A MINIMUM OF 10 FEET ON EACH SIDE OF FIRE ACCESS ROADS. (LOS ANGELES COUNTY FIRE CODE 317.10)
- FIRE ACCESS ROADS, DRIVEWAYS AND TURNAROUNDS SHALL BE MAINTAINED IN ACCORDANCE WITH FIRE CODE. FIRE ACCESS ROADS SHALL HAVE UNOBSTRUCTED VERTICAL CLEARANCE FOR A HEIGHT OF 20 FEET. (LOS ANGELES COUNTY FIRE CODE 317.10f)
- LANDSCAPING AND NATIVE PLANTS WITHIN THE 10-FOOT FIRE ACCESS ROAD ZONE SHALL BE APPROPRIATELY SPACED AND MAINTAINED TO PROVIDE SAFE PASSAGE IN WILDLAND FIRE ENVIRONMENTS.
- TREES SHALL BE PLANTED SO THAT THEY WILL NOT OVERHANG ANY ACCESS ROAD LEADING TO A REQUIRED EMERGENCY VEHICLE TURNAROUND.

MAINTENANCE

ROUTINE MAINTENANCE SHALL BE REGULARLY PERFORMED IN ALL ZONES. REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO THOSE ITEMS IN THE FUEL MODIFICATION GUIDELINES AND THOSE OUTLINED BELOW:

- REMOVAL OR THINNING OF UNDESIRABLE COMBUSTIBLE VEGETATION AND REPLACEMENT OF DEAD OR DYING LANDSCAPING
- MAINTENANCE INCLUDES IRRIGATION AND ANNUAL REMOVAL OF WEEDS, DEAD MATERIALS AND OTHER UNDESIRABLE FLAMMABLE VEGETATION REQUIRED TO KEEP THE AREA IN A FIRE SAFE CONDITION AS REQUIRED BY THE APPROVED FUEL MODIFICATION PLAN AND THE FIRE CODE.
- PRUNING AND THINNING TO REDUCE THE OVERALL FUEL LOAD AND CONTINUITY WITH OTHER FUEL LOADS.
- PRUNING LOWER BRANCHES OF TREES AND TREE-FORM SHRUBS TO 1/3 OF THEIR HEIGHT (OR 6 FEET FROM LOWEST HANGING BRANCHES TO THE GROUND) TO HELP PREVENT FIRE FROM SPREADING AND MAKE MAINTENANCE EASIER. TREES WITH UNDERSTORY PLANTS SHOULD BE LIMBED UP AT LEAST 3 TIMES THE HEIGHT OF THE UNDERLYING VEGETATION UP TO HEIGHT OF 40 FEET.
- UNLESS OTHERWISE APPROVED, GROUNDCOVERS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 6 INCHES IN ZONE 'A' AND 'B', 12 INCHES IS ACCEPTABLE WITHIN 50 FEET OF A STRUCTURE IN ZONE 'B' IF IT IS ON A SLOPE, AND 18 INCHES IN ZONE 'B' BEYOND 50 FEET. ANNUAL GRASSES AND WEEDS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 3 INCHES.
- ACCUMULATED PLANT LITTER AND DEAD WOOD SHALL BE REMOVED. DEBRIS AND TRIMMINGS PRODUCED BY THINNING AND PRUNING SHALL BE REMOVED FROM THE SITE OR CHIPPED AND EVENLY DISPERSED IN THE SAME AREA TO A MAXIMUM DEPTH OF 6 INCHES.
- IRRIGATION SYSTEMS SHALL BE MAINTAINED FOR OPERATIONAL INTEGRITY AND PROGRAMMING. EFFECTIVENESS SHOULD BE REGULARLY EVALUATED TO AVOID OVER OR UNDER-WATERING.
- CONDUCT YEARLY MAINTENANCE TO REDUCE FUEL VOLUMES, ELIMINATE WEEDS, REMOVE DEAD VEGETATION, ETC. PRIOR TO BRUSH INSPECTIONS.
- COMPLIANCE WITH THE FIRE CODE IS A YEAR ROUND RESPONSIBILITY. ENFORCEMENT WILL OCCUR FOLLOWING INSPECTION BY THE COUNTY OF LOS ANGELES FIRE DEPARTMENT ANNUALLY AND AS NEEDED. ANNUAL INSPECTIONS FOR BRUSH CLEARANCE COMPLIANCE ARE CONDUCTED FOLLOWING THE NATURAL DRYING OF GRASSES AND FINE FUELS, BETWEEN THE MONTHS OF APRIL AND JUNE DEPENDING ON GEOGRAPHIC REGION. INSPECTION FOR COMPLIANCE WITH AN APPROVED FUEL MODIFICATION PLAN MAY OCCUR AT ANY TIME OF THE YEAR.
- IRRIGATION MAY BE DESIGNED TO SUPPLEMENT NATIVE VEGETATION AND ESTABLISH PLANTED NATIVES.
- IRRIGATION MAY BE DIRECTED AWAY FROM NATIVE OAKS AND BE PLACED OUTSIDE THE DRIPLINE.
- PROVISIONS FOR CONTINUOUS MAINTENANCE MUST BE DOCUMENTED ON THE FUEL MODIFICATION PLAN AND COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs), I.E., BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS, OR OTHER ENTITIES.

LONG-TERM MAINTENANCE AGREEMENT

THE PROPERTY OWNER(S) AGREE TO BE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF THIS FUEL MODIFICATION PLAN, AS DESCRIBED HEREIN. A COVENANT & AGREEMENT IDENTIFYING THE APPLICABLE FUEL MODIFICATION PLAN WILL BE RECORDED ON THE PARCEL(S) OR CC&R'S APPROVED, PRIOR TO OCCUPANCY BEING GRANTED. NOTIFICATION OF FUEL MODIFICATION REQUIREMENTS IS TO BE MADE UPON SALE TO NEW OWNERS. PROPOSED CHANGES TO THE FINAL FUEL MODIFICATION PLAN MUST BE SUBMITTED TO THE FUEL MODIFICATION UNIT FOR APPROVAL, PRIOR TO IMPLEMENTATION. PLANS WILL BE REVIEWED BASED ON THE CURRENT PLANT LIST. REGULAR INSPECTIONS WILL BE PERFORMED BY THE FIRE DEPARTMENT TO ENSURE COMPLIANCE WITH THE APPROVED PLAN. FAILURE TO COMPLY WITH THE FUEL MODIFICATION PLAN REQUIREMENTS MAY RESULT IN AN ADMINISTRATIVE FINE OF AT LEAST $500 PER VIOLATION, AS WELL AS POSSIBLE LIENS, ASSESSMENTS, AND LEGAL ACTION. VIOLATIONS MAY ALSO BE CORRECTED AT THE OWNERS EXPENSE WITH THE COST PLACED ON THE PROPERTY TAX BILL WITH THE ADDITION OF AN ABATEMENT ENFORCEMENT COST OF $648.

NAME (PRINT) _____ SIGNATURE _____ DATE _____

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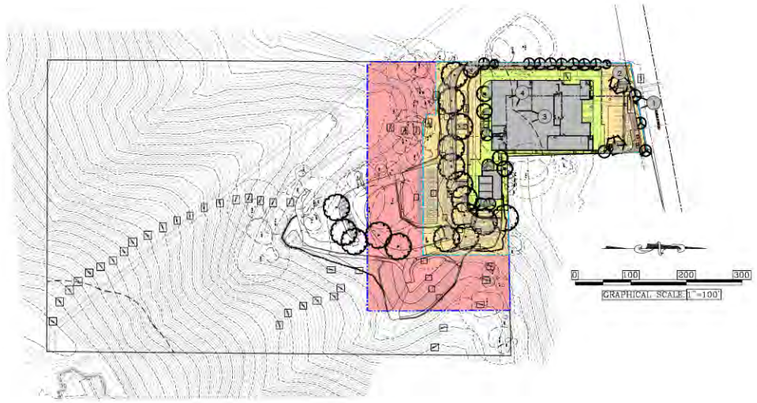
APPROVAL OF THIS FUEL MODIFICATION PLAN CONSTITUTES APPROVAL FOR ONLY THOSE CODES REVIEWED AS PART OF THE FUEL MODIFICATION PROCESS AND DOES NOT REPLACE THE NEEDED APPROVAL OF ANY OTHER OFFICE OR AGENCY WITH JURISDICTION AND REVIEW RESPONSIBILITY FOR THOSE ITEMS WHICH MAY OR MAY NOT BE ILLUSTRATED ON THE PLAN.




1
VIEW LOOKING SOUTH


2
VIEW LOOKING SOUTH FROM NORTHWEST CORNER OF PROPERTY


3
VIEW LOOKING EAST FROM INSIDE PROPERTY


4
VIEW LOOKING SOUTH FROM INSIDE PROPERTY

BASE INFORMATION WAS DERIVED FROM DIAMOND WEST. AND RECEIVED BY THIS OFFICE ON MARCH 1, 2023

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Legend - Description

- (A) Existing Oak Tree (typ.)
- (B) Tree Well in Sidewalk
  With decorative tree grates
- (C) Concrete Crosswalk Paving
  Refer to Architectural Plans
- (D) Concrete Paving at Display Area
  Refer to Architectural Plans
- (E) Main Pylon Sign
  Refer to Architectural Plans
- (F) Bike Racks
  Refer to Architectural Plans
- (G) Parking Lot Lighting (typ.)
  Refer to Lighting Plans
- (H) Vehicle Inventory (typ.)
  Refer to Architectural Plans

Symbol	Shrubs	SIZE	Qty	Water Use
	Aloe striata - Coral Aloe	1 Gal	61	L
	Arctostaphylos species - Manzanita	5 Gal	53	L
	Bougainvillea 'San Diego Red' - *(Bush Form)*	5 Gal	24	L
	Ceanothus - Wild Lilac	5 Gal	44	L
	Cistus purpurens - Pink Rockrose	5 Gal	65	L
	Dianella revoluta - Little Rev	5 Gal	81	L
LC	*Elymus 'Canyon Prince'* - Leymus	5 Gal	20	L
	Hesperaloe parvifolia - Red Yucca	5 Gal	20	L
	Heteromeles arbutifolia - Toyon	5 Gal	13	VL
	Laurus nobilis - Sweet Bay	5 Gal	31	L
	Lavandula multifida - Fernleaf Lavender	5 Gal	123	L
	Mahonia aquifolium 'Compacta' - Oregon Grape	5 Gal	12	L
	Senecio vitalis - Blue Chalk Fingers @30"O.C.	1 Gal	106	L

Vines

	Cissus antartica - Kangaroo Vine	15 Gal	7	M
	Parthenocissus tricuspidata - Boston Ivy	15 Gal	5	M

Groundcover

	Bark Mulch - Agromin ES2 (or equal)			
	Rosmarinus o. 'Huntington Carpet' - Prostrate Rosemary (Rosmarinus occurs on all slopes and around front transformer areas.) Plant at 4' O.C.	1 Gal	843	VL

Irrigation Note

A water efficient state-of-the-art automatic irrigation system shall be designed for this project that complies with the City's ordinance and landscape guidelines and the state of California Model Water Efficient Landscape Ordinance.

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CALABASAS, CA 91302

SHEET TITLE:
PRELIMINARY LANDSCAPE SHRUB PLAN ENLARGEMENT

SHEET NO.

LPS-1

OF 1 CIVIL SHEETS

DATE: 2023-11-03

TREES:


CERCIS OCCIDENTALIS
WESTERN REDBUD


ERIOBOTRA DEFLEXA
BRONZE LOQUAT


GEIJERA PARVIFOLIA
AUSTRAILIAN WILLOW


OLEA EUROPAEA 'SWAN HILL'
FRUITLESS OLIVE


PLATANUS RACEMOSA
WESTERN SYCAMORE


QUERCUS AGRIFOLIA
COAST LIVE OAK

GROUNDCOVER:


ES2 BARK MULCH


ROSMARINUS OFFICINALIS
'HUNTINGTON CARPET'

VINES:


CISSUS ANTARTICA
KANGAROO VINE


PARTHENOCISSUS TRICUSPIDATA
BOSTON IVY

SHRUBS:


ALOE STRIATA
CORAL ALOE


ARCTOSTAPHYLOS SP.
MANZANITA


BOUGAINVILLEA
'SAN DIEGO RED'


CEANOTHUS
WILD LILAC


CISTUS PURPUREUS
PINK ROCKROSE


DIANELLA REVOLUTA
LITTLE REV


ELYMUS CONDENSATUS
'CANYON PRINCE'

SHRUBS:


HESPERALOE PARVIFOLIA
RED YUCCA


HETEROMELES ARBUTIFOLIA
TOYON


LAVANDULA MULTIFIDA
FERNLEAF LAVENDER


LAURUS NOBILIS
SWEET BAY


MAHONIA AQUIFOLIUM
'COMPACTA'


SENECIO VITALIS
BLUE CHALK FINGERS

BASE INFORMATION WAS DERIVED FROM DIAMOND WEST. AND RECEIVED BY THIS OFFICE ON MARCH 1, 2023

L. Newman
Design Group, Inc.

- Landscape Architecture
- Planning
- Horticulture
- Biological Restoration

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LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
07/31/25
02/05/24

Job No. 2438-013
Date 06/20/23 Drawn By RW

Revision
1 10-30-23 - City Revision
2 11-03-23 - City Revision
3 02-05-24 - City Revision

Prepared By:

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PLAN REVISION DESCRIPTIONS

PREPARED BY OR UNDER THE DIRECTION OF:

LICENSED LANDSCAPE ARCHITECT
No. 6012
Exp. 08/30/24
STATE OF CALIFORNIA

SIGNATURE: DATE:

CALABASAS KIA / 24460 CALABASAS ROAD, CALABASAS, CA. / LNDG# 2438-01

ADDRESS
CALABASAS KIA
24460 CALABASAS ROAD
CALABASAS, CA 91302

SHEET TITLE
PRELIMINARY
LANDSCAPE
PLANTING
PALETTE

SHEET NO.
LPPP-1

OF 1 CIVIL SHEETS
DATE: 2023-11-03

Appendix 2
CNDDB & CNPS Search Results

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Santa Susana (3411836) OR Oat Mountain (3411835) OR Simi (3411837) OR Thousand Oaks (3411827) OR Canoga Park (3411825) OR Calabasas (3411826) OR Malibu Beach (3411816) OR Point Dume (3411817) OR Topanga (3411815))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Accipiter cooperii Cooper's hawk	ABNKC12040	None	None	G5	S4	WL
Agelaius tricolor tricolored blackbird	ABPBXB0020	None	Threatened	G1G2	S2	SSC
Aglaothorax longipennis Santa Monica shieldback katydid	IIORT32020	None	None	G1G2	S1S2	
Aimophila ruficeps canescens southern California rufous-crowned sparrow	ABPBX91091	None	None	G5T3	S4	WL
Anaxyrus californicus arroyo toad	AAABB01230	Endangered	None	G2G3	S2	SSC
Anniella spp. California legless lizard	ARACC01070	None	None	G3G4	S3S4	SSC
Anniella stebbinsi Southern California legless lizard	ARACC01060	None	None	G3	S3	SSC
Antrozous pallidus pallid bat	AMACC10010	None	None	G4	S3	SSC
Aquila chrysaetos golden eagle	ABNKC22010	None	None	G5	S3	FP
Arizona elegans occidentalis California glossy snake	ARADB01017	None	None	G5T2	S2	SSC
Artemisiospiza belli belli Bell's sparrow	ABPBX97021	None	None	G5T2T3	S3	WL
Aspidoscelis tigris stejnegeri coastal whiptail	ARACJ02143	None	None	G5T5	S3	SSC
Astragalus brauntonii Braunton's milk-vetch	PDFAB0F1G0	Endangered	None	G2	S2	1B.1
Astragalus pycnostachyus var. lanosissimus Ventura Marsh milk-vetch	PDFAB0F7B1	Endangered	Endangered	G2T1	S1	1B.1
Astragalus tener var. titi coastal dunes milk-vetch	PDFAB0F8R2	Endangered	Endangered	G2T1	S1	1B.1
Athene cunicularia burrowing owl	ABNSB10010	None	None	G4	S2	SSC
Atractelmis wawona Wawona riffle beetle	IICOL58010	None	None	G3	S1S2	
Atriplex coulteri Coulter's saltbush	PDCHE040E0	None	None	G3	S1S2	1B.2
Atriplex pacifica south coast saltscale	PDCHE041C0	None	None	G4	S2	1B.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Atriplex parishii Parish's brittlescale	PDCHE041D0	None	None	G1G2	S1	1B.1
Atriplex serenana var. davidsonii Davidson's saltscale	PDCHE041T1	None	None	G5T1	S1	1B.2
Baccharis malibuensis Malibu baccharis	PDAST0W0W0	None	None	G1	S1	1B.1
Bombus crotchii Crotch bumble bee	IIHYM24480	None	Candidate Endangered	G2	S2	
Bombus pensylvanicus American bumble bee	IIHYM24260	None	None	G3G4	S2	
Buteo swainsoni Swainson's hawk	ABNKC19070	None	Threatened	G5	S4	
California Walnut Woodland California Walnut Woodland	CTT71210CA	None	None	G2	S2.1	
Calochortus clavatus var. gracilis slender mariposa-lily	PMLIL0D096	None	None	G4T2T3	S2S3	1B.2
Calochortus fimbriatus late-flowered mariposa-lily	PMLIL0D1J2	None	None	G3	S3	1B.3
Calochortus plummerae Plummer's mariposa-lily	PMLIL0D150	None	None	G4	S4	4.2
Chloropyron maritimum ssp. maritimum salt marsh bird's-beak	PDSCR0J0C2	Endangered	Endangered	G4?T1	S1	1B.2
Chorizanthe parryi var. fernandina San Fernando Valley spineflower	PDPGN040J1	None	Endangered	G2T1	S1	1B.1
Chorizanthe parryi var. parryi Parry's spineflower	PDPGN040J2	None	None	G3T2	S2	1B.1
Cicindela hirticollis gravida sandy beach tiger beetle	IICOL02101	None	None	G5T2	S2	
Cismontane Alkali Marsh Cismontane Alkali Marsh	CTT52310CA	None	None	G1	S1.1	
Coelus globosus globose dune beetle	IICOL4A010	None	None	G1G2	S1S2	
Danaus plexippus plexippus pop. 1 monarch - California overwintering population	IILEPP2012	Candidate	None	G4T1T2Q	S2	
Deinandra minthornii Santa Susana tarplant	PDAST4R0J0	None	Rare	G2	S2	1B.2
Delphinium parryi ssp. blochmaniae dune larkspur	PDRAN0B1B1	None	None	G4T2	S2	1B.2
Diadophis punctatus modestus San Bernardino ringneck snake	ARADB10015	None	None	G5T2T3	S2?	
Dithyrea maritima beach spectaclepod	PDBRA10020	None	Threatened	G1	S1	1B.1

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Dodecahema leptoceras slender-horned spineflower	PDPGN0V010	Endangered	Endangered	G1	S1	1B.1
Dudleya blochmaniae ssp. blochmaniae Blochman's dudleya	PDCRA04051	None	None	G3T2	S2	1B.1
Dudleya cymosa ssp. agourensis Agoura Hills dudleya	PDCRA040A7	Threatened	None	G5T1	S1	1B.2
Dudleya cymosa ssp. marcescens marcescent dudleya	PDCRA040A3	Threatened	Rare	G5T2	S2	1B.2
Dudleya cymosa ssp. ovatifolia Santa Monica dudleya	PDCRA040A5	Threatened	None	G5T1	S1	1B.1
Dudleya multicaulis many-stemmed dudleya	PDCRA040H0	None	None	G2	S2	1B.2
Dudleya parva Conejo dudleya	PDCRA04016	Threatened	None	G1	S1	1B.2
Elanus leucurus white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP
Emys marmorata western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
Eriogonum crocatum conejo buckwheat	PDPGN081G0	None	Rare	G1	S1	1B.2
Eucyclogobius newberryi tidewater goby	AFCQN04010	Endangered	None	G3	S3	
Euderma maculatum spotted bat	AMACC07010	None	None	G4	S3	SSC
Eugnosta busckana Busck's gallmoth	IILEM2X090	None	None	G1G3	S2S3	
Eumops perotis californicus western mastiff bat	AMACD02011	None	None	G4G5T4	S3S4	SSC
Euphydryas editha quino quino checkerspot butterfly	IILEPK405L	Endangered	None	G5T1T2	S1S2	
Falco peregrinus anatum American peregrine falcon	ABNKD06071	Delisted	Delisted	G4T4	S3S4	
Gila orcuttii arroyo chub	AFCJB13120	None	None	G2	S2	SSC
Gonidea angulata western ridged mussel	IMBIV19010	None	None	G3	S2	
Harpagonella palmeri Palmer's grapplinghook	PDBOR0H010	None	None	G4	S3	4.2
Horkelia cuneata var. puberula mesa horkelia	PDROS0W045	None	None	G4T1	S1	1B.1
Isocoma menziesii var. decumbens decumbent goldenbush	PDAST57091	None	None	G3G5T2T3	S2	1B.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Lasiurus cinereus hoary bat	AMACC05032	None	None	G3G4	S4	
Lasiurus frantzii western red bat	AMACC05080	None	None	G4	S3	SSC
Lasthenia glabrata ssp. coulteri Coulter's goldfields	PDAST5L0A1	None	None	G4T2	S2	1B.1
Lupinus paynei Payne's bush lupine	PDFAB2B580	None	None	G1Q	S1	1B.1
Macrotus californicus California leaf-nosed bat	AMACB01010	None	None	G3G4	S3	SSC
Monardella hypoleuca ssp. hypoleuca white-veined monardella	PDLAM180A5	None	None	G4T3	S3	1B.3
Myotis ciliolabrum western small-footed myotis	AMACC01230	None	None	G5	S3	
Myotis yumanensis Yuma myotis	AMACC01020	None	None	G5	S4	
Navarretia ojaiensis Ojai navarretia	PDPLM0C130	None	None	G2	S2	1B.1
Neotoma lepida intermedia San Diego desert woodrat	AMAFF08041	None	None	G5T3T4	S3S4	SSC
Nolina cismontana chaparral nolina	PMAGA080E0	None	None	G3	S3	1B.2
Oncorhynchus mykiss irideus pop. 10 steelhead - southern California DPS	AFCHA0209J	Endangered	Candidate Endangered	G5T1Q	S1	
Orcuttia californica California Orcutt grass	PMPOA4G010	Endangered	Endangered	G1	S1	1B.1
Pelazoneuron puberulum var. sonorense Sonoran maiden fern	PPTHE05192	None	None	G5T3	S2	2B.2
Pentachaeta lyonii Lyon's pentachaeta	PDAST6X060	Endangered	Endangered	G1	S1	1B.1
Phrynosoma blainvillii coast horned lizard	ARACF12100	None	None	G4	S4	SSC
Polioptila californica californica coastal California gnatcatcher	ABPBJ08081	Threatened	None	G4G5T3Q	S2	SSC
Quercus dumosa Nuttall's scrub oak	PDFAG050D0	None	None	G3	S3	1B.1
Rana draytonii California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC
Riparia riparia bank swallow	ABPAU08010	None	Threatened	G5	S3	
Senecio aphanactis chaparral ragwort	PDAST8H060	None	None	G3	S2	2B.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Sidalcea neomexicana salt spring checkerbloom	PDMAL110J0	None	None	G4	S2	2B.2
Socalchemmis gertschi Gertsch's socalchemmis spider	ILARAU7010	None	None	G1	S1	
Southern California Coastal Lagoon Southern California Coastal Lagoon	CALE1220CA	None	None	GNR	SNR	
Southern California Steelhead Stream Southern California Steelhead Stream	CARE2310CA	None	None	GNR	SNR	
Southern Coast Live Oak Riparian Forest Southern Coast Live Oak Riparian Forest	CTT61310CA	None	None	G4	S4	
Southern Coastal Salt Marsh Southern Coastal Salt Marsh	CTT52120CA	None	None	G2	S2.1	
Southern Cottonwood Willow Riparian Forest Southern Cottonwood Willow Riparian Forest	CTT61330CA	None	None	G3	S3.2	
Southern Mixed Riparian Forest Southern Mixed Riparian Forest	CTT61340CA	None	None	G2	S2.1	
Southern Riparian Scrub Southern Riparian Scrub	CTT63300CA	None	None	G3	S3.2	
Southern Sycamore Alder Riparian Woodland Southern Sycamore Alder Riparian Woodland	CTT62400CA	None	None	G4	S4	
Southern Willow Scrub Southern Willow Scrub	CTT63320CA	None	None	G3	S2.1	
Spea hammondii western spadefoot	AAABF02020	None	None	G2G3	S3S4	SSC
Streptocephalus woottoni Riverside fairy shrimp	ICBRA07010	Endangered	None	G1G2	S2	
Taricha torosa Coast Range newt	AAAAF02032	None	None	G4	S4	SSC
Taxidea taxus American badger	AMAJF04010	None	None	G5	S3	SSC
Thamnophis hammondii two-striped gartersnake	ARADB36160	None	None	G4	S3S4	SSC
Tortula californica California screw moss	NBMUS7L090	None	None	G2G3	S2?	1B.2
Trimerotropis occidentiloides Santa Monica grasshopper	IIORT36300	None	None	G2	S2	
Valley Needlegrass Grassland Valley Needlegrass Grassland	CTT42110CA	None	None	G3	S3.1	
Valley Oak Woodland Valley Oak Woodland	CTT71130CA	None	None	G3	S2.1	
Vireo bellii pusillus least Bell's vireo	ABPBW01114	Endangered	Endangered	G5T2	S3	

Record Count: 103

CNPS Rare Plant Inventory

California Native Plant Society

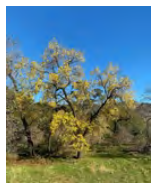
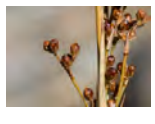
Search Results

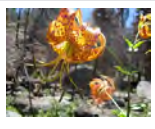
58 matches found. Click on scientific name for details

Search Criteria: 9-Quad include [3411836:3411835:3411837:3411827:3411825:3411826:3411816:3411817:3411815]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	CA ENDEMIC	DATE ADDED	PHOTO
Asplenium vespertinum	western spleenwort	Aspleniaceae	perennial rhizomatous herb	Feb-Jun	None	None	G3?	S4	4.2		1974-01-01	No Photo Available
Astragalus brauntonii	Braunton's milk-vetch	Fabaceae	perennial herb	Jan-Aug	FE	None	G2	S2	1B.1	Yes	1974-01-01	 © 2009 Thomas Stoughton
Astragalus pycnostachyus var. *lanosissimus*	Ventura Marsh milk-vetch	Fabaceae	perennial herb	(Jun)Aug-Oct	FE	CE	G2T1	S1	1B.1	Yes	1974-01-01	No Photo Available
Astragalus tener var. *titi*	coastal dunes milk-vetch	Fabaceae	annual herb	Mar-May	FE	CE	G2T1	S1	1B.1	Yes	1974-01-01	No Photo Available
Atriplex coulteri	Coulter's saltbush	Chenopodiaceae	perennial herb	Mar-Oct	None	None	G3	S1S2	1B.2		1994-01-01	No Photo Available
Atriplex pacifica	south coast saltscale	Chenopodiaceae	annual herb	Mar-Oct	None	None	G4	S2	1B.2		1994-01-01	No Photo Available
Atriplex parishii	Parish's brittlescale	Chenopodiaceae	annual herb	Jun-Oct	None	None	G1G2	S1	1B.1		1988-01-01	No Photo Available
Atriplex serenana var. *davidsonii*	Davidson's saltscale	Chenopodiaceae	annual herb	Apr-Oct	None	None	G5T1	S1	1B.2		1994-01-01	No Photo Available
Baccharis malibuensis	Malibu baccharis	Asteraceae	perennial deciduous shrub	Aug	None	None	G1	S1	1B.1	Yes	2001-01-01	No Photo Available
Baccharis plummerae ssp. *plummerae*	Plummer's baccharis	Asteraceae	perennial deciduous shrub	May-Oct	None	None	G3T3	S3	4.3	Yes	1980-01-01	No Photo Available
Calandrinia breweri	Brewer's calandrinia	Montiaceae	annual herb	(Jan)Mar-Jun	None	None	G4	S4	4.2		1994-01-01	No Photo Available
Calochortus catalinae	Catalina mariposa lily	Liliaceae	perennial bulbiferous herb	(Feb)Mar-Jun	None	None	G3G4	S3S4	4.2	Yes	1974-01-01	No Photo Available

Calochortus clavatus var. *clavatus*	club-haired mariposa lily	Liliaceae	perennial bulbiferous herb	(Mar)May-Jun	None	None	G4T3	S3	4.3	Yes	1974-01-01	No Photo Available
Calochortus clavatus var. *gracilis*	slender mariposa-lily	Liliaceae	perennial bulbiferous herb	Mar-Jun(Nov)	None	None	G4T2T3	S2S3	1B.2	Yes	1994-01-01	No Photo Available
Calochortus fimbriatus	late-flowered mariposa-lily	Liliaceae	perennial bulbiferous herb	Jun-Aug	None	None	G3	S3	1B.3	Yes	1994-01-01	No Photo Available
Calochortus plummerae	Plummer's mariposa-lily	Liliaceae	perennial bulbiferous herb	May-Jul	None	None	G4	S4	4.2	Yes	1994-01-01	No Photo Available
Calystegia peirsonii	Peirson's morning-glory	Convolvulaceae	perennial rhizomatous herb	Apr-Jun	None	None	G4	S4	4.2	Yes	1974-01-01	No Photo Available
Camissoniopsis lewisii	Lewis' evening-primrose	Onagraceae	annual herb	Mar-May(Jun)	None	None	G4	S4	3		1994-01-01	No Photo Available
Cercocarpus betuloides var. *blancheae*	island mountain-mahogany	Rosaceae	perennial evergreen shrub	Feb-May	None	None	G5T4	S4	4.3	Yes	1974-01-01	No Photo Available
Chloropyron maritimum ssp. *maritimum*	salt marsh bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	May-Oct(Nov)	FE	CE	G4?T1	S1	1B.2		1974-01-01	No Photo Available
Chorizanthe parryi var. *fernandina*	San Fernando Valley spineflower	Polygonaceae	annual herb	Apr-Jul	None	CE	G2T1	S1	1B.1	Yes	1974-01-01	No Photo Available
Chorizanthe parryi var. *parryi*	Parry's spineflower	Polygonaceae	annual herb	Apr-Jun	None	None	G3T2	S2	1B.1	Yes	1994-01-01	 © 2012 Keir Morse
Convolvulus simulans	small-flowered morning-glory	Convolvulaceae	annual herb	Mar-Jul	None	None	G4	S4	4.2		1994-01-01	No Photo Available
Deinandra minthornii	Santa Susana tarplant	Asteraceae	perennial deciduous shrub	Jul-Nov	None	CR	G2	S2	1B.2	Yes	1974-01-01	No Photo Available
Delphinium parryi ssp. *blochmaniae*	dune larkspur	Ranunculaceae	perennial herb	Apr-Jun	None	None	G4T2	S2	1B.2	Yes	1988-01-01	No Photo Available
Delphinium parryi ssp. *purpureum*	Mt. Pinos larkspur	Ranunculaceae	perennial herb	May-Jun	None	None	G4T4	S4	4.3	Yes	1974-01-01	No Photo Available
Dichondra occidentalis	western dichondra	Convolvulaceae	perennial rhizomatous herb	(Jan)Mar-Jul	None	None	G3G4	S3S4	4.2		1974-01-01	No Photo Available
Dithyrea maritima	beach spectaclepod	Brassicaceae	perennial rhizomatous herb	Mar-May	None	CT	G1	S1	1B.1		1980-01-01	No Photo Available

Dodecahema leptoceras	slender-horned spineflower	Polygonaceae	annual herb	Apr-Jun	FE	CE	G1	S1	1B.1	Yes	1980-01-01	No Photo Available
Dudleya blochmaniae ssp. *blochmaniae*	Blochman's dudleya	Crassulaceae	perennial herb	Apr-Jun	None	None	G3T2	S2	1B.1		1974-01-01	 © 2011 Aaron E. Sims
Dudleya cymosa ssp. *agourensis*	Agoura Hills dudleya	Crassulaceae	perennial herb	May-Jun	FT	None	G5T1	S1	1B.2	Yes	1980-01-01	No Photo Available
Dudleya cymosa ssp. *marcescens*	marcescent dudleya	Crassulaceae	perennial herb	Apr-Jul	FT	CR	G5T2	S2	1B.2	Yes	1974-01-01	No Photo Available
Dudleya cymosa ssp. *ovatifolia*	Santa Monica dudleya	Crassulaceae	perennial herb	Mar-Jun	FT	None	G5T1	S1	1B.1	Yes	1974-01-01	No Photo Available
Dudleya multicaulis	many-stemmed dudleya	Crassulaceae	perennial herb	Apr-Jul	None	None	G2	S2	1B.2	Yes	1974-01-01	No Photo Available
Dudleya parva	Conejo dudleya	Crassulaceae	perennial herb	May-Jun	FT	None	G1	S1	1B.2	Yes	1974-01-01	No Photo Available
Eriogonum crocatum	conejo buckwheat	Polygonaceae	perennial herb	Apr-Jul	None	CR	G1	S1	1B.2	Yes	1974-01-01	No Photo Available
Harpagonella palmeri	Palmer's grapplinghook	Boraginaceae	annual herb	Mar-May	None	None	G4	S3	4.2		1980-01-01	 © 2015 Keir Morse
Horkelia cuneata var. *puberula*	mesa horkelia	Rosaceae	perennial herb	Feb-Jul(Sep)	None	None	G4T1	S1	1B.1	Yes	2001-01-01	 © 2008 Tony Morosco
Isocoma menziesii var. *decumbens*	decumbent goldenbush	Asteraceae	perennial shrub	Apr-Nov	None	None	G3G5T2T3	S2	1B.2		1994-01-01	No Photo Available
Juglans californica	Southern California black walnut	Juglandaceae	perennial deciduous tree	Mar-Aug	None	None	G4	S4	4.2	Yes	1994-01-01	 © 2020 Zoya Akulova
Juncus acutus ssp. *leopoldii*	southwestern spiny rush	Juncaceae	perennial rhizomatous herb	(Mar)May-Jun	None	None	G5T5	S4	4.2		1988-01-01	 © 2019 Belinda Lo
Lasthenia glabrata ssp. *coulteri*	Coulter's goldfields	Asteraceae	annual herb	Feb-Jun	None	None	G4T2	S2	1B.1		1994-01-01	 © 2013 Keir Morse

Lepechinia fragrans	fragrant pitcher sage	Lamiaceae	perennial shrub	Mar-Oct	None	None	G3	S3	4.2	Yes	1974-01-01	 © 2014 Debra L. Cook
Lilium humboldtii ssp. *humboldtii*	Humboldt lily	Liliaceae	perennial bulbiferous herb	May-Jul(Aug)	None	None	G4T3	S3	4.2	Yes	1994-01-01	 © 2008 Sierra Pacific Industries
Lilium humboldtii ssp. *ocellatum*	ocellated Humboldt lily	Liliaceae	perennial bulbiferous herb	Mar-Jul(Aug)	None	None	G4T4?	S4?	4.2	Yes	1980-01-01	 © 2008 Thomas Stoughton
Lupinus paynei	Payne's bush lupine	Fabaceae	perennial shrub	Mar-Apr(May-Jul)	None	None	G1Q	S1	1B.1	Yes	2017-04-03	No Photo Available
Monardella hypoleuca ssp. *hypoleuca*	white-veined monardella	Lamiaceae	perennial herb	(Apr)May-Aug(Sep-Dec)	None	None	G4T3	S3	1B.3	Yes	2013-01-03	No Photo Available
Navarretia ojaiensis	Ojai navarretia	Polemoniaceae	annual herb	May-Jul	None	None	G2	S2	1B.1	Yes	2008-05-15	No Photo Available
Nolina cismontana	chaparral nolina	Ruscaceae	perennial evergreen shrub	(Mar)May-Jul	None	None	G3	S3	1B.2	Yes	2001-01-01	No Photo Available
Orcuttia californica	California Orcutt grass	Poaceae	annual herb	Apr-Aug	FE	CE	G1	S1	1B.1		1974-01-01	No Photo Available
Pelazoneuron puberulum var. *sonorense*	Sonoran maiden fern	Thelypteridaceae	perennial rhizomatous herb	Jan-Sep	None	None	G5T3	S2	2B.2		1994-01-01	No Photo Available
Pentachaeta lyonii	Lyon's pentachaeta	Asteraceae	annual herb	(Feb)Mar-Aug	FE	CE	G1	S1	1B.1	Yes	1974-01-01	No Photo Available
Quercus dumosa	Nuttall's scrub oak	Fagaceae	perennial evergreen shrub	Feb-Apr(May-Aug)	None	None	G3	S3	1B.1		1994-01-01	No Photo Available
Rhinotropis cornuta var. *fishiae*	Fish's milkwort	Polygalaceae	perennial deciduous shrub	May-Aug	None	None	G5T4	S4	4.3		1974-01-01	No Photo Available
Romneya coulteri	Coulter's matilija poppy	Papaveraceae	perennial rhizomatous herb	Mar-Jul(Aug)	None	None	G4	S4	4.2		1974-01-01	No Photo Available
Senecio aphanactis	chaparral ragwort	Asteraceae	annual herb	Jan-Apr(May)	None	None	G3	S2	2B.2		1994-01-01	No Photo Available
Sidalcea neomexicana	salt spring checkerbloom	Malvaceae	perennial herb	Mar-Jun	None	None	G4	S2	2B.2		1994-01-01	No Photo Available

Tortula californica	California screw moss	Pottiaceae	moss	None	None	G2G3	S2?	1B.2	Yes	2001-01-01	No Photo Available

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Appendix 3
Vascular Plant Species Observed
August 25, 2023 & May 31, 2024

* indicates a non-native or introduced species

GROUP **Family** ***Scientific Name***	**Common Name**
GYMNOSPERMS	
**Pinus* sp.	pine tree
FLOWERING PLANTS-DICOTS	
Adoxaceae	
Sambucus mexicana	blue elderberry
Amaranthaceae	
**Amaranthus albus*	tumbleweed
Anacardiaceae	
Malosma laurina	laurel sumac
Rhus ovata	sugarbush
**Schinus molle*	Peruvian peppertree
**Schinus terebinthifolius*	Brazilian peppertree
Apocynaceae	
Asclepias fascicularis	narrowleaf milkweed
**Vinca major*	periwinkle
Araliaceae	
**Hedera helix*	English ivy
Apiaceae (Carrot Family)	
**Anthriscus caucalis*	burr chervil
**Bowlesia incana*	hoary bowlesia
Asteraceae	
Acourtia microcephala	sacapellote
Artemisia californica	California sagebrush
Baccharis pilularis	coyote bush
Baccharis salicifolia	mulefat
**Carduus pycnocephalus*	Italian thistle
**Centaurea melitensis*	tocalote
**Cirsium vulgare*	bull thistle
Corethrogyne filaginifolia	California aster
Encelia californica	brittle bush
**Erigeron bonariensis*	little horseweed
Erigeron canadensis	giant horseweed
Eriophyllum confertiflorum	golden yarrow
Hazardia squarrosa var. *grindelioides*	sawtooth goldenbush
**Helminthotheca echioides*	bristly oxtongue
**Hypochaeris glabra*	smooth cat's ear
**Lactuca serriola*	prickly lettuce
Malacothrix saxatilis	cliff aster
Pseudognaphalium bioletti	two-tone everlasting
Pseudognaphalium californicum	California everlasting
**Pseudognaphalium luteoalbum*	Jersey cudweed
**Silybum marianum*	milk thistle
**Sonchus asper*	prickly sowthistle
Stephanomeria sp.	wirelettuce
Boraginaceae	
Amsinckia intermedia	common fiddleneck

GROUP **Family** ***Scientific Name***	**Common Name**
Cryptantha clevelandii	white forget-me-not
Eucrypta chrysanthemifolia	spotted eucrypta
Brassicaceae	
**Brassica nigra*	black mustard
**Hirschfeldia incana*	Mediterranean mustard
**Sisymybrium irio*	London rocket
**Sisymybrium orientale*	Oriental mustard
Caryophyllaceae (Pink Family)	
**Polycarpon tetraphyllum* var. *tetraphyllum*	four-leaved polycarp
**Stellaria media*	common chickweed
Chenopodiaceae	
**Chenopodium* sp.	chenopod
**Salsola* sp.	Russian thistle
Convolvulaceae	
Calystegia macrostegia	morning glory
Cucurbitaceae	
Marah macrocarpa	wild cucumber
Euphorbiaceae	
Croton setiger	turkey mullein
**Euphorbia maculata*	spotted spurge
**Euphorbia peplus*	petty spurge
**Ricinus communis*	castor bean
Fabaceae	
Acmispon glaber	deerweed
Astragalus trichopodus var. *phoxus*	Santa Barbara milk vetch
**Medicago polymorpha*	bur clover
**Melilotus indicus*	yellow sweet clover
**Parkinsonia florida*	blue paloverde
**Vicia villosa*	winter vetch
Fagaceae	
Quercus agrifolia	coast live oak
Quercus berberidifolia	scrub oak
Quercus lobata	valley oak
Geraniaceae (Geranium Family)	
**Erodium cicutarium*	red-stemmed filaree
Juglandaceae	
Juglans californica	California black walnut [CRPR 4.2]
Lamiaceae	
**Marrubium vulgare*	horehound
Salvia leucophylla	purple sage
Salvia mellifera	black sage
Trichostema lanceolatum	vinegarweed
Malvaceae	
Malacothamnus fasciculatus	bush mallow
**Malva parvifolia*	cheeseweed

GROUP **Family** ***Scientific Name***	**Common Name**
Myrsinaceae	
**Lysimachia arvensis*	scarlet pimpernel
Oleaceae	
**Olea europea*	olive
Onagraceae (Evening-Primrose Family)	
Camissoniopsis micrantha	small-flowered sun cup
Paeoniaceae	
Paeonia californica	California peony
Phrymaceae	
Diplacus aurantiacus	sticky monkeyflower
Plantaginaceae	
Keckiella cordifolia	heart-leaved penstemon
Polemoniaceae	
Allophyllum glutinosum	sticky false gilia
Polygonaceae	
Eriogonum fasciculatum	California buckwheat
Rhamnaceae	
Rhamnus ilicifolia	holly-leaf redberry
Rosaceae	
Heteromeles arbutifolia	toyon
Rubiaceae (Madder Family)	
Galium aparine	annual bedstraw
Simaroubaceae	
**Ailanthus altissima*	tree of heaven
Solanaceae	
**Nicotiana glauca*	tree tobacco
Solanum americanum	little white nightshade
Solanum xanti	purple nightshade
Ulmaceae	
**Ulmus parvifolia*	Chinese elm
Urticaceae (Nettle Family)	
**Urtica urens*	dwarf nettle
FLOWERING PLANTS-MONOCOTS	
Agavaceae	
Hesperoyucca whipplei ssp. *intermedia*	Whipple's yucca
Cactaceae	
**Opuntia ficus-indica*	tuna cactus
Poaceae	
**Avena fatua*	wild oat
**Bromus diandrus*	ripgut grass
**Bromus rubens*	red brome
**Digitaria* sp.	crab grass
**Ehrharta erecta*	veldt grass
Elymus condensatus	giant wild rye
**Festuca myuros*	rattail fescue
**Hordeum murinum*	foxtail barley

GROUP Family ***Scientific Name***	**Common Name**
Melica imperfecta	coast range melic grass
***Pennisetum setaceum*	crimson fountaingrass
Stipa lepida	foothill needlegrass
CRPR 4.2 = a "watch list" species with limited distribution in California.	

Appendix 4
Potential for Occurrence of Special-Status Vascular Plant Species

Common Name (*Scientific Name*)	Lifeform	Blooming Period	Status (Federal / State / CNPS)	Primary Habitat Associations	Status / Potential to Occur On-site (Observed, High Potential, Moderate Potential, Low Potential, Presumed Absent, Absent)
Federal or State Listed Species					
FLOWERING PLANTS - DICOTS					
Braunton's milk-vetch (*Astragalus brauntonii*)	perennial herb	Jan-Aug	FE / None / 1B.1	Recent burns or disturbed areas, usually sandstone with carbonate layers in closed-cone coniferous forest, chaparral, coastal scrub, and valley and foothill grassland at elevations between 4 and 640 meters. A soil specialist in saline, somewhat alkaline soils high in calcium, manganese, with some potassium.	**Presumed Absent.** Absence of live or dead plants confirmed by field surveys. Also, based on soil maps suitable calcareous soils are absent so there is no reasonable potential for this species to occur as a dormant seed bank. Based on Consortium of California Herbaria records, this species is not known from vicinity of the site or this part of the Santa Monica Mountains.
Ventura marsh milk-vetch (*Astragalus pycnostachyus* var. *lanosissimus*)	perennial herb	(Jun)Aug-Oct	FE / CE / 1B.1	Coastal dunes, coastal scrub, and marshes and swamps (edges, coastal salt or brackish) at elevations from 1 to 35 meters amsl.	**Presumed Absent.** No coastal dunes, marshes, or swamps present within the Survey Area.
coastal dunes milk-vetch (*Astragalus tener* var. *titi*)	annual herb	Mar-May	FE / CE / 1B.1	Coastal bluff scrub (sandy), coastal dunes, coastal prairie (mesic). Often vernally mesic areas at elevations from 1 to 50 meters amsl.	**Presumed Absent.** No coastal bluffs, dunes, or prairies within the Survey Area.
salt marsh bird's-beak (*Chloropyron maritimum* ssp. *maritimum*)	annual herb (hemiparasitic)	May-Oct (Nov)	FE / CE / 1B.2	Coastal dunes, marshes and swamps (coastal salt) at elevations from 0 to 30 meters amsl.	**Presumed Absent.** No coastal dunes, marshes, or swamps within the Survey Area.

Common Name (*Scientific Name*)	Lifeform	Blooming Period	Status (Federal / State / CNPS)	Primary Habitat Associations	Status / Potential to Occur On-site (Observed, High Potential, Moderate Potential, Low Potential, Presumed Absent, Absent)
San Fernando Valley spineflower (*Chorizanthe parryi* var. *fernandina*)	annual herb	Apr-Jul	FC / CE / 1B.1	Coastal scrub (sandy) and valley and foothill grassland at elevations from 150 to 1,220 meters amsl.	**Presumed Absent.** Survey Area is out of range of this species. There are few known occurrences of this species, none of which are in the Santa Monica Mountains.
Santa Susana tarplant (*Deinandra minthornii*)	perennial deciduous shrub	Jul-Nov	None / CR / 1B.2	Chaparral and coastal scrub. Rocky habitats at elevations from 280 to 760 meters amsl.	**Presumed Absent.** Species not observed during field survey, Species would be detectable at all times of the year due to its lifeform. Also, no suitable rocky habitats present within the Survey Area.
beach spectaclepod (*Dithyrea maritima*)	perennial rhizomatous herb	Mar-May	None / CT / 1B.1	Coastal dunes and coastal scrub (sandy) at elevations from 3 to 50 meters amsl.	**Presumed Absent.** No coastal dunes or sandy coastal scrub present within the Survey Area.
slender-horned spineflower (*Dodecahema leptoceras*)	annual herb	Apr-Jun	FE / CE / 1B.1	Chaparral, cismontane woodland, and coastal scrub (alluvial fan sage scrub). Flood deposited terraces and washes; associates include *Encelia, Dalea, Lepidospartum*, etc. Sandy soils at elevations from 200 to 765 meters amsl.	**Presumed Absent.** No suitable alluvial substrate present within the Survey Area.
Agoura Hills dudleya (*Dudleya cymosa* ssp. *agourensis*)	perennial herb	May-Jun	FT / None / 1B.2	Chaparral and cismontane woodland. Rocky, volcanic substrates at elevations from 200 to 500 meters amsl.	**Presumed Absent.** No rocky volcanic substrate present within the Survey Area.
marcescent dudleya (*Dudleya cymosa* ssp. *marcescens*)	perennial herb	Apr-Jul	FT / CR / 1B.2	On sheer rock surfaces and rocky volcanic cliffs in chaparral at elevations between 150 and 520 meters amsl.	**Presumed Absent.** No rocky volcanic substrate present within the Survey Area.

Common Name (*Scientific Name*)	Lifeform	Blooming Period	Status (Federal / State / CNPS)	Primary Habitat Associations	Status / Potential to Occur On-site (Observed, High Potential, Moderate Potential, Low Potential, Presumed Absent, Absent)
Santa Monica dudleya (*Dudleya cymosa* ssp. *ovatifolia*)	perennial herb	Mar-Jun	FT / None / 1B.1	Volcanic or sedimentary, rocky substrates in chaparral and coastal scrub at elevations between 150 and 1,675 meters amsl.	**Presumed Absent.** No rocky volcanic or sedimentary areas present within the Survey Area.
Conejo buckwheat (*Eriogonum crocatum*)	perennial herb	Apr-Jul	None / CR / 1B.2	Chaparral, coastal scrub, and valley and foothill grassland. Conejo volcanic outcrops at elevations from 50 to 580 meters amsl.	**Presumed Absent.** No volcanic rock outcrops within the Survey Area.
Lyon's pentachaeta (*Pentachaeta lyonii*)	annual herb	(Feb)Mar-Aug	FE / CE / 1B.1	Chaparral (openings), coastal scrub, and valley and foothill grassland. Rocky, clay substrates at elevations from 30 to 690 meters amsl.	**Presumed Absent.** No suitable habitat present within the Survey Area.
FLOWERING PLANTS - MONOCOTS					
California Orcutt grass (*Orcuttia californica*)	annual herb	Apr-Aug	FE / CE / 1B.1	Vernal pools at elevations from 15 to 660 meters amsl.	**Presumed Absent.** No vernal pools within the Survey Area.
Other Special-Status Species					
MOSSES AND LIVERWORTS					
California screw-moss (*Tortula californica*)	moss	N/A	None / None / 1B.2	Chenopod scrub and valley and foothill grassland. Sandy soils at elevations from 10 to 1,460 meters amsl.	**Presumed Absent.** Sandy soils not present within the Survey Area.
FLOWERING PLANTS – DICOTS					
Coulter's saltbush (*Atriplex coulteri*)	perennial herb	Mar-Oct	None / None / 1B.2	Coastal bluff scrub, coastal dunes, coastal scrub, and valley and foothill grassland. Alkaline or clay substrates at elevations from 3 to 460 meters amsl.	**Presumed Absent.** Survey Area is out of range of this species. This is a species of coastal areas, and not expected at more inland locations.

Common Name (*Scientific Name*)	Lifeform	Blooming Period	Status (Federal / State / CNPS)	Primary Habitat Associations	Status / Potential to Occur On-site (Observed, High Potential, Moderate Potential, Low Potential, Presumed Absent, Absent)
south coast saltscale (*Atriplex pacifica*)	annual herb	Mar-Oct	None / None / 1B.2	Coastal scrub, coastal bluff scrub, playas, and coastal dunes. Alkali soils at elevations from 1 to 400 meters amsl.	**Presumed Absent.** Suitable habitat and substrate absent from the Survey Area.
Parish's brittlescale (*Atriplex parishii*)	annual herb	Jun-Oct	None / None / 1B.1	Vernal pools, chenopod scrub, and playas. Usually on drying alkali flats with fine soils at elevations from 4 to 1,420 meters amsl.	**Presumed Absent.** No chenopod scrub, vernal pools, or playas present within the Survey Area.
Davidson's saltscale (*Atriplex serenana* var. *davidsonii*)	annual herb	Apr-Oct	None / None / 1B.2	Coastal bluff scrub and coastal scrub. Alkaline substrates at elevations from 10 to 200 meters amsl.	**Presumed Absent.** Suitable substrate absent from the Survey Area.
Malibu baccharis (*Baccharis malibuensis*)	perennial deciduous shrub	Aug	None / None / 1B.1	Chaparral, cismontane woodland, coastal scrub, and riparian woodland at elevations from 150 to 305 meters amsl.	**Presumed Absent.** There is suitable habitat within the Survey Area although this species was not observed during the field survey. It would be detectable at all times of the year due to its life form.
Lewis' evening primrose (*Camissoniopsis lewisii*)	annual herb	Mar-May(Jun)	None / None / 3	Valley and foothill grassland, coastal bluff scrub, cismontane woodland, coastal dunes, and coastal scrub. Sandy or clay soil substrates at elevations from 0 to 300 meters amsl.	**Presumed Absent.** No suitable substrate present within the Survey Area.
dune larkspur (*Delphinium parryi* ssp. *blochmaniae*)	perennial herb	Apr-Jun	None / None / 1B.2	Chaparral (maritime), Coastal dunes at elevations from 0 to 200 meters amsl.	**Presumed Absent.** No martime chaparral or coastal dunes present within the Survey Area.
Blochman's dudleya (*Dudleya blochmaniae* ssp. *blochmaniae*)	perennial herb	Apr-Jun	None / None / 1B.1	Coastal bluff scrub, chaparral, coastal scrub, and valley and foothill grassland. Rocky, often clay or serpentinite at elevations from 5 to 450 meters amsl.	**Presumed Absent.** Suitable substrate absent from the Survey Area.

Common Name (*Scientific Name*)	Lifeform	Blooming Period	Status (Federal / State / CNPS)	Primary Habitat Associations	Status / Potential to Occur On-site (Observed, High Potential, Moderate Potential, Low Potential, Presumed Absent, Absent)
many-stemmed dudleya (*Dudleya multicaulis*)	perennial herb	Apr-Jul	None / None / 1B.2	Chaparral, coastal scrub, and valley and foothill grassland. Often clay at elevations from 15 to 790 meters amsl.	**Presumed Absent.** Suitable substrate absent from the Survey Area.
mesa horkelia (*Horkelia cuneata* var. *puberula*)	perennial herb	Feb-Jul (Sep)	None / None / 1B.1	Chaparral (maritime), cismontane woodland, and coastal scrub. Sandy or gravelly substrates at elevations from 70 to 810 meters amsl.	**Presumed Absent.** Suitable substrate absent from the Survey Area.
decumbent goldenbush (*Isocoma menziesii* var. *decumbens*)	perennial shrub	Apr-Nov	None / None / 1B.2	Chaparral and coastal scrub (sandy, often in disturbed areas) at elevations from 10 to 135 meters amsl.	**Presumed Absent.** No suitable substrate present within the Survey Area.
California black walnut (*Juglans californica*)	perennial deciduous tree	Mar-Aug	None / None / 4.2	Chaparral, coastal scrub, cismontane woodland, and riparian woodland. Slopes, canyons, alluvial habitats at elevations from 50 to 900 meters amsl.	**Observed.** Several California black walnut trees present in the southern portion of the Survey Area. Some are mixed with coast live oak and some are young trees which are separate from, but near, the California walnut – Coast Live Oak Woodland.
Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*)	annual herb	Feb-Jun	None / None / 1B.1	Marshes and swamps (coastal salt), playas, and vernal pools at elevations from 1 to 1,220 meters amsl.	**Presumed Absent.** No suitable habitat present within the Survey Area.
Payne's bush lupine (*Lupinus paynei*)	perennial shrub	March – April	None / None / 1B.1	Sandy areas within coastal scrub, riparian scrub, and valley and foothill grassland at elevations between 220 and 420 meters amsl.	**Presumed Absent.** No suitable substrate present within the Survey Area. No shrub lupines were observed during field surveys.

Common Name (*Scientific Name*)	Lifeform	Blooming Period	Status (Federal / State / CNPS)	Primary Habitat Associations	Status / Potential to Occur On-site (Observed, High Potential, Moderate Potential, Low Potential, Presumed Absent, Absent)
white-veined monardella (*Monardella hypoleuca* ssp. *hypoleuca*)	perennial herb	(Apr)May-Aug(Sep-Dec)	None / None / 1B.3	Chaparral and cismontane woodland at elevations from 50 to 1,525 meters amsl.	**Presumed Absent.** Marginal suitable habitat present within the Survey Area, but species was not observed during the survey. Species would be detectable at all times of the time due to its lifeform.
Ojai navarretia (*Navarretia ojaiensis*)	annual herb	May-Jul	None / None / 1B.1	Chaparral (openings), coastal scrub (openings), and valley and foothill grassland at elevations from 275 to 620 meters amsl.	**Low Potential.** Suitable habitat present within the Survey Area. *Navarretia* plants formerly considered *Navarretia ojaiensis* in the Santa Monica Mountains are currently being treated as the non special-status *N. mitracarpa*.
chaparral nolina (*Nolina cismontana*)	perennial evergreen shrub	(Mar)May-Jul	None / None / 1B.2	Chaparral and coastal scrub. Sandstone or gabbro substrates at elevations from 140 to 1,275 meters amsl.	**Presumed Absent.** Suitable substrate absent from the Survey Area.
Nuttall's scrub oak (*Quercus dumosa*)	perennial shrub	Mar-May	None / None / 1B.1	Closed-cone coniferous forest, chaparral, and coastal scrub. Generally, on sandy soils near the coast and sometimes on clay loam at elevations from 0 to 200 meters amsl.	**Low Potential.** There is a low potential for this species to occur on site within the scrub oak habitat. Generally, a species of more coastal areas, and very rare in Los Angeles County.
chaparral ragwort (*Senecio aphanactis*)	annual herb	Jan-Apr(May)	None / None / 2B.2	Chaparral, cismontane woodland, and coastal scrub. Sometimes alkaline substrates. Elevations from 15 to 800 meters amsl.	**Low Potential.** Suitable habitat for this species is present within the Survey Area. No reported occurrences near the site. Nearest reported occurrences are in the Thousand Oaks area a few miles to the west of the site.

Common Name (*Scientific Name*)	Lifeform	Blooming Period	Status (Federal / State / CNPS)	Primary Habitat Associations	Status / Potential to Occur On-site (Observed, High Potential, Moderate Potential, Low Potential, Presumed Absent, Absent)
salt spring checkerbloom (*Sidalcea neomexicana*)	perennial herb	Apr-Jun	None / None / 2B.2	Alkaline and mesic microhabitats in chaparral, coastal scrub, lower montane coniferous foreset, Mojavean desert scrub, and playas at elevations from 0 to 1,530 meters amsl.	**Presumed Absent.** No suitable habitat within Survey Area.
Sonoran maiden fern (*Thelypteris puberula* var. *sonorensis*)	perennial rhizomatous herb	Jan-Sep	None / None / 2B.2	Meadows and seeps (seeps and streams) at elevations from 50 to 610 meters amsl.	**Presumed Absent.** No meadows or seeps present within the Survey Area.
FLOWERING PLANTS - MONOCOTS					
slender mariposa lily (*Calochortus clavatus* var. *gracilis*)	perennial bulbiferous herb	Mar-Jun (Nov)	None / None / 1B.2	Chaparral, coastal scrub, and valley and foothill grassland at elevations from 320 to 1,000 meters amsl.	**Low Potential.** Suitable habitat present within the Survey Area. Generally, a species of the San Gabriel Mountains and Santa Susana Mountains, with very few confirmed occurrences in the Santa Monica Mountains.
late-flowered mariposa lily (*Calochortus fimbriatus*)	perennial bulbiferous herb	June-Aug	None / None / 1B.3	Chaparral, cismontane woodland, and riparian woodland. Sometimes on serpentine. Elevations from 270 to 1,905 meters amsl.	**Presumed Absent.** No suitable substrate present within the Survey Area. Site is outside range of this species.

Appendix 5
Vertebrate Wildlife Species Observed
August 25, 2023 & May 31, 2024

* by direct observation, sign, or vocalization

Common Name	*Scientific Name*
REPTILES	
chaparral whipsnake	*Masticophis lateralis*
side-blotched lizard	*Uta stansburiana*
western fence lizard	*Sceloporus occidentalis*
BIRDS	
acorn woodpecker	*Melanerpes formicivorus*
Anna's hummingbird	*Calypte anna*
Bewick's wren	*Thryomanes bewickii*
blue-gray gnatcatcher	*Polioptila caerulea*
bushtit	*Psaltriparus minimus*
California thrasher	*Toxostoma redivivum*
California scrubjay	*Aphelocoma californica*
California towhee	*Pipilo crissalis*
common raven	*Corvus corax*
house finch	*Haemorhous mexicanus*
lesser goldfinch	*Spinus psaltria*
oak titmouse	*Baeolophus inornatus*
spotted towhee	*Baeolophus inornatus*
turkey vulture	*Cathartes aura*
wrentit	*Chamaea fasciata*
MAMMALS	
coyote	*Canis latrans*
desert cottontail	*Sylvilagus audubonii*
large-eared woodrat	*Neotoma macrotis*
mule deer	*Odocoileus hemionus*

Appendix 6
Potential for Occurrence of Special-Status Wildlife Species

Common Name (Scientific Name)	Status (Federal / State)	Primary Habitat Associations	Status on Site / Potential to Occur (Observed, High Potential, Moderate Potential, Low Potential, Presumed Absent, Absent)
Federal and State Listed Species			
Insects and Crustaceans			
Crotch bumblebee (*Bombus crotchii*)	None / SC	Coastal California east to the Sierra-Cascade crest and south into Mexico. Food plant genera include *Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia,* and *Eriogonum*.	**Moderate Potential.** Suitable food plant genera present on site. Also, suitable foraging habitat and rodent burrows for nesting present on site. There are several reported occurrences in the CNDDB for the Calabasas and Agoura Hills area.
quino checkerspot butterfly (*Euphydryas editha quino*)	FE / None	Sunny openings within chaparral & coastal sage shrublands in parts of Riverside & San Diego counties. Hills and mesas near the coast. Need high densities of food plants *Plantago erecta, P. insularis,* and *Orthocarpus purpurescens*.	**Presumed Absent.** No food plant genera observed within the Survey Area. Nearest known existing populations are very far from the site in Riverside and San Diego Counties.
Riverside fairy shrimp (*Streptocephalus wootoni*)	FE / None	Endemic to Western Riverside, Orange, and San Diego counties in areas of tectonic swales/earth slump basins in grassland and coastal sage scrub. Inhabit seasonally astatic pools filled by winter/spring rains. Hatch in warm water later in the season.	**Absent.** No vernal pools present within the Survey Area.
Fish			
tidewater goby (*Eucyclogobius newberryi*)	FE / None	Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels.	**Absent.** No permanent aquatic features found within the Survey Area
steelhead - southern California DPS (*Oncorhynchus mykiss irideus* pop. 10)	FE / None	Federal listing refers to populations from Santa Maria River south to southern extent of range (San Mateo Creek in San Diego County). Southern steelhead likely have greater physiological tolerances to warmer water and more variable conditions.	**Absent.** No permanent aquatic features found within the Survey Area.
Amphibians			

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arroyo toad (*Anaxyrus californicus*)	FE / SSC	Semi-arid regions near washes or intermittent streams, including valley-foothill and desert riparian, desert wash, etc. Rivers with sandy banks, willows, cottonwoods, and sycamores; loose, gravelly areas of streams in drier parts of range.	**Absent.** No intermittment streams or washes present within the Survey Area. Also, species does not occur in the Santa Monica Mountains.
California red-legged frog (*Rana draytonii*)	FT / SSC	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. Requires 11-20 weeks of permanent water for larval development. Must have access to estivation habitat.	**Absent.** No permanent sources of deep water present within the Survey Area.
Birds			
Swainson's hawk (*Buteo swainsoni*)	None / CT	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, & agricultural or ranch lands with groves or lines of trees. Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations.	**Low Potential.** Species could potentially forage temporarily at the site as a transient during migration but would not nest.
southwestern willow flycatcher (*Empidonax traillii extimus*)	FE / CE	Riparian woodlands in Southern California. Uncommon spring transient and fairly common fall transient along the coast. Formerly breeding in riparian woodlands, but virtually extirpated from the region. A rare to locally uncommon, summer resident in wet meadow and montane riparian habitats at 2,000 to 8,000 ft. in the Sierra Nevada and Cascade Range. Most often occurs in broad, open river valleys or large mountain meadows with lush growth of shrubby willows (Zeiner et al. 1990b).	**Presumed Absent.** No riparian woodlands within the Survey Area.

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coastal California gnatcatcher (*Polioptila californica californica*)	FT / SSC	Obligate, permanent resident of coastal sage scrub below 2,500 ft in Southern California. Low, coastal sage scrub in arid washes, on mesas and slopes. Not all areas classified as coastal sage scrub are occupied.	**Presumed Absent.** No extensive suitable coastal sage scrub present within the Survey Area. Coastal scrub occurs at the site as small patches within chaparral, which is not preferred nesting habitat for this species.
bank swallow (*Riparia riparia*)	None / CT	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert. Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	**Presumed Absent.** No streams, rivers, lakes, or any other water sources present within the Survey Area.
least Bell's vireo (*Vireo bellii pusillus*)	FE / CE	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2,000 ft. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, *Baccharis*, mesquite.	**Presumed Absent.** No riparian areas within vicinity of water present within the Survey Area.
Mammals			
Mountain lion (*Puma concolor*) [Southern California / Central Coast ESU]	None / SC	Roams through expansive home range that includes variety of habitat types, such as conifer forests, riparian and oak woodlands, streams, chaparral, and grasslands. Large ungulates especially deer are preferred but feeds on variety of large and smaller prey. ESU consists of six genetically distinct subpopulations isolated due to habitat loss and fragmentation. Species requires large areas of relatively undisturbed habitats with adequate connectivity to allow for dispersal and gene flow.	**Moderate Potential.** Expected to occur and move through the Survey Area occasionally, but the Survey Area is not of any particular or special importance to the species.

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Other Special Status Species			
Insects			
monarch – California overwintering population (*Danaus plexippus pop. 1*)	FC / None	Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.	**Presumed Absent.** No suitable overwintering habitat present within the Survey Area.
Fish			
arroyo chub (*Gila orcuttii*)	None / SSC	Native to streams from Malibu Creek to San Luis Rey River basin. Introduced into streams in Santa Clara, Ventura, Santa Ynez, Mojave & San Diego river basins. Slow water stream sections with mud or sand bottoms. Feeds heavily on aquatic vegetation and associated invertebrates.	**Absent.** No aquatic habitat within Survey Area.
Amphibians			
western spadefoot (*Spea hammondii*)	None / SSC	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands. Vernal pools are essential for breeding and egg-laying.	**Presumed Absent.** No seasonal pools for breeding within Survey Area. The site provides suitable terrestrial habitat for cover and foraging, but this species is not known to occur in the Santa Monica Mountains.
Coast Range newt (*Taricha torosa*)	None / SSC	Coastal drainages from Mendocino County to San Diego County. Lives in terrestrial habitats and will migrate over 1 km to breed in ponds, reservoirs and slow moving streams.	**Presumed Absent.** No suitable aquatic features for breeding present within or near the Survey Area.
Reptiles			
California glossy snake (*Arizona elegans occidentalis*	None / SSC	Patchily distributed from the eastern portion of San Francisco Bay, southern San Joaquin Valley, and the Coast, Transverse, and Peninsular ranges, south to Baja California. Generalist reported from a range of scrub and grassland habitats, often with loose or sandy soils.	**Moderate Potential.** Could potentially occur within the scrub and herbaceous habitats located within the Survey Area.

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California legless lizard (*Anniella spp*.)	None / SSC	Contra Costa County south to San Diego, within a variety of open habitats. This element represents California records of Anniella not yet assigned to new species within the Anniella pulchra complex. Variety of habitats; generally in moist, loose soil. They prefer soils with a high moisture content.	**Low Potential.** Suitable habitat present within the Survey Area.
southern California legless lizard (*Anniella stebbinsi*)	None / SSC	Generally south of the Transverse Range, extending to northwestern Baja California. Occurs in sandy or loose loamy soils under sparse vegetation. Disjunct populations in the Tehachapi and Piute Mountains in Kern County. Variety of habitats; generally, in moist, loose soil. They prefer soils with a high moisture content.	**Low Potential.** Suitable habitat present within the Survey Area.
coastal whiptail (*Aspidoscelis tigris stejnegeri*)	None / SSC	Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland & riparian areas. Ground may be firm soil, sandy, or rocky.	**High Potential.** Species is likely to be present within the Survey Area.
western pond turtle (*Emys marmorata*)	None / SSC	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation. Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	**Presumed Absent.** No suitable aquatic habitat present within or near the Survey Area.
coast horned lizard (*Phrynosoma blainvillii*)	None / SSC	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	**Moderate Potential.** Species could potentially inhabit the Survey Area. CNDDB reports multiple occurrences within the surrounding area.
two-striped gartersnake (*Thamnophis hammondii*)	None / SSC	Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft elevation. Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.	**Presumed Absent.** No suitable aquatic habitat present within or near the Survey Area.

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Birds			
tricolored blackbird (*Agelaius tricolor*)	None / SSC	Highly colonial species, most numerous in Central Valley & vicinity. Largely endemic to California. Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	**Presumed Absent.** No open water or marsh habitats for breeding within Survey Area. Also, not expected to occur while foraging, as there are no suitable breeding habitats near the site.
grasshopper sparrow (*Ammondramus sovannarum*)	None / SSC	Uncommon and very local summer resident on grassy slopes and mesas west of the deserts; noted only rarely in migration and in winter. For breeding, grasshopper sparrows require fairly continuous native grassland with occasional taller weedy stems or shrubs for singing perches (Garrett and Dunn 1981). Reported as casual in winter, uncommon spring and summer, and rare in fall in the Santa Monica Mountains.	**Presumed Absent.** No continuous grassland habitat within Survey Area.
golden eagle (*Aquila chrysaetos*)	None / CFP	Rolling foothills, mountain areas, sage-juniper flats, and desert. Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.	**Presumed Absent.** Species would not nest and is not expected to forage or roost within the Survey Area.
short-eared owl (*Assio flammeus*)	None / SSC	Found in swamp lands, both fresh and salt; lowland meadows; irrigated alfalfa fields. Tule patches/tall grass needed for nesting/daytime seclusion. Nests on dry ground in depression concealed in vegetation.	**Presumed Absent.** No suitable habitat present within the Survey Area.
long-eared owl (*Asio otus*)	None / SSC	Riparian bottomlands grown to tall willows and cottonwoods; also, belts of live oak paralleling stream courses. Require adjacent open land, productive of mice and the presence of old nests of crows, hawks, or magpies for breeding. Very rare transient and winter visitant along the coast (Garrett and Dunn 1981). Riparian habitat required; also uses live oak thickets and other dense stands of trees (Zeiner et al. 1990b).	**Presumed Absent.** No suitable habitat present within the Survey Area.

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burrowing owl (*Athene cunicularia*)	None / SSC	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	**Presumed Absent.** Not expected due to small patch size of open habitats at the site and furthermore no suitable burrows for nesting or overwintering were observed.
northern harrier (*Circus cyaneus*)	None / SSC	Uncommon migrant and winter visitor (mid-September to early April) to extensive open freshwater and saltwater marshes, grasslands and agricultural fields. Breeding populations have been virtually extirpated from the coastal lowlands in the Los Angeles area (Garrett et al. 2006).	**Low Potential.** May occur as a forager or transient but would not nest within or inhabit the Survey Area.
white-tailed kite (*Elanus leucurus*)	None / CFP	Rolling foothills and valley margins with scattered oaks and river bottomlands or marshes next to deciduous woodland. Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.	**Low Potential.** May occur as a forager or transient but would not nest within or inhabit the Survey Area.
American peregrine falcon (*Falco peregrinus anatum*)	None / CFP	Near wetlands, lakes, rivers, or other water; on cliffs, banks, dunes, mounds; also, human-made structures. Nest consists of a scrape or a depression or ledge in an open site.	**Presumed Absent.** No suitable habitat present within the Survey Area.

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loggerhead shrike (*Lanius ludovicianus*)	None / SSC	Very rare resident in open areas on the coastal slope of southern California; rare to uncommon in migration and winter. Only a few pairs of this once-abundant predator are still found in our coastal lowlands; small numbers of migrants augment this population from July to March in the Los Angeles region (Garrett et al. 2006). Prefers open habitats with scattered shrubs, trees, posts, fences, utility lines, or other perches. Highest density occurs in open-canopied valley foothill hardwood, valley foothill hardwood-conifer, valley foothill riparian, pinyon-juniper, juniper, desert riparian, and Joshua tree habitats. Sometimes uses edges of denser habitats (Zeiner et al. 1990b).	**Low Potential.** Site contains some marginally suitable habitat for this resident species.
yellow warbler (*Setophaga petechia*)	None / SSC	In the Los Angeles region, a common spring (late April through May) and fall (August to mid-October) migrant throughout the lowlands; a very few remain to winter in willow thickets, exotic growth. Fairly common breeder in tall foothill woodlands of cottonwood, willows or alders near watercourses; some breed in lowland willows in the Los Angeles region (Garrett et al 2006).	**Presumed Absent.** No suitable habitat present within the Survey Area.
Mammals			
pallid bat (*Antrozous pallidus*)	None / SSC	Deserts, grasslands, shrublands, woodlands and forests. Most common in open, dry habitats with rocky areas for roosting. Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	**Low Potential.** Suitable roosting sites may be present within the oak woodlands within the Survey Area.
spotted bat (*Euderma maculatum*)	None / SSC	Occupies a wide variety of habitats from arid deserts and grasslands through mixed conifer forests. Feeds over water and along washes. Feeds almost entirely on moths. Needs rock crevices in cliffs or caves for roosting.	**Presumed Absent.** No suitable roosting sites present within the Survey Area.

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western mastiff bat (*Eumops perotis californicus*)	None / SSC	Many open, semi-arid to arid habitats, including conifer & deciduous woodlands, coastal scrub, grasslands, chaparral, etc. Roosts in crevices in cliff faces, high buildings, trees and tunnels.	**Low Potential.** This species would potentially forage the Survey Area or occur transiently, and could roost temporarily in trees within the Survey Area.
western red bat (*Lasiurus blossevillii*)	None / SSC	Roosts primarily in trees, 2-40 ft above ground, from sea level up through mixed conifer forests. Prefers habitat edges and mosaics with trees that are protected from above and open below with open areas for foraging.	**Low Potential.** Species would potentially roost within the oak woodlands within the Survey Area.
California leaf-nosed bat (*Macrotis californicus)*	None / SSC	Desert riparian, desert wash, desert scrub, desert succulent scrub, alkali scrub and palm oasis habitats. Needs rocky, rugged terrain with mines or caves for roosting.	**Presumed Absent.** No suitable habitat present within the Survey Area.
San Diego desert woodrat (*Neotoma lepida intermedia*)	None / SSC	Coastal scrub of Southern California from San Diego County to San Luis Obispo County. Moderate to dense canopies preferred. They are particularly abundant in rock outcrops, rocky cliffs, and slopes.	**Low Potential.** Species would potentially inhabit the Survey Area, as several woodrat (*Neotoma* sp.) nests would be found within it. However, the site is not rocky and does not contain any rock outcrops, which this species prefers for nesting.
big free-tailed bat (*Nyctinomops macrotis*)	None / SSC	Range (scattered records) extends from San Francisco Bay to Morro Bay, Santa Barbara, and coastal southern California from Los Angeles (Azusa, Burbank, Pomona) and San Bernardino counties southward (Constantine 1998). Need high cliffs or rocky outcrops for roosting sites. Feeds principally on large moths.	**Low Potential.** This species may potentially roost within the oak woodland habitat present within the Survey Area.

Common Name (Scientific Name)	Status (Federal / State)	Primary Habitat Associations	Status on Site / Potential to Occur (Observed, High Potential, Moderate Potential, Low Potential, Presumed Absent, Absent)
American badger (*Taxidea taxus*)	None / SSC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	**Low Potential.** It is unlikely that this species would inhabit the Survey Area. Nonetheless, it cannot be precluded from occurring.