Appendix C
Bio Assessment

ESA

PLACEWORKS

TECHNICAL MEMORANDUM

DATE	December 1, 2021
TO	Project Dimensions, Inc.
ADDRESS	4 Park Plaza, Suite 700 Irvine, CA 92614
CONTACT	Jon Conk, Vice President
FROM	Phil Brylski, Ph.D. original dated August 5, 2020, Revised by Denise Clendening, Ph.D. December 1, 2021
SUBJECT	Biological Reconnaissance, Royal Vista Residential Project
PROJECT NUMBER	PDI-02.0

The biological reconnaissance of the Royal Vista Residential Project Site assessed the potential occurrence of Special Status species and habitats, including plant and animal species either listed as threatened or endangered by state and/or federal wildlife agencies (California Department of Fish & Wildlife and U.S. Fish & Wildlife Service) or not listed but potentially regulated, as well as regulated habitats such as wetlands.

The project site contains typical golf course habitats and is surrounded by developed residential and commercial land uses. The project site contains ornamental habitats that support common plants and animals but contains few regionally significant biological resources. No Special Status plant species were observed on the project site, and none have moderate or high potential to occur there. Among the Special Status animal species known from the project region, none are listed as threatened or endangered; three California Species of Concern have low to moderate potential to occur on the project site: the southern California legless lizard, northwestern San Diego pocket mouse, and San Diego desert woodrat.

The site contains two small ponds constructed during development of the existing golf course, which currently contain patches of cattail and bulrush habitats. A jurisdictional delineation of the ponds would be needed to determine whether impacts to the ponds and/or their habitats are regulated by CDFW, U.S. Army Corps of Engineers, and/or the Regional Water Control Board.

Introduction

This memo describes the results of a biological reconnaissance of the project site within the Royal Vista Residential Project Site based on a foot survey carried out on July 13, 2020. The project site is within the unincorporated Rowland Heights area of Los Angeles County. The site covers 75 acres in two areas of the existing golf course (Figure 1, Aerial Photo).

Site Description

The Royal Vista Residential Project Site covers approximately 75.63 acres of an existing 156.4-acre golf course located in a suburban/urban neighborhood surrounded by residential and commercial land uses. The Appendix contains photos of the project site.

PLANT COMMUNITIES

The plant communities/land covers on the project site are as follows:

Ornamental. The dominant plant community is turf and other non-native grasses in the golf course fairways and greens, and ornamental trees and shrubs along the fairways (Photos 1, 2). The turf grass is typically Bermuda grass (*Cynodon dactylon*) and other non-native species. The ornamental trees and shrubs include weeping willow (*Salix babylonica*), palm trees (*Washingtonia* spp), sycamore (*Platanus racemosa*), various pine tree species (*Pinus* spp.), several eucalyptus species (*Eucalyptus globulus*, *E. camaldulensis*, *E*. sp), Araucaria (*Araucaria* sp.), and tobacco tree (*Nicotiana glauca*), among others.

Constructed ponds. There are two constructed ponds on the project site (shown in Figure 1, *Aerial Photo*). The ponds are located north of Colima Rd. approximately 230 feet apart. The western pond (Photo 4) covers approximately 0.55 acres and has a small patch of common cattails (*Typha latifolia*); the pond shoreline consists of vertical wooden logs. The eastern pond (Photo 5) is approximately 0.44 acres, has a small patch of California bulrush (*Schoenoplectus californicus*), and has a gently sloped concrete border. Both ponds are aerated.

Disturbed. The driving range (Photo 6) contains disturbed non-native grassland.

Non-native grassland and ruderal habitats. The hillsides around the margins of the golf course support non-native annual grassland and ruderal plant species (Photos 7,8).

Developed. Developed areas include paved golf cart trails and maintenance buildings, the largest of which is a metal frame structure located in the northwestern part of the project site (Photo 9).

Aerial Photograph

Project Location (RV Dev LLC, Previously Moynier)

Project Location (RVGC)

0 900
Scale (Feet)

Source: Nearmap, 2020

WILDLIFE

The wildlife observed on golf course is typical of the suburban golf course landscaping and the presence of constructed ponds. Birds observed included Canada goose (*Branta canadensis*), mallard (*Anas platyrhynchos*), American kestrel (*Falco sparverius*), mourning dove (*Zenaida macroura*), black phoebe (*Sayornis nigricans*), western kingbird (*Tyrannus verticalis*), bushtit (*Psaltriparus minimus*), northern mockingbird (*Mimus polyglottos*), European starling (*Sturnus vulgaris*), great-tailed grackle (*Quiscalus mexicanus*), American goldfinch (*Carduelis tristis*), house sparrow (*Passer domesticus*). Three mammals or their sign were observed on the site: the California ground squirrel (*Otospermophilus beecheyi*), Botta's pocket gopher (*Thomomys bottae*), and coyote (*Canis latrans*).

SENSITIVE PLANT COMMUNITIES

Special status plant communities are habitats of concern to the California Department of Fish & Wildlife (CDFW 2010), and habitats regulated by other agencies, such as the U.S. Army Corps of Engineers, CDFW, and/or the Regional Water Control Board. The project site is an existing golf course surrounded by developed land uses. Sensitive plant communities that are known to occur in several open space areas in the region, such as Riversidean coastal sage scrub, southern coast live oak riparian forest, and California walnut woodland, are absent from the project site.

The site contains two constructed ponds (described above) that contain patches of cattail and bulrush habitats. The ponds were created when the golf course was developed. A jurisdictional delineation of the ponds would be needed to determine whether impacts to the ponds and/or their habitats are regulated by CDFW, U.S Army Corps of Engineers, and/or the Regional Water Control Board.

SPECIAL STATUS SPECIES AND COMMUNITIES

Special status plant or wildlife species are species listed by the state or federal governments as endangered, threatened, or rare and species which are candidates for future listing. These include species noted on the California Natural Diversity Database (CNDDB) special plant and animal lists (CDFW 2020).

Table 1 lists the special status plant species known from the project region and assesses their potential to occur on the project site. None of these have moderate or high potential to occur on the project site due to the absence of suitable habitat.

Table 1 Special Status Plant Species Potentially Occurring in the Project Area

Species	Federal/ State	CNPS	Habitats	Potential for occurrence on project site
Calochortus weedii var. intermedius Intermediate mariposa lily		1B.2	Found in coastal sage scrub/chaparral and grassland habitats.	Low due to absence of suitable habitat
Lepidium virginicum var. robinsonii Robinson's peppergrass		1B.2	Openings of coastal scrub and chaparral.	Low due to absence of suitable habitat
Symphotrichum defoliatum San Bernardino aster		1B.2	Riparian herb, meadows, seeps, and marshes, and other seasonal or perennial wetlands.	Low due to absence of suitable habitat
Juglans californica Southern California black walnut		4.2	Grasslands, Riversidian sage scrub, alluvial fan sage scrub. In city areas, often associated with walnuts not native to southern California including J. hindsii, J. nigra, and J.regia.	Not observed during field reconnaissance.

Federal Designations:
FE: Listed by the Federal government as an endangered species.
FT : Listed by the Federal government as an endangered species
BLM : BLM sensitive plant species.

State Designations:
SE : Listed as endangered by the State of California.
ST : Listed by the State of California as a threatened species.
SR : Listed by the State of California as a rare species

California Native Plant Society (CNPS), Rare Plant Rank (RPR):
RPR 1A : Plants presumed extinct in California.
RPR 1B : Plants considered rare, threatened or endangered in California and elsewhere.
RPR 2 : Plants rare, threatened or endangered in California but more common elsewhere.
RPR 3 : Plants about which we need more information - A review list.
RPR 4 : Plants of limited distribution - A watch list.

CNPS Threat Code Extensions
.1: Seriously endangered in California.
.2: Fairly endangered in California.
.3: Not very endangered in California.

Table 2 lists the special status animal species known from the project region and assesses their potential to occur on the project site. No threatened or endangered animal species are known from the project site. Of the non-listed special status animals known from the project area, three California Species of Concern (CSC) have low to moderate potential to occur on the project site: the southern California legless lizard, northwestern San Diego pocket mouse, and San Diego desert woodrat.

Table 2. Special Status Animal Species From the Project Region

Species Name	Status*	Habitat Preference	Potential to Occur on Project Site
Invertebrates			
Crotch bumble bee *Bombus crotchii*	PSE	Occurs on *Eriogonum* and other host plants in the project region.	None, due to absence of suitable habitat.
Vertebrates			
Fish			
Arroyo chub *Gilia orcutti*	CSC	Slow sections of streams with aquatic vegetation	None, due to absence of suitable habitat.
Amphibians			
Western spadefoot *Spea hammondii*	CSC	Open areas with sandy or gravelly soils, in a variety of habitats including grasslands, chaparral, and sandy washes. Shallow pools in these habitats are necessary for reproduction. Breeds in ponds, streams, and rain pools that do not contain bullfrogs and fish, which prey on tadpoles.	None, due to absence of suitable habitat.
Reptiles			
Southern California legless lizard *Anniella stebbinsi*	CSC	Occurs in moist loose soil.	Low to moderate potential.
Coastal western whiptail *Aspidoscelis tigris stejnegeri*	SA	Occurs in coastal sage scrub, chaparral, and wash habitats.	Low potential.
San Diego coast horned lizard *Phrynosoma coronatum blainvillei*	CSC	Occurs in variety of habitats including coastal sage, grassland, chaparral, oak woodland, and riparian woodland with loose sandy soils and abundant native ants or other insects.	Low potential.
Southwestern pond turtle *Actinemys marmorata*	CSC	Slow-water aquatic habitats with available basking sites (e.g., submerged logs, open mud banks).	Low potential

Table 2. Special Status Animal Species From the Project Region

Species Name	Status*	Habitat Preference	Potential to Occur on Project Site
Birds			
Cooper's hawk *Accipiter cooperii*	Watchlist (nesting only)	Occurs in various woodland habitats, including riparian.	Moderate potential for nesting, high potential for foraging on site.
California black rail *Laterallus jamaicensis coturniculus*	ST	Coastal spartina marshes, inland in dense, shortgrass, shallow marshes	None, due to absence of suitable habitat.
Burrowing owl *Athene cunicularia*	CSC	Open grassland, fallow fields, sparsely vegetated desert scrub, and edges of disturbed lands, where soil is friable for nesting burrows.	Low potential.
Least Bell's vireo *Vireo bellii pusillus*	FE SE	Occurs in cottonwood-willow forest, but may also occur in oak woodland, shrubby thickets, and dry washes with willow thickets at the edges.	None due to absence of suitable habitat.
California horned lark *Eremophila alpestris actia*	CSC	Occurs in a variety of open habitats, and in southern California breeds mainly in open fields, grasslands, and rangelands.	None due to absence of suitable habitat.
Coastal cactus wren *Campylorhynchus brunneicapillus cousei*	CSC	Occurs in coastal sage scrub and chaparral plant communities with substantial cacti (*Opuntia* sp.) stands. Recorded from the S. end of Christy Ave, near the eastern edge of Hansen Dam Park.	None due to absence of suitable habitat.
Coastal California gnatcatcher *Polioptila californica*	FT CSC	Occurs primarily in coastal sage scrub habitat, but also use chaparral, grassland, and riparian habitats where they occur in proximity to sage scrub. Although historically found (Monrovia) within sage scrub in the region of the project, this species has not been observed in the central portion of the lower San Gabriel Mtns. in recent years	None due to absence of suitable habitat.
Grasshopper sparrow *Ammodramus savannarum*	CSC	Grasslands and grassy coastal sage scrub	

Table 2. Special Status Animal Species From the Project Region

Species Name	Status*	Habitat Preference	Potential to Occur on Project Site
Western yellow warbler *Setophaga petechia brewsteri*	CSC	Occurs in a range of woodland habitats but breeds in riparian woodlands.	None, due to absence of suitable habitat.
Yellow-breasted chat *Icteria virens*	CSC	Occurs in dense riparian woodlands, willows thickets, and dense brush along flowing streams.	None, due to absence of suitable habitat.
Southern California rufous-crowned sparrow *Aimophila ruficeps canescens*	CSC Watchlist	Occurs in sparsely vegetated scrubland on hillsides and canyons, preferring coastal sage scrub dominated by California sagebrush (*Artemisia californica*) and grassy successional growth.	None, due to absence of suitable habitat.
Tricolored blackbird *Agelaius tricolor*	CSC, PSE	Occurs in freshwater marshes, dominated by cattails or bulrushes.	None, due to absence of suitable habitat.
Mammals			
San Diego black-tailed jackrabbit *Lepus californicus bennetti*	CSC	Occurs in a variety of habitats, including sage scrubs, chaparral, agricultural lands, and other disturbed habitats, but prefers open grassland.	None, due to absence of suitable habitat.
Pallid bat *Antrozous pallidus*	CSC	Occurs in a variety of habitats, including woodlands, scrub, rocky canyons, farm land, and desert. Roosts in rock crevices, old buildings, bridges, caves, mines, and tree cavities. In the region this species is generally associated with sycamore and oak woodlands.	Low potential for roosting onsite.
Pocketed free-tail bat *Nyctinomops femorosaccus*	CSC	Occurs in creosote bush and chaparral habitats, mainly with prominent rock features. Roosts in crevices located in high cliffs and rugged rock outcroppings, but has also been found in caves and buildings.	None, due to absence of suitable habitat.
Big free-tail bat *Nyctinomops macrotis*	CSC	Arid floodplain habitats, such as arroyo, shrub desert, and woodlands. Typically roosts in rock crevices in canyon settings, but also known to roost in	Low potential

Table 2. Special Status Animal Species From the Project Region

Species Name	Status*	Habitat Preference	Potential to Occur on Project Site
		buildings and caves. Not known whether this species breeds in California.	
Western mastiff bat *Eumops perotis californicus*	CSC	Variety of habitats, from desert scrub and chaparral to oak woodland and ponderosa pine, but only where there are significant rock features for roosting. Natural roosts are often found under large exfoliating slabs of granite, sandstone slabs, or in columnar basalt, on cliff faces, or in large boulders. Some roosts have been found in buildings.	None due to absence of roosting habitat.
Los Angeles pocket mouse *Perognathus longimembris brevinasus*	CSC	Inhabits coastal sage scrub and alluvial fan sage scrub habitats.	None, due to absence of suitable habitat.
Northwestern San Diego pocket mouse *Chaetodipus fallax*	CSC	Occurs mainly in sage scrub, chaparral, and grassland habitats.	Low to moderate potential for occurrence in non-native grassland hillsides that border the golf course.
San Diego desert woodrat *Neotoma bryanti intermedia*	CSC	Occurs in scrub and desert habitats, usually in association with rock outcroppings, boulders, cacti, or areas of dense undergrowth.	Low to moderate potential for occurrence in non-native grassland hillsides that border the golf course.

Federal		State		State Department of Fish and Game (CDFG)	
FE	Federally Endangered	SE	State Endangered	CSC	California Species of Concern
FT	Federally Threatened	ST	State Threatened	CFP	California Fully-Protected Species
FPT	Federally Proposed Threatened	PT	Proposed State Threatened	SA	Special Animal
FSC (=BCC?)	Federal Species of Concern	PT	Proposed State Endangered		
BLM S	Sensitive species				

References Cited

California Department of Fish and Wildlife (CDFW). 2020. California Natural Diversity Database reports for the Yorba Linda, Baldwin Park and San Dimas 7.5' quadrangles. California Department of Fish and Wildlife, Natural Heritage Division, Sacramento, California.

California Department of Fish and Wildlife (CDFW). 2010. Natural Communities List.

Appendix – Site Photos

Photo 1. Golf course fairway and ornamental trees and shrubs, looking north.

Photo 2. Golf course fairway and green, looking northwest.

Photo 3. Golf course fairway and two constructed ponds north of Colima Rd. (western pond in background, eastern pond in foreground), looking northwest.

Photo 4. Western constructed pond, looking northwest.

Photo 5. Eastern pond, looking south.

Photo 6. Disturbed non-native grassland in driving range, looking southeast.

Photo 7. Hillside with non-native grassland along golf course border, looking southeast.

Photo 8. Hillside with ruderal and non-native grassland along golf course border, looking west.

Photo 9. Maintenance building, looking southeast.

LSA

CARLSBAD
CLOVIS
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

MEMORANDUM

DATE: May 31, 2023

TO: Jon Conk – Project Dimensions, Inc.

FROM: Leo Simone – LSA

SUBJECT: Royal Vista Residential Project Arborist Tree Report

This Arborist Tree Report documents the findings of the on-site tree assessment survey conducted by LSA for the entitlement of the Royal Vista Residential Project (project) in Rowland Heights, in unincorporated Los Angeles County, California. The arborist survey included five coast live oak trees (*Quercus agrifolia*) adjacent to the project site. The project site will not encroach upon the five oak trees and the "protected zone" of each tree (5 feet [ft] outside of the tree drip line) per the County of Los Angeles (County) Ordinance requirements.

INTRODUCTION

This Arborist Tree Report documents that all five coast live oak trees, and their 5 ft protected zone would not be impacted by the project as currently proposed. The tree inventory and assessment were conducted on May 24, 2023. This Arborist Tree Report was prepared per the requirements of the County Planning Department. Under the County Ordinance, "a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the protected zone of any tree of the oak tree genus, which is 8" or more in diameter four and one-half feet above mean natural grade or in the case of oaks with multiple trunks a combined diameter of twelve inches or more of the two largest trunks, without first obtaining a permit. " The results of the tree assessment will assist with the project planning and implementation.

There are five coast live oak trees within the arborist assessment study area. Table A identifies each surveyed tree by identification number, scientific name, common name, diameter at breast height (DBH), estimated height, canopy spread, and condition (good, moderate, or poor), including additional remarks. In addition to Table A, relevant information regarding the trees within the project site is provided below.

Table A: Tree Survey Results

Tree ID	Scientific Name	Common Name	DBH (inches)	Height (ft)	Spread (ft)	Condition	Remarks
1	*Quercus agrifolia*	Coast Live Oak	18.5, 20, 22 = 60.5	35	45	Poor	Codominant trunks, included bark, woodpecker and beetle damage
2	*Quercus agrifolia*	Coast Live Oak	16.5	40	35	Poor	Woodpecker and beetle damage
3	*Quercus agrifolia*	Coast Live Oak	12, 4 = 16	40	40	Moderate	4" diameter sprout from root plate
4	*Quercus agrifolia*	Coast Live Oak	15	35	45	Moderate	Minor trunk decay
5	*Quercus agrifolia*	Coast Live Oak	32	60	65	Moderate	Woodpecker and beetle damage

Figure 1 shows the tree locations on an aerial photograph base map at a scale of 1 inch = 80 ft. Figure 2 shows the Tentative Tract Map project area grading plan with the five subject oak trees. Figure 3 includes representative photographs of the assessed trees.

STUDY AREA

The arborist assessment study area (Figure 1) is adjacent to the southeast corner of the Royal Vista Golf Course. Four of the protected oak trees are located off Morning Sun Avenue, and one protected oak tree is located adjacent to Chapel Hill Drive in the southeast portion of the project site, which is in Rowland Heights in Los Angeles County.

METHODS

LSA surveyed and mapped five coast live oak trees within the arborist assessment study area adjacent to and outside of the proposed project footprint. The tree inventory survey was conducted on May 24, 2023, by LSA Associate Biologist Leo Simone (International Society of Arboriculture [ISA] Certified Arborist/Certified Tree Risk Assessor WE-8491A). The tree inventory data, photographs, and physical measurements were taken during the field visit. The survey area was surveyed on foot, and all oak trees adjacent to the survey area boundary were inventoried, assigned numbers, and evaluated for the following attributes:

- Global positioning system (GPS) location
- Tree species
- Diameter at 4.5 ft above the lowest point at which the trunk meets the soil or below the lowest branch point
- Approximate height
- Approximate canopy spread
- Condition (good, fair, or poor [as detailed in Table A])
- Other related health or structural information

DISCUSSION

The five assessed trees consisted of a single species: coast live oak.

All five oak trees surveyed are considered mature with a DBH of 8 inches or greater. The DBH of the assessed trees ranged from 15 inches to 60.5 inches, with the multi-trunked Tree No. 1 having the largest girth. Tree heights ranged from an estimated 35 ft to 60 ft with Tree No. 5 having the greatest height. Canopy spread ranged from 35 ft to 65 ft with Tree No. 5 also having the greatest canopy spread. Tree Nos. 1 and 2 are in poor condition and Tree Nos. 3, 4, and 5 are in moderate condition.

All five of the surveyed oak trees and their respective protected zone (extending 5 ft beyond the outer canopy edge) are outside of the project grading limits and will not be impacted by the project. The arborist reviewed the grading proposed on the Tentative Tract Map (see Figure 2) and found that the proposed grading will not encroach into any of the five subject oak trees' protected zones.

DISCLOSURE STATEMENT

I have personally inspected the property referred to in this report and have stated my findings accurately. I have no current or prospective interest in the vegetation or the property, and I have no personal interest or bias with respect to the parties involved. The analysis, opinions, and conclusions stated here are my own and are based on current scientific procedures and facts. My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party or, upon the results of the assessment, the attainment of stipulated results or the occurrence of any subsequent events. My analysis, opinions, and conclusion were developed according to commonly accepted arboricultural practices. Please contact me at leo.simone@lsa.net or (949) 553-0666 if you have any questions about this report.

I CERTIFY THAT THE INFORMATION IN THIS INDIGENOUS TREE REPORT AND ATTACHED EXHIBITS FULLY AND ACCURATELY REPRESENT MY WORK:

SURVEYOR:	ISA CERTIFICATION NUMBER:	DATE:
Leo Simone	**WE-8491A**	**May 31, 2023**

Attachments: Figure 1: Arborist Survey
Figure 2: Site Plan
Figure 3: Site Photographs

LSA

Parcel Boundary

Oak Tree Canopy

Oak Tree Protected Zone

FIGURE 1

N

0 40 80

FEET

SOURCE: Nearmap Imagery (May 13, 2023)

Royal Vista Residential Project

Arborist Survey

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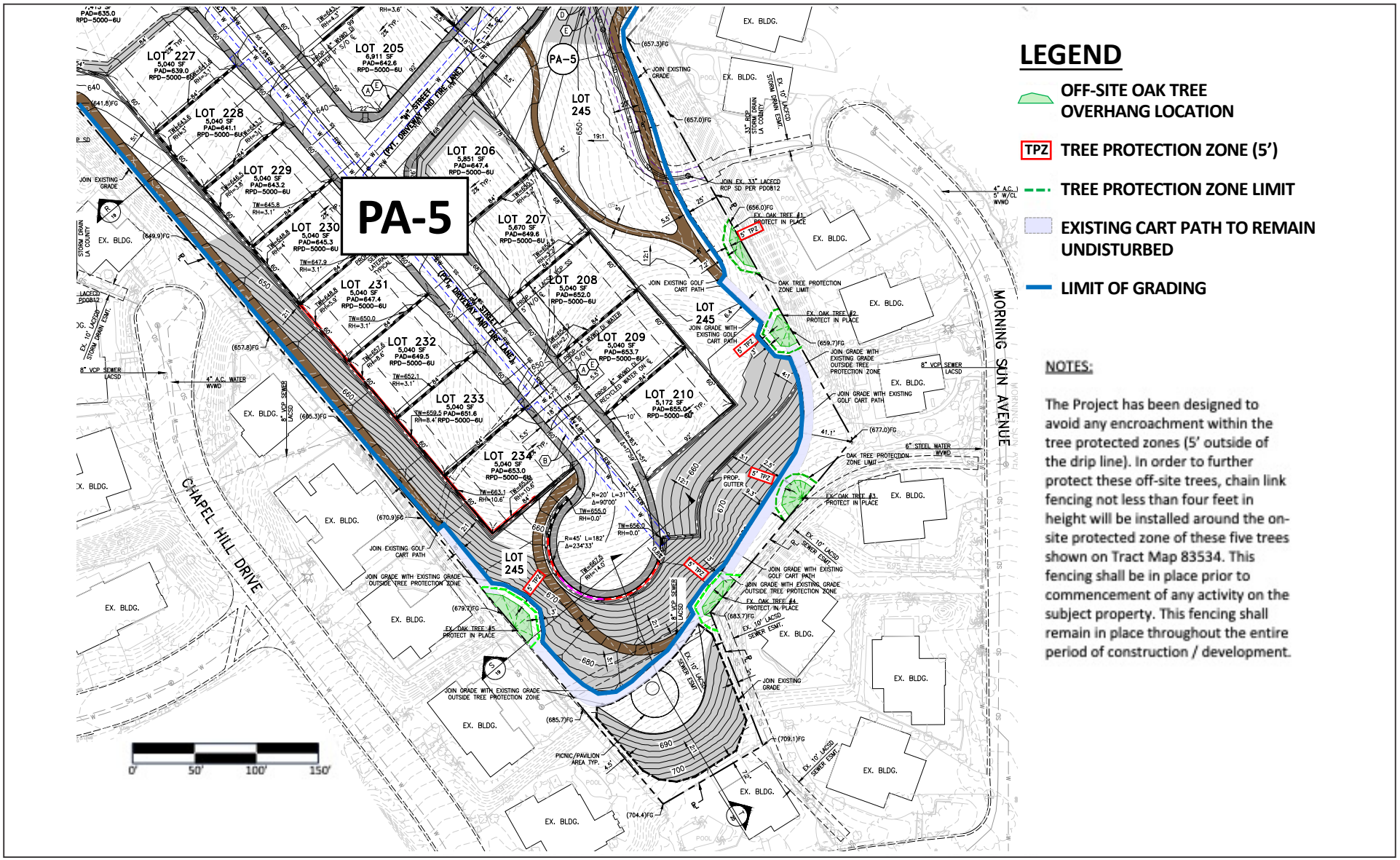

LSA

FIGURE 2

Royal Vista Residential Project

Site Plan

SOURCE: Fuscoe Engineering

Photograph 1: Tree 1 - Approximately 35 ft. tall multi-trunk coast live oak tree in Poor condition.

Photograph 2: Tree 1 - Multiple codominant trunks and included bark with woodpecker and beetle damage.

Photograph 3: Tree 2 - Approximately 40 ft. tall single trunk coast live oak tree in Poor condition.

Photograph 4: Tree 2 - Coast live oak with significant woodpecker and beetle damage.

LSA

FIGURE 3
Page 1 of 3

Royal Vista Residential Project
Site Photographs

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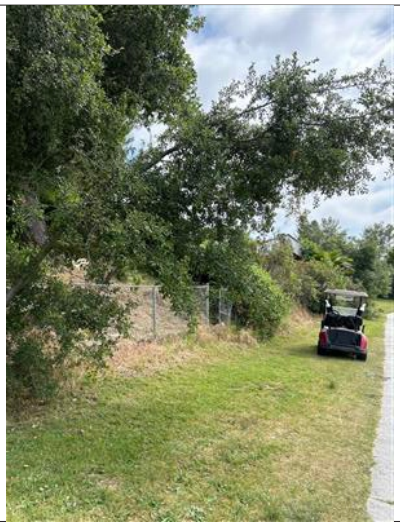
Photograph 5: Tree 3 - Approximately 40 ft. tall coast live oak tree in Moderate condition.



Photograph 6: Tree 3 - Approximately 4-inch trunk sprouting from oak tree's root plate.

Photograph 7: Tree 4 - Approximately 35 ft. tall coast live oak tree in Moderate condition.

Photograph 8: Tree 4 - Minor trunk decay from partially compartmentalized wound from large branch removal.

Photograph 9: Tree 5 - Approximately 60 ft. tall coast live oak tree in Moderate condition.

Photograph 10: Tree 5 - Coast live oak with signs of woodpecker and beetle damage.

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FIGURE 3

Royal Vista Residential Project

Site Photographs