EXHIBIT H

CJ Biomonitoring, LLC

Biological Assessment

23616 Valley View Road
Calabasas, CA 91302

APN
2072-014-005

Permit #: TBD
Project #: TBD

FINAL

Prepared for:
Valley View LLC

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Property and Survey Description

Purpose

The following is a Biological Assessment for the proposed Valley View Road Project (project), which consists of a rectangular property in the middle of the Calabasas Highlands residential development in Calabasas, California. A single-family home is proposed for the site at APN 2072-014-005. This report provides an inventory of the biological resources at the site and an analysis of those impacts to biological resources potentially resulting from implementation of the proposed project. This assessment is intended to assist the City of Calabasas in determining potential impacts to biological resources as part of CEQA analysis. Here we report on the location and significance of both the natural and built features of the site as well as any proposed changes to those features.

The report first covers the literature reviewed and field survey conducted to identify the biological resources already recorded from the region of the project area, followed by a discussion of existing biological conditions including vegetation and plant communities, natural communities of special concern, observed common and special-status plant species, observed common and special-status wildlife, habitat linkages and wildlife movement. A vegetation map and representative photographs of habitat conditions at the project site are provided. This report discusses the existing biological conditions and resources within the study area that may be under the jurisdiction of the California Department of Fish and Wildlife (CDFW) or other responsible agencies. 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.

Project Description

Location

The subject property is centered at roughly 34.130724° N, -118.643770° W, with access along Valley View Road, in the central Santa Monica Mountains of Calabasas, California (**Figure 1**). It is situated in the residential development of Calabasas Highlands and extensive open space exists to the east, south, and west. Calabasas Peak and associated trails are due south of the project site and is connected to a large amount of open space as a part of the Santa Monica Mountains. The subject property is depicted on the Calabasas, California, U.S. Geologic Survey topographic quadrangle. The subject property is generally bordered by residential development (single-family homes with large yards/vacant land) on all sides.

Project

The applicant proposes to build a single-family home at the site (**Figure 2**), and we analyzed one potential location for the subject house within a single area considered the "development area".

Topography, Microclimate and Soils

The "development area" of the subject property is situated between 1381'-1388' above sea level, and features open topography that gently slopes to the south, with a disturbed coast live oak woodland along Valley View Road and the property boundary.

Two distinct vegetation communities were observed, including an oak woodland along Valley View Road, and a ruderal/disturbed vegetation on most of the property (where development is proposed) (**Figure 3a**). Scattered coast live oak trees (tagged) occur along the property boundary, but they have been planned for avoidance in the proposed development footprint.

Soil types have been mapped on the property (Beaudette and O'Geen 2010), and the site is comprised of the Xerorthents-Urban land-Balcom complex, 0 – 30 percent slopes, a loam with weathered bedrock soil originating from sedimentary rock.

Existing Construction

None

History of Site

No known development has occurred on the site though some debris could be seen on the site (**Figure 3b and Figure 4**). The project site within Calabasas Highlands, which is a residential neighborhood with some vacant land parcels. Historical aerials were reviewed and show the project site virtually the same as it is today with open vegetation and a coast live oak woodland along the road. The property is also likely annually thinned, and the cleared areas mowed especially in the southeastern portion of the project site for fuel modification for the surrounding residential development.

Methods

Analysis of the biological resources associated with the proposed project site began with a thorough review of relevant literature followed by a field survey. The literature review provides a baseline from which to evaluate the biological resources potentially present. We reviewed several environmental documents and databases researching topics such as topography, soils data, species occurrences, and local/regional policies. The following sources were among those reviewed in preparation for a field survey, or that were consulted during preparation of this report (for a complete list see the references section):

- Biogeographic Information and Observation System (BIOS)
- California Natural Diversity Database (CNDDB) Rarefind 5
- California Native Plant Society (CNPS) Inventory of Rare and Endangered Vascular Plants of California
- FWS Critical Habitat Mapper for Threatened and Endangered Species
- List of Special Vascular Plants, Bryophytes, and Lichens
- List of Vegetation Alliances and Associations (Natural Communities List)

The field surveys were completed to document the existing conditions on the project site and to determine the potential presence of sensitive biological resources potentially present. Courtney McCammon conducted a biological survey on the morning of November 24th, 2023 (06:18 AM – 09:28 AM). The weather conditions during the survey consisted of cloudy skies with an air temperature ranging from 50 - 61°F with little wind.

Biological Characteristics of Site

Flora

The project site is composed of two major vegetation types: urban/disturbed dominated by non-native annual grasses where the proposed development will occur, and a coast live oak woodland in the north portion of the property along Valley View Road. **Figure 7a** shows the vegetation as mapped by NPS and a revised map is shown in **Figure 7b** for the current vegetation communities on the project site and in the vicinity. A complete plant species list is included in Appendix B.

Quercus agrifolia Forest Alliance

The coast live oak forest is situated primarily north of the project site that features coast live oak (*Quercus agrifolia*) with an understory primarily consisting of black mustard (*Brassica nigra*) and slender wild oat (*Avena barbata*). The *Quercus agrifolia*/Annual Grass-Herb Woodland/Forest Association has a of Global rank G3 and a State rank S3.2 and is considered sensitive by the CDFW.

Urban/Disturbed or Built-Up

Areas mapped in this classification are barren or consist primarily of sparse cover of non-native ruderal species. These areas have been graded or cleared of vegetation and may be mowed or otherwise disturbed on a regular basis. Within the project area, this includes proposed site for the residence and extends south. Selected species observed include tocalote (*Centauria melitensis*), bromes, horseweed (*Erigeron canadensis*), and black mustard (*Brassica nigra*). These areas generally lack native species.

Wildlife/Wildlife Movement

We observed a normal and expected amount of wildlife activity during the site visits, given the time of year and day. The property is entirely un-fenced, so no impediments to free movement of wildlife was noted. Several birds noted are species typical of oak woodland and dense/intact chaparral, including Spotted towhee (*Pipilo maculatus*) and White-breasted nuthatch (*Sitta carolinensis*).

No mammals were observed, though they could potentially use the project site and other vacant lands as movement corridors from one open space to another. No obvious wildlife pathways were observed in the vicinity.

Wildfire

As of 2010-2012, the mean fire interval (1925-2010) in the vicinity of the subject property is 22-42 years[1], with a minimum of 20 years since the last fire[2]. This is a relatively long fire frequency for the Santa Monica Mountains region overall.

[1] http://www.nps.gov/samo/learn/management/loader.cfm?csModule=security/getfile&pageID=624275
[2] https://en.wikipedia.org/wiki/Corral_Fire

Sensitive Biological Resources

Special-Status Species

Plants

Table 1 lists the special-status plant species recorded as occurring in the Calabasas quadrangle (USGS) and the 8 surrounding quads, according to CNDDB (search conducted November 22, 2023). The habitat requirements for each species listed was assessed with respect to the vicinity of the subject property, and the likelihood of occurrence is presented in the table.

Table 1. Potentially Occurring Special-Status Plant Species (SMM = Santa Monica Mountains).

	Latin name	Common name	Federal status	State status	Local range and habitat	Potential for occurrence
BRYOPHYTES, ETC.						
	Tortula californica	California screw moss	None	1B.2	Unknown	Unknown
APIACEAE						
	Spermolepis lateriflora	western bristly scaleseed	None	2A	Rocky or sandy habitat; Sonoran desert scrub.	None; out of range.
ASPLENIACEAE						
	Asplenium vespertinum	Western spleenwort	None	4.2	Grows in moist, shady, rocky places such as the shadows beneath cliff overhangs.	None; out of range.
ASTERACEAE						
	Baccharis malibuensis	Malibu baccharis	None	1B.1	Rocky/gravelly patches within chaparral and adjacent oak woodland.	Low potential; not observed during site visits but some habitat appears suitable.
	Baccharis plummerae	Plummer's baccharis	None	4.3	Shaded areas beneath oak woodland and mature chaparral, occasionally found in more open coastal sage scrub in mesic exposures.	Low potential; not observed during site visits but some habitat appears suitable.
	Deinandra minthornii	Santa Susana tarplant	None	Rare, 1B.2	Chaparral, coastal scrub/ rocky.	Low potential; not observed during site visits and not known from this particular area of the SMM.
	Isocoma menziesii var. decumbens	Decumbent goldenbush	None	1B.2	Coastal bluffs along immediate coast.	None; out of range/no habitat
	Lasthenia glabrata ssp. coulteri	Coulter's goldfields	None	1B.1	Mesic grassland and alkali sink habitat along coastal plain.	None; out of range/no habitat
	Pentachaeta lyonii	Lyon's pentachaeta	Endangered	Endangered	Patches of thin, rocky/gravelly soil, volcanic formations.	Low potential; not observed during site visits.

	Latin name	Common name	Federal status	State status	Local range and habitat	Potential for occurrence
	Senecio aphanactis	chaparral ragwort	None	2B.2	Chaparral, cismontane woodland, coastal scrub/ alk.	Low potential; not observed during site visits.
BORAGINACEAE						
	Harpagonella palmeri	Palmer's grapplinghook	None	4.2	Coastal scrub, chaparral, valley and foothill grassland/ clay.	Low potential; not observed during site visits.
BRASSICACEAE						
	Dithyrea maritime	Beach spectaclepod	None	Threatened	Coastal strand	None; out of range/no habitat.
CHENOPODIACEAE						
	Atriplex coulteri	Coulter's saltbush	None	1B.2	Coastal bluffs	None; out of range/no habitat.
	Atriplex pacifica	South Coast saltscale	None	1B.2	Coastal bluffs	None; out of range/no habitat.
	Atriplex parishii	Parish's saltbush	None	1B.1	Coastal bluffs	None; out of range/no habitat.
	Atriplex serenana var. davidsonii	Davidson's saltscale	None	1B.2	Scattered populations in coastal saltmarsh.	None; no habitat and not observed in cleared areas.
CONVOLVULACEAE						
	Calystegia peirsonii	Pierson's morning-glory	None	4.2	Chaparral, chenopod scrub, cismontane woodland, coastal scrub, lower montane coniferous forest, valley and foothill grassland.	Low potential; not observed during site visits.
	Convolvulus simulans	Small-flowered morning-glory	None	4.2	Heavy clay soil, often rich in other native annuals and usually within grassland or open coastal sage scrub.	Low potential; not observed during site visits and site lacks heavy clay soil.
	Dichondra occidentalis	Western dichondra	None	4.2	Northern coastal scrub, coastal sage scrub, foothill woodland, chaparral, valley grassland.	Low potential; not observed during site visits.
CRASSULACEAE						
	Dudleya blochmaniae ssp. blochmaniae	Blochman's dudleya	None	1B.1	Coastal sage scrub and valley grassland.	Low potential; not observed during site visits.
	Dudleya cymose ssp. agourensis	Agoura Hills dudleya	Threatened	1B.2	Open, rocky, volcanic slopes.	None; out of range/no habitat.

	Dudleya cymosa ssp. marcescens	marcescent dudleya	Threatened	Rare, 1B.2	Chaparral and in shaded, rocky, volcanic outcrops and slopes.	None; out of range.
	Dudleya cymosa ssp. ovatifolia	Santa Monica dudleya	Threatened	1B.1	Coastal sage scrub and chaparral.	Low potential; not observed during site visits.
	Dudleya multicaulis	many-stemmed dudleya	None	1B.2	No extant or historical occurrences in SMM.	None; out of range.
	Dudleya parva	Conejo dudleya	Threatened	1B.2	North facing volcanic cliffs adjacent to grassland.	None; out of range/no habitat.
FABACEAE						
	Astragalus brauntonii	Braunton's milk-vetch	Endangered	Endangered	Chaparral, coastal scrub valley and foothill grassland/ recent burns or disturbed areas, usually sandstone with carbonate layers.	Low potential; not observed during site visits and no calcareous soil observed.
	Astragalus pycnostachyus var. lanosissimus	Ventura marsh milk-vetch	Endangered	Endangered	Coastal saltmarsh.	None; out of range/no habitat
	Astragalus tener var. titi	Coastal dunes milk-vetch	Endangered	Endangered	Coastal strand.	None; out of range/no habitat
	Lupinus paynei	Payne's bush lupine	None	1B.1	Coastal scrub, riparian scrub, valley and foothill woodland	Low potential; woodland habitat on site but not observed during site visit.
FAGACEAE						
	Quercus dumosa	Nuttall's scrub-oak	None	1B.1	Single plant known from Los Angeles Co. (Baldwin Hills).	None; out of range/no habitat.
HYDROPHYLLACEAE						
	Phacelia hubbyi	Hubby's phacelia	None	4.2	Chaparral, Coastal scrub, Valley and foothill grassland	None; out of range/no habitat.
	Phacelia ramosissima var. austrolitoralis	south coast branching phacelia	None	3.2	Chaparral, Coastal dunes, Coastal scrub, Marshes and swamps (coastal salt)	None; out of range/no habitat.
JUGLANDACEAE						
	Juglans californica	southern California black walnut	None	4.2	Chaparral, cismontane woodland, coastal scrub/ alluvial.	Moderate potential; not encountered on project site, but could be prevalent nearby.
JUNCACEAE						
	Juncus acutus ssp. leopoldii	Southwestern spiny rush	None	4.2	Brackish wetland and wetland edge habitat, particularly in coastal plain habitat.	None; not observed during site visit and no wetland habitat.

	Latin name	Common name	Federal status	State status	Local range and habitat	Potential for occurrence
LAMIACEAE						
	Lepechinia fragrans	Fragrant pitcher sage	None	4.2	Shady areas of high chaparral and oak woodland.	Low potential; not observed during site visits, but habitat appears suitable.
	Monardella hypoleuca ssp. hypoleuca	White-veined monardella	None	1B.3	Localized in handful of sites along permanent streams along deep, shady canyons of central SMM.	None; out of range/no habitat.
LILIACEAE (expanded)						
	Calochortus catalinae	Catalina mariposa-lily	None	4.2	Chaparral, cismontane woodland, coastal scrub, valley and foothill grassland.	Low potential; not observed during site visits and not surveyed in flowering period.
	Calochortus clavatus (vars. clavatus/gracilis)	"Yellow" mariposa-lily	None	4.3/1B.2	Chaparral, coastal scrub, valley and foothill grassland.	Low potential; not observed during site visits and not surveyed in flowering period.
	Calochortus fimbriatus	late-flowered mariposa lily	None	1B.3	Dry habitats with heavy or rocky soil.	Low potential; not observed during site visits and not surveyed in flowering period.
	Calochortus plummerae	Plummer's mariposa-lily	None	4.2	Chaparral, cismontane woodlands, coastal scrub, Lower montane coniferous forests, valley and foothill grassland/ granitic, rocky.	Low potential; not observed during site visits and not surveyed in flowering period.
	Lilium humboldtii ssp. humboldtii	Humboldt lily	None	4.2	Chaparral, moist canyons, protected places on slopes or flats often alongside streams.	None; out of range/no habitat.
	Lilium humboldtii ssp. ocellatum	Ocellated humboldt lily	None	4.2	Chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest.	None; out of range/no habitat.
MALVACEAE						
	Sidalcea neomexicana	Salt spring checkerbloom	None	2B.2	Locally extinct	None; out of range

	Latin name	Common name	Federal status	State status	Local range and habitat	Potential for occurrence
MONTIACEAE						
	Calandrinia breweri	Brewer's calandrinia	None	4.2	Infrequently found on recent burns; few modern records.	Low potential; possible in rocky/open soil, but very rare in area.
ONAGRACEAE						
	Camissoniopsis lewisii	Lewis' evening-primrose	None	3	Restricted to sandy coastal flats.	No habitat (coastal dunes/flats)
OROBANCHACEAE						
	Chloropyron maritimum ssp. maritimum	Saltmarsh bird's-beak	Endangered	Endangered	Saltmarshes along coast	None; no habitat (salt marsh).
POACEAE						
	Hordeum intercedens	vernal barley	None	3.2	Coastal dunes, Coastal scrub, Valley and foothill grassland (saline flats and depressions), Vernal pools	None; no habitat (vernal pools and coastal dunes).
	Romneya coulteri	Coulter's matilija poppy	None	4.2		
	Orcuttia californica	California orcutt grass	Endangered	Endangered	Vernal pools.	No habitat (vernal pools).
POLEMOIACEAE						
	Navarretia ojaiensis	Ojai navarretia	None	1B.1	Mostly found at chaparral-woodland ecotones.	None; out of range/no habitat.
POLYGALACEAE						
	Polygala cornuta var. fishiae	Fish's milkwort	None	4.3	Locally common under oaks in shady canyons of SMM.	Low potential; uncommon species not observed during site visit, but possible elsewhere on property.

	Latin name	Common name	Federal status	State status	Local range and habitat	Potential for occurrence
	Chorizanthe parryi var. fernandina	San Fernando Valley spineflower	Proposed Threatened	Endangered	Restricted to siltstone-derived vernal pools along Los Angeles-Ventura Co. line.	None; out of range
	Chorizanthe parryi var. parryi	Parry's spineflower	None	1B.1	Mostly found in chaparral scrub plant communities.	None; out of range/no habitat.
	Dodecahema leptoceras	Slender-horned spineflower	Endangered	Endangered	Chaparral, cismontane woodland, coastal scrub (alluvial fan)/ sandy.	No habitat (arid washes).
	Eriogonum crocatum	conejo buckwheat	None	Rare; 1B.2	Dry rocky slopes and rock faces on the northwestern edge of the Santa Monica Mountains.	Low potential; not observed during site visit and no rack faces on site.
RANUNCULACEAE						
	Delphinium parryi ssp. blochmaniae	dune larkspur	None	1B.2	Coastal chaparral in sandy habitats.	No habitat (sandy).
	Delphinium parryi ssp. purpureum	Mt. Pinos larkspur	None	4.3	Chaparral, Mojavean desert scrub, pinyon and juniper woodland.	None; no habitat.
ROSACEAE						
	Cercocarpus betuloides var. blancheae	island mountain-mahogany	None	4.3	Closed cone coniferous forest, chaparral.	None; no habitat.
	Horkelia cuneata var. puberula	mesa horkelia	None	1B.1	Sandy or gravelly. Chaparral (maritime), Cismontane woodland, coastal scrub.	None; extirpated/out of range
RUSCACEAE						
	Nolina cismontana	chaparral nolina	None	1B.2	Coastal mountain ranges in dry chaparral and coastal sage scrub.	Low potential; not observed during site visit, but habitat appears suitable.
SOLANACEAE						
	Physalis lobata	lobed ground-cherry	None	2B.3	Grows in open, dry habitat, including disturbed areas.	Low potential; not observed during the site visit in open disturbed areas.
THELYPTERIDACEAE						
	Thelypteris puberula var. sonorensis	Sonoran maiden fern	None	2B.2	Local in deep, shady canyons of western and central SMM.	None; out of range/no habitat.

We documented no special-status plants at the subject property during our site visits, although it is possible, that some special-status species occur in the vicinity and potentially on the project site. No old stalks of special-status species were observed but a spring-time flowering survey could be conducted to be certain.

Plant Communities

Several special-status plant community have been recorded as occurring in the eight USGS quads surrounding the Calabasas quad, according to CNDDB (search conducted November 22, 2023):

- Southern California Coastal Lagoon
- Southern California Steelhead Stream
- California Walnut Woodland
- Cismontane Alkali Marsh
- 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 Woodland
- Southern Willow Scrub
- Valley Needlegrass Grassland
- Valley Oak Woodland

None of these communities was found to be present. The oak woodland at the site is not strongly associated with a waterway. Therefore, it is not an oak riparian system, but it is typical of north-facing slopes throughout the Santa Monica Mountains.

Wildlife

Table 2 lists the special-status wildlife species recorded as occurring in the Calabasas quadrangle (USGS) and the 8 surrounding quads, according to CNDDB (search conducted November 22, 2023). The habitat requirements for each species listed was assessed with respect to the vicinity of the subject property, and the likelihood of occurrence is presented in the table.

Table 2. Potentially Occurring Special-Status Wildlife Species.

	Latin name	Common name	Fed. Status	State Status	Local habitat and range	Potential for occurrence
BIRDS						
	Accipiter cooperii	Cooper's hawk	-	WL	Historically, dense stands of live oaks and riparian woodlands. Can also be highly urban species nesting in non-native trees.	High potential; likely breeding resident in vicinity.
	Accipiter gentilis	Northern goshawk	-	SSC	Listed in error; no credible records.	None; no habitat.
	Accipiter striatus	Sharp-shinned hawk	-	WL	Woodlands and forages over dense chaparral and scrublands.	Low potential; possible in winter.
	Agelaius tricolor	tricolored blackbird	-	Threatened; SSC	Freshwater marshes and riparian scrub.	Low potential; no habitat.
	Aimophila ruficeps canescens	Southern California rufous-crowned sparrow	-	WL	Common breeding resident in coastal sage scrub.	Low potential; prefers more open/grassy habitat
	Ammodramus savannarum	grasshopper sparrow	-	SSC	Tall grasslands.	None; no habitat.
	Aquila chrysaetos	Golden eagle	-	FP , WL	Mountains, deserts, and open country.	Low potential; no modern records in area.
	Ardea alba	Great egret	-	-	Shallow water and along shores of estuaries, lakes, ditches, and slow-moving streams, in salt ponds and mudflats, and in irrigated croplands and pastures; requires groves of trees that are relatively isolated from human activities for nesting and roosting.	Low potential; possible as a transient.

	Latin name	Common name	Fed. Status	State Status	Local habitat and range	Potential for occurrence
	Ardea herodias	Great blue heron	-	-	Shallow, open water and open fields; nests in secluded groves of tall trees.	Low potential; possible as a transient.
	Athene cunicularia	Burrowing owl	-	SSC	Grasslands and open scrub.	Low potential; no habitat.
	Buteo swainsoni	Swainson's hawk	-	T	Open riparian habitat, in scattered trees or small groves in sparsely vegetated flatlands; typical habitat is open desert, grassland, or cropland.	Low potential; possible as a transient.
	Charadrius nivosus nivosus	western snowy plover	Threatened	SSC	Sandy coastal beaches and shallow alkaline lakes.	None; no habitat.
	Circus hudsonius	northern harrier	-	SSC	Coastal salt marsh, freshwater marsh, grasslands, and agricultural fields.	Low potential; possible as a transient.
	Elanus leucurus	White-tailed kite	-	FP	Open vegetation and uses dense woodlands for cover.	Low potential; possible as a transient.
	Empidonax traillii extimus	Southwestern willow flycatcher	Endangered	Endangered	Riparian woodlands that contain water and low willow thickets.	Low potential; possible as a transient.
	Eremophila alpestris actia	California horned lark	-	WL	Grasslands, disturbed areas, agriculture fields, and beach areas.	Low potential; possible as a transient.
	Falco mexicanus	Prairie falcon	-	WL	Grasslands, savannas, rangeland, agricultural fields, and desert scrub; requires sheltered cliff faces for shelter.	Low potential; possible as a transient.
	Falco peregrinus anatum	American peregrine falcon	-	FP	Occurs most frequently along the coast and over other large bodies of water.	Low potential; possible as a transient.
	Gavia immer	common loon	-	SSC	Nests around forested lakes and rivers.	None; no habitat.
	Haliaeetus leucocephalus	bald eagle	Delisted	Endangered	Lakes, reservoirs, rivers, offshore islands, and some rangelands and coastal wetlands in southern California.	Low potential; possible as a transient.

	Latin name	Common name	Fed. Status	State Status	Local habitat and range	Potential for occurrence
	Icteria virens	yellow-breasted chat	-	SSC	Riparian thickets and riparian woodlands with a dense understory.	None; no habitat.
	Lanius ludovicianus	loggerhead shrike	-	SSC	Grasslands with scattered shrubs, trees, fences or other perches.	Low potential; possible as a transient.
	Pelecanus occidentalis californicus	California brown pelican	Delisted	FP	Marine species.	None; no habitat.
	Polioptila californica californica	Coastal California gnatcatcher	Threatened	SSC	Coastal sage scrub in areas of flat or gently sloping terrain.	None; no habitat.
	Riparia riparia	bank swallow	-	Threatened	Found near water including riverbanks, creeks, lakes.	Low potential; possible as a transient.
	Setophaga petechia	yellow warbler	-	SSC	Common nester in riparian woodland (where extensive).	Low potential; possible as a transient.
	Sternula antillarum browni	California least tern	Endangered	Endangered	Prefers broad, level expanses of open sandy or gravelly beach, dredge spoil or other open shoreline areas, and broad river valley sandbars.	None; no habitat.
	Synthliboramphus scrippsi	Scripps's murrelet	Candidate	Threatened	Steep cliffs above the ocean. Offshore in the winter.	None; no habitat.
	Vireo bellii pusillus	least Bell's vireo	Endangered	Endangered	Riparian vegetation with extensive willows below 2,000 ft.	None; no habitat.
CRUSTACEANS						
	Streptocephalus woottoni	Riverside fairy shrimp	Endangered	-	Vernal pools with clear to tea-colored water in grass or mud-bottomed swales.	Not expected. No suitable habitat on site.
FISH						
	Eucylogobius newberryi	tidewater goby	Endangered	SSC	Marine/aquatic species.	Not expected. No suitable habitat on site.
	Gila orcuttii	arroyo chub	-	SSC	Slow-moving or backwater sections of warm to cool streams with mud or sand substrates.	Not expected. No suitable habitat on site.

	Latin name	Common name	Fed. Status	State Status	Local habitat and range	Potential for occurrence
	Oncorhynchus mykiss irideus	steelhead – southern California DPS	-	-	Cold fresh water draining to ocean.	Not expected. No suitable habitat on site.
INVERTEBRATES						
	Danaus plexippus pop. 1	monarch - California overwintering population	Candidate	-	Winter roost sites located in wind-protected tree groves (gum trees, Monterey pine, and cypress trees), with nectar and water sources nearby.	Not expected. No suitable roosting habitat on site.
	Euphydryas editha quino	Quino checkerspot butterfly	Endangered	-	Open sage scrub & grasslands containing the host plant species *Plantago erecta*.	Not expected. No suitable habitat on site.
	Socalchemmis gertschi	Gertsch's socalchemis spider	-	-	Unk.	Unk.
	Trimerotropis occidentiloides	Santa Monica grasshopper	-	-	Unk.	Unk.
MAMMALS						
	Antrozous pallidus	pallid bat	-	SSC	Arid habitats, including grasslands, shrublands, woodlands, and forests; prefers rocky outcrops, cliffs, and crevices with access to open habitats for foraging.	Moderate potential; foraging overhead only.
	Euderma maculatum	spotted bat	-	SSC	Deserts, scrublands, chaparral, and coniferous woodlands.	Moderate potential; foraging overhead only.
	Eumops perotis californicus	western mastiff bat	-	SSC	Primarily arid lowlands and coastal basins with rugged, rocky terrain, along with suitable crevices for day-roosts.	Moderate potential; foraging overhead only.
	Lasiurus blossevillii	western red bat	-	SSC	Likely favors tall trees for roosting.	Moderate potential; roosting in trees and foraging overhead.

	Latin name	Common name	Fed. Status	State Status	Local habitat and range	Potential for occurrence
	Macrotus californicus	California leaf-nosed bat	-	SSC	Desert riparian, desert wash, desert scrub, desert succulent scrub, alkali desert scrub, and palm oasis.	Low potential; very limited suitable habitat and species is very rare in the region.
	Neotoma lepida intermedia	San Diego desert woodrat	-	SSC	Chaparral and coastal sage scrub.	Low potential; requires cactus.
	Taxidea taxus	American badger	-	SSC	Drier open stages of shrub, forest, and herbaceous habitats with friable soils.	Not expected. No suitable habitat on site.
REPTILES						
	Anniella sp.	legless lizard	-	SSC	Stabilized dunes, beaches, dry washes, pine, oak, and riparian woodlands, and chaparral; associated with sparse vegetation with sandy or loose, loamy soils.	Low potential; site disturbance and surrounding development likely dissuades this species from occurring.
	Arizona elegans occidentalis	California glossy snake	-	SSC	Arid scrub, rocky washes, grassland, chaparral.	Not expected. No suitable habitat on site.
	Aspidoscelis tigris stejnegeri	coastal whiptail	-	SSC	Open areas in semiarid grasslands, scrublands, and woodlands.	Moderate potential; occurs widely in various habitats.
	Coleonyx variegatus abbotti	San Diego banded gecko	-	SSC	Coastal scrub chaparral and desert scrub habitats, preferring granite or rocky outcrops within those habitats.	Not expected; no suitable habitat on site.
	Diadophis punctatus modestus	San Bernardino ringneck snake	-	-	Woodlands, grassland, chaparral, and scrub habitats; often found in mesic areas under rocks, logs, and debris.	Moderate potential; resident in area and found in various habitats.
	Emys marmorata	western pond turtle	-	SSC	Streams, ponds, freshwater marshes, and lakes with growth of aquatic vegetation.	Not expected; no suitable habitat on site.

	Latin name	Common name	Fed. Status	State Status	Local habitat and range	Potential for occurrence
	Lampropeltis zonata (pulchra)	(San Diego) mountain kingsnake	-	WL	Rocky areas usually near streams.	Not expected. No suitable habitat on site.
	Phrynosoma blainvillii	coast horned lizard	-	SSC	Relatively open grasslands, scrublands, and woodlands with fine, loose soil.	Low potential; resident in area, but no open/sandy scrub habitat.
	Salvadora hexalepis virgultea	coast patch-nose snake	-	SSC	Large tracts of undisturbed coastal sage scrub and chaparral, with loose soil.	Not expected. No suitable habitat on site.
	Thamnophis hammondii	Two-striped gartersnake	-	SSC	Perennial and intermittent streams having rocky or sandy beds and artificially-created aquatic habitats; requires dense riparian vegetation.	Not expected; no suitable habitat on site.
	Thamnophis sirtalis ssp.	South coast gartersnake	-	SSC	Restricted to marsh and upland habitats near permanent water that support riparian vegetation.	Not expected; no suitable habitat on site.
AMPHIBIANS						
	Anaxyrus californicus	arroyo toad	Endangered	SSC	Restricted to rivers that have shallow, gravely pools adjacent to sandy terraces that have a nearly complete closure of cottonwoods, oaks, or willows.	Not expected; no suitable habitat on site.
	Rana draytonii	California red-legged frog	Threatened	SSC	Extirpated, now being re-introduced locally in sites around SMM.	Not expected; no suitable habitat on site.
	Spea hammondii	western spadefoot	-	SSC	Open areas in lowland grasslands, chaparral, and pine-oak woodlands; require temporary rain pools that last approximately three weeks and lack exotic predators.	Not expected; no suitable habitat on site.
	Taricha torosa	Coast Range newt	-	SSC	Rocky, permanent creeks, typically under shade of oaks.	Not expected; no suitable habitat on site.

SSC = Species of Special Concern (State of California); FP = Fully-protected (State of California; WL = WatchList (State of California)

No special-status wildlife was observed during the site visit. The site may support several CNDDB-tracked reptiles, mammals, and birds. In particular, Cooper's hawk are common and widespread finding suitable nesting sites throughout the area in a variety of habitats. Suitable nesting and foraging habitat exists on and adjacent to the project site.

Certain reptiles may be supported by the project site, particularly coastal whiptail and legless lizard, both locally common in the area. The legless lizard prefers loose soil with some detritus, which is present on most of the site with the coast live oak tree leaves creating a deep layer on the site. Coastal whiptail prefers vegetated areas with rocky, loose soil and could occur on most of the project site. Sensitive mammals that could occur include several bats but they are more likely to forage over the project site rather than use the habitat for roosting.

Designated Critical Habitat

The project site is not located within or adjacent to USFWS-designated Critical Habitat for any species.

Jurisdictional Wetlands and Waters

A formal jurisdictional delineation was not conducted as a part of this biological assessment. However, a riprap lined drainage, is west of the project site. This drainage empties into a large, grated storm drain where it meets Valley View Road. It appears to begin south of the project site up along Summit Drive. Single family residential homes have been built along the drainage as well. The drainage is not depicted on the National Wetlands Inventory mapping program, so it was likely created to convey runoff from the Calabasas Highlands development.

Oaks/Native Trees

At least six (6) coast live oak trees are within the project site are large enough to be protected under associated regulations and are treated under a separate tree report. Some encroachment into the dripline of protected trees is anticipated and is covered in the next section "Summary of Impacts".

Impact Analysis

Summary of Impacts

We calculate that the proposed house and driveway would occupy and permanently displace 185 square feet of Coast Live Oak Woodland/Forest and 0.02 acres of Urban/Disturbed or Built-Up habitat. With the 200’ required fuel modification zone, the project could affect 2.29 acres of Urban/Disturbed or Built-Up habitat and 0.14 acres of Coast Live Oak Woodland/Forest.

Table 1. Summary of Impacts to vegetation and habitat in acres (unless otherwise noted).

Vegetation communities affected within 100ft fuel modification zones	
Q. agrifolia Woodland/Forest Alliance	0.14
Urban/Disturbed or Built-up	0.59
Vegetation communities affected within 200ft fuel modification zones	
Q. agrifolia Woodland/Forest Alliance	0.00
Urban/Disturbed or Built-up	1.70
Vegetation communities affected by footprint, including driveway, fire department turnaround, residence	
Q. agrifolia Woodland/Forest Alliance	180 sq ft
Urban/Disturbed or Built-up	0.02
Vegetation communities affected by residence	
Q. agrifolia Woodland/Forest Alliance	0.00
Urban/Disturbed or Built-up	0.02

Recommendations

Protected Trees

Approximately six (6) protected trees were found on the project site and should be considered in any construction activities on the project site. The trees are discussed at length in a separate arborist report. All protection measures discussed in the arborist report should be implemented on the project site during all stages of construction.

Nesting Birds

Suitable habitat for tree, shrub, and ground-nesting avian species exists on the project site. Such birds are protected under the Migratory Bird Treaty Act and CDFW Code. If work is to be done during the avian breeding season (February 1 – August 31), it is recommended that a qualified biologist conduct a nesting bird survey to identify any potential nesting activity within one week before the start of construction.

If active nests are observed, the nest site should be clearly marked with flagging a reasonable distance away so as not to disturb the birds. The location should be discussed with the construction crew so as not to disturb the nest. The tree or structure with the active nest should not be disturbed such as through trimming or removal for the duration of construction activity that occurs within 100 feet of the nest (possibly up to 300 feet for any raptor species) until the nestlings have fledged as confirmed by a qualified biologist. All construction activity in the vicinity of active nests must be conducted in the presence of a qualified biological monitor, and encroachment of construction activities may be permitted at the discretion of the biological monitor.

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Appendices

Appendix A. Site photographs and maps.

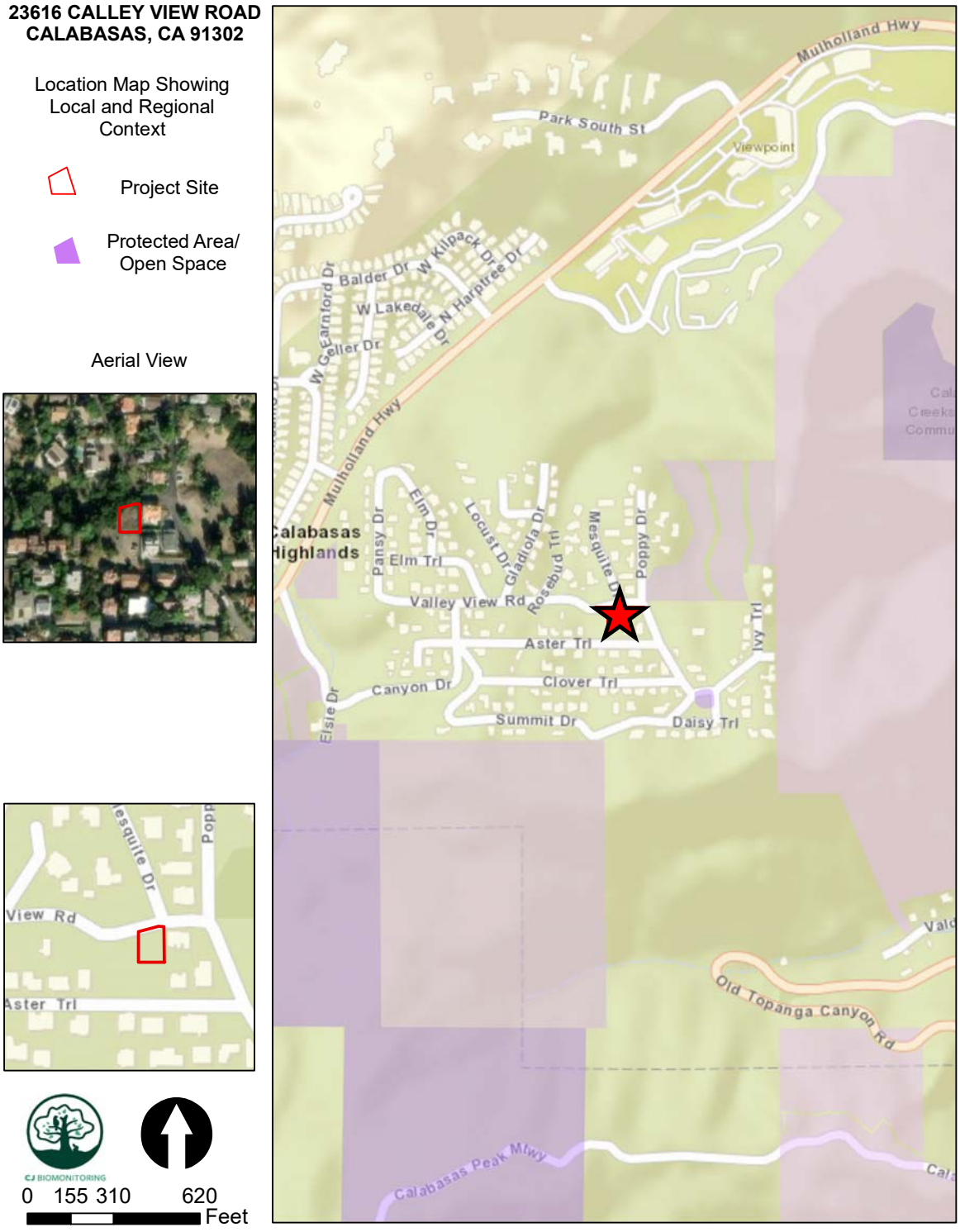
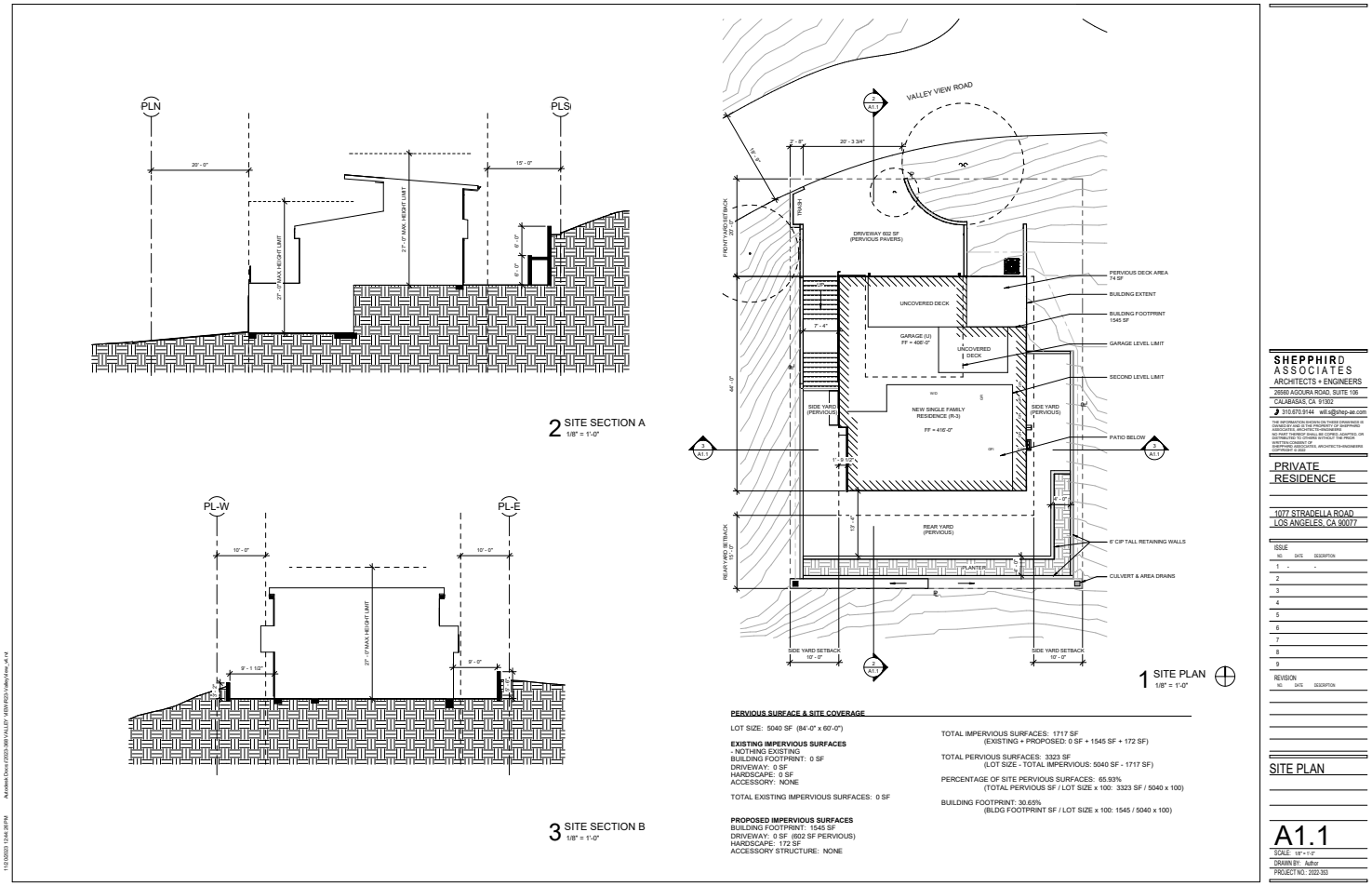


Figure 1. Location of subject property.



PERVIOUS SURFACE & SITE COVERAGE

LOT SIZE: 5040 SF (84'-0" x 60'-0")

EXISTING IMPERVIOUS SURFACES
- NOTHING EXISTING
BUILDING FOOTPRINT: 0 SF
DRIVEWAY: 0 SF
HARDSCAPE: 0 SF
ACCESSORY: NONE

TOTAL EXISTING IMPERVIOUS SURFACES: 0 SF

PROPOSED IMPERVIOUS SURFACES
BUILDING FOOTPRINT: 1545 SF
DRIVEWAY: 0 SF (602 SF PERVIOUS)
HARDSCAPE: 172 SF
ACCESSORY STRUCTURE: NONE

TOTAL IMPERVIOUS SURFACES: 1717 SF
(EXISTING + PROPOSED: 0 SF + 1545 SF + 172 SF)

TOTAL PERVIOUS SURFACES: 3323 SF
(LOT SIZE - TOTAL IMPERVIOUS: 5040 SF - 1717 SF)

PERCENTAGE OF SITE PERVIOUS SURFACES: 65.93%
(TOTAL PERVIOUS SF / LOT SIZE x 100: 3323 SF / 5040 x 100)

BUILDING FOOTPRINT: 30.65%
(BLDG FOOTPRINT SF / LOT SIZE x 100: 1545 / 5040 x 100)

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PRIVATE RESIDENCE

1077 STRADELLA ROAD
LOS ANGELES, CA 90077

ISSUE

NO	DATE	DESCRIPTION
1	-	-
2		
3		
4		
5		
6		
7		
8		
9		

REVISION

NO	DATE	DESCRIPTION

SITE PLAN

A1.1

SCALE: 1/8" = 1'-0"
DRAWN BY: Author
PROJECT NO.: 2022-353

Figure 2. Proposed site plan for subject property.

Figure 3a. Standing in the northeast corner of the lot, looking southwest towards the proposed development area.

Figure 3b. The proposed development area with ruderal vegetation in the foreground and coast live oak trees in the background.

Figure 4. Another view of the proposed development area where ruderal vegetation currently exists.

Figure 5. The rip-rap lined drainage west of the subject property that empties out into a storm drain on Valley View Road.

Figure 6. Photo showing the coast live oak forest alliance that sits along Valley View Road and extends into the subject property.

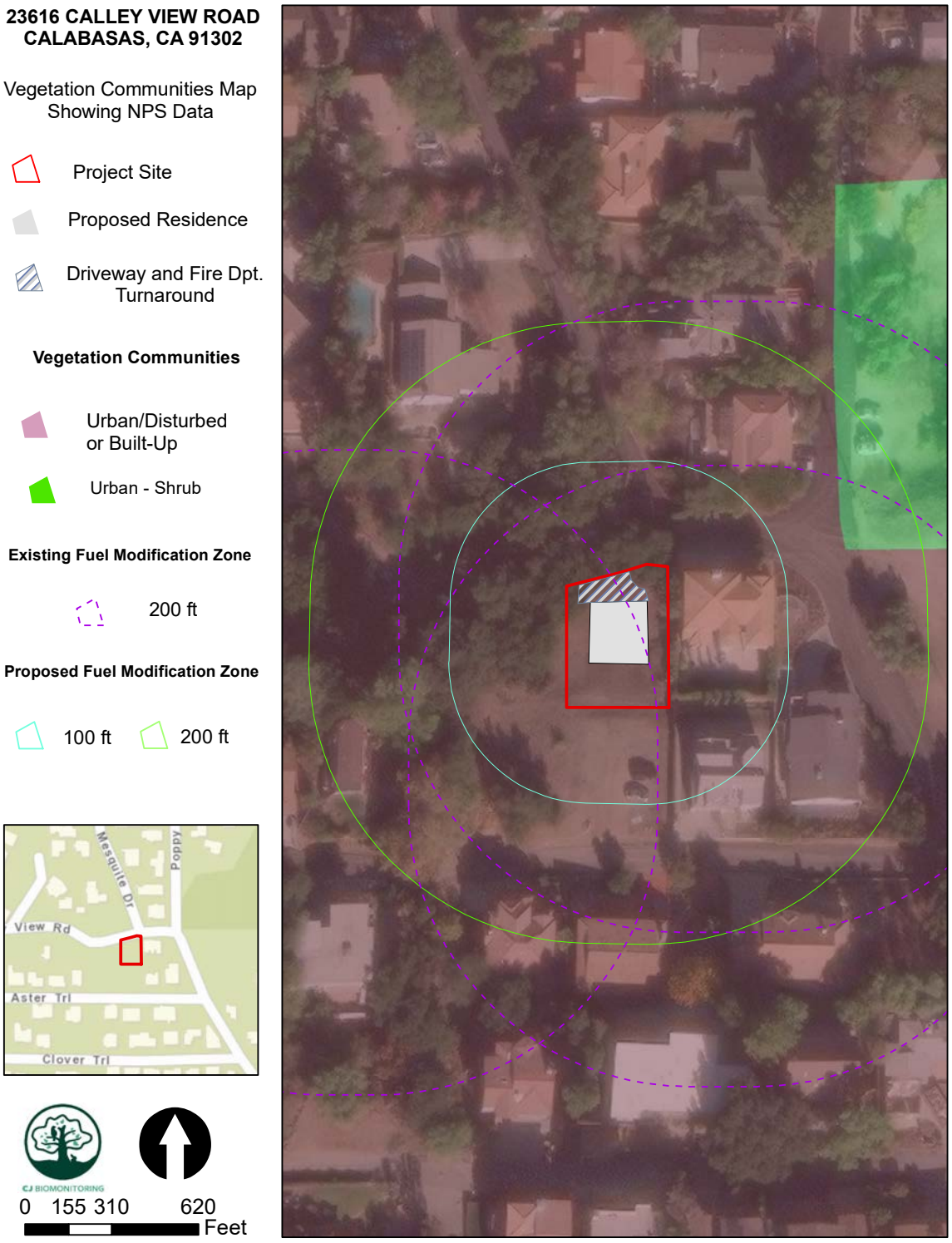

Figure 7a. Overview of major vegetation communities of subject property relative to proposed structure and driveway/turnaround, summarized from categories mapped by AIS/ESRI (2007).

Figure 7b. Actual vegetation categories, observed from field visits in late 2023.

Figure 8. Location of sensitive biological resources, including protected trees (based on diameter).

Appendix B. Species Lists

Plant list for Valley View Road property
Based on a site visit by Courtney McCammon, CJ Biomonitoring, November 24, 2023.

This list excludes ornamental/non-naturalized species obviously planted, including pines, peppers, plants in flowerbeds, etc. Asterisks denote non-native/non-naturally-occurring species.

DICOTS

ANACARDIACEAE

Rhus integrifolia lemonadeberry

ASTERACEAE

Erigeron bonariensis flax-leaved horseweed*
Sonchus oleraceus common sow-thistle*
Helminthotheca echioides Bristly ox-tongue*

BORAGINACEAE

Eucrypta chrysanthemifolia common eucrypta

BRASSICACEAE

Hirschfeldia incana Mediterranean mustard*

CAPRIFOLIACEAE

Lonicera subspicata southern honeysuckle

EUPHORBIACEAE

Ricinus communis castor bean*

FAGACEAE

Quercus agrifolia coast live oak

GERANIACEAE

Erodium botrys broad leaf filaree*

POLYGONACEAE

Eriogonum fasciculatum California buckwheat

ROSACEAE

Heteromeles arbutifolia toyon

MONOCOTS

POACEAE

Avena sp. wild oat*
Bromus diandrus ripgut brome*

Bird list for Valley View Road property

Based on site visits by Courtney McCammon, CJ Biomonitoring, November 24, 2023.

Valley View Road, Los Angeles, California, US
November 24, 2023 06:18 AM – 09:28 AM
Comments: 50-61F; clear/calm

California Scrub-Jay (*Aphelocoma californica*)

Spotted Towhee (*Pipilo maculatus*)

Anna's Hummingbird (*Calypte anna*)

Eurasian Collared-Dove (*Streptopelia decaocto*)

House Finch (*Haemorhous mexicanus*)

Lesser Goldfinch (*Spinus psaltria*)

Common Raven (*Corvus corax*)

Red-shouldered hawk (*Buteo lineatus*)

White-breasted nuthatch (*Sitta carolinensis*)

Yellow-rumped warbler (*Setophaga coronata*)

Allen's hummingbird (*Selasphorus sasin*)

Black phoebe (*Sayornis nigricans*)

American robin (*Turdus migratorius*)

Yellow-chevroned parakeet (*Brotogeris chiriri*)

Band-tailed pigeon (*Patagioenas fasciata*)

Appendix C. CV for Courtney McCammon

EDUCATION

B.S., Biology,
Loyola Marymount University, 2012

M.S., Urban Ecology,
Loyola Marymount University, 2014

CERTIFICATIONS/ REGISTRATIONS

Scientific Collector's Permit #SC-13977 (exp. 1/22/22)

Certified Wildlife Tracker, CyberTracker, 2016 & 2017

CNDDB & BIOS training, CDFW, Aug, 2017

Introductory GIS class, Pace University, Fall 2017

Southwest Desert Bat Workshop, Oct. 2017

San Joaquin Kit Fox Workshop, Oct. 2017

Desert Tortoise Introductory Training, Nov. 2017

Southwestern Willow Flycatcher Workshop, May 2018

Jurisdictional Delineation Training, October 2019

EXPERIENCE

CJ Biomonitoring LLC (Nov 2017 – present)

City of Malibu (June 2019 – present)

Compliance Biology (Nov 2017 – present)

Woodstar Biological (Nov 2017 – present)

Courtney McCammon, B.S., M.S

WILDLIFE BIOLOGIST/OWNER – CJ BIOMONITORING, LLC

DETAILED PROJECT EXPERIENCE

City of Santa Clarita – Multi-Use Trail and Bridge Project, (October 2020)
Ms. McCammon conducted a biological assessment including a plant inventory and jurisdictional delineation for a multi-use trail and bridge construction project. She wrote a biological assessment report and jurisdictional delineation report for CEQA analysis.

City of Calabasas – Las Virgenes Creek Restoration Project (2018 – 2019)
Ms. McCammon was approved by the USFWS to monitor for California Red-legged Frog during a creek restoration project during the breeding season. Project activities included surveying for red-legged frogs and eggs in a creek known to have adults frogs.

Friends of Griffith Park – Raptor Survey, Los Angeles, CA (2017 – 2020)
Ms. McCammon has co-managed the citizen science Griffith Park Nesting Raptor Survey for four years. Courtney made the volunteer training modules and performed the training. She co-managed all aspects of the survey including data management, volunteer management, and report writing. The results of the survey were reported and sent to the City of Los Angeles Recreation and Parks Department. Several presentations were given at the Los Angeles Zoo and the Los Angeles Public Library.

Hollywood Bowl – Mammal Survey at Hollywood Bowl, Los Angeles, CA (2015)
Ms. McCammon completed a mammal survey for the Hollywood Bowl utilizing camera traps placed on the property. She was involved in all aspects including budget costs, maintaining data and equipment, and writing a final report. The survey found coyote, bobcat, and mule deer use of the site on a frequent basis.

PROJECT EXPERIENCE

SUBCATEGORY FOR PROJECTS - GENERAL BIOLOGICAL ASSESSMENTS

- City of Malibu – Assistant Contract Biologist (June 2020 - present)
  Acting assistant to the Biologist for the City of Malibu conducting on-site inspections, reviewing permit applications, and holding ERB meetings.
- Biological Assessment and CAGN Surveys – Private Client (Aug – present)
  Conducted a biological assessment and protocol-level coastal California gnatcatcher surveys for a private client in the Santa Clarita area.
- On-site Biological Monitoring – City of Laguna Beach (May 2020 – present)
  Acted as an on-site biological monitor during the demolition, grading, and construction of a new pedestrian bridge over the Laguna Canyon Creek.
- Vasquez Biological Assessment – Watershed Council Authority (May – Oct 2020)
  Sub-contracted for Cooper Ecological, Inc performing bird, vegetation, and camera trapping surveys on an acquired parcel in the San Gabriel foothills.
- Restoration Plans – Various Private Residents (2018 - present)
  Prepare detailed habitat restoration plans for various clients within LA County Regional Planning jurisdiction meeting all requirements including SMM plant species, irrigation, a monitoring plan, etc.