Appendix B

Biological Resources Assessment and Impact Analysis and Protected Oak Tree Report

BIOLOGICAL RESOURCES ASSESSMENT AND IMPACT ANALYSIS

23755 Newhall Avenue Apartments Project

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1.0 INTRODUCTION

Envicom Corporation (Envicom) has prepared this biological resource inventory and impact analysis for the 23755 Newhall Project (the Project), a proposed mixed-use complex located in the City of Santa Clarita on Los Angeles County Assessor Parcel Numbers (APNs) 2827-003-016, -017, -018, -019, -020, and -021 (Project Parcels). This report summarizes the methods and results of field investigations conducted to identify and map the biological resources of the Project Site. It includes a discussion of the protected and regulated biological resources confirmed present or with potential to occur that could present constraints to development, including special-status species and sensitive plant communities. Maps and representative photographs of the mapped plant communities are provided. The existing conditions discussion is followed by Project impacts and recommended mitigation measures to offset the anticipated Project impacts. Lists of the vascular plants and vertebrate wildlife species observed during the field surveys and an analysis of the potential for occurrence of special-status plant and wildlife species at the site are included as appendices to this report.

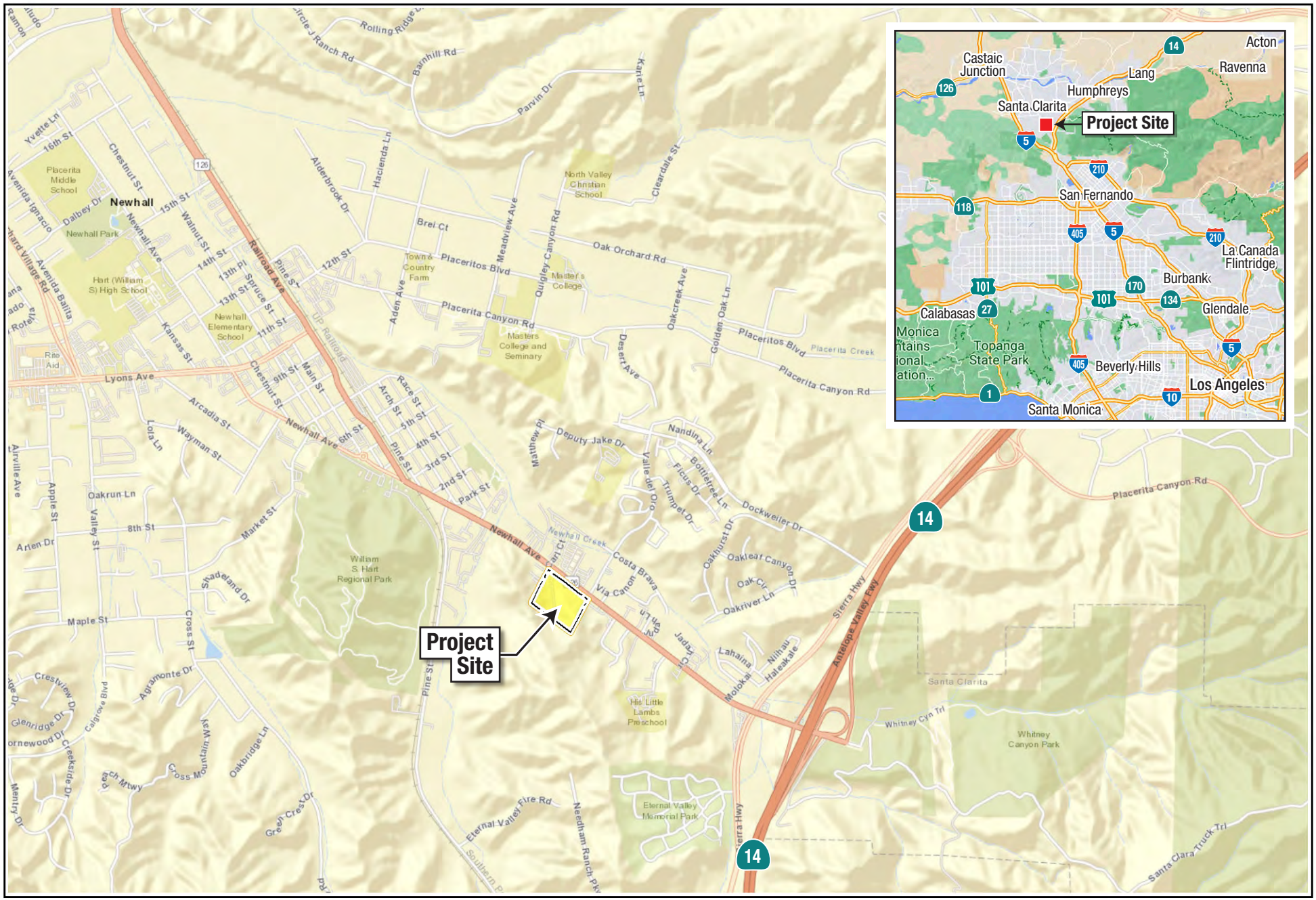
Project Site Location

The Project Site is located on the south side Newhall Avenue, approximately 0.76 mile northwest of California State Route 14 (the Project Site). The map location of the Project Site is in the northeastern quarter of the USGS 7.5' Oat Mountain topographical quadrangle, within Township 3N, Range 16W (BLM Navigator navigator.blm.gov/map. The location of the Project Site is provided below on **Figure 1, Regional Location Map**.

The approximately 10-acre Project Site is partially developed with an automotive service/oil change facility and a used car sales lot directly adjacent to Newhall Avenue, as well as (2) two temporary modular/trailer mounted offices associated with the used car lot. In addition, a dirt road extends approximately 280-feet south of these facilities terminating in the undeveloped portion of the Project Site. Existing land uses directly adjacent to the Project Site consist of a convalescent home facility to the west, commercial/retail uses to the north and east, graded pads associated with single-family residential tracts to the south, and several single-family residences to the southeast.

Project Description

The proposed Project would develop the Project Site with a mix of residential apartments / townhomes as well as commercial properties that will be accessed by two driveways from Newhall Avenue. These proposed development activities are illustrated on the Preliminary Grading/Drainage Plan attached to this report as **Appendix 1, Site Plan** (prepared by Alliance Land Planning & Engineering, Inc., dated October 28, 2022).



Source: ESRI, World Street Map, 2021.

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Regional Location Map

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FIGURE 1

Directions to the Project Site

Driving directions to the Project Site from the California State Route 14 North are as follows:

1. Exit Newhall Avenue, travel 0.2 mile and keep left at the fork to merge onto Newhall Avenue
2. Continue on Newhall Avenue for approximately 0.9 mile and make a U-turn at Carl Court
3. Continue on Newhall Highway for approximately 180 feet, destination is on the left

Contact Information

Contact information for the project proponent and biological consultant, respectively, are provided below.

Project Applicant	Biological Consultant
Chandler Partners Mr. William Hiestandt 4116 W. Magnolia Blvd., Suite 203 Burbank, CA 91505 (818) 843-8644	Envicom Corporation Ms. Erin Roberts, Biologist 4165 E. Thousand Oaks Boulevard, Suite 290 Westlake Village, CA 91362 Office: (818) 879-4700

2.0 METHODS

Biological Surveys and Habitat Mapping

A literature review was performed that included information available in standard references and relevant lists and databases pertaining to the status and known occurrences of sensitive and special-status biological 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, please refer to the References section of this report.

- *Biogeographic Information and Observation System ("BIOS")*, California Department of Fish and Wildlife ("CDFW"), data accessed on October 1, 2021;
- *California Natural Diversity Database ("CNDDB") Rarefind 5* report for the 7.5' USGS Oat Mountain quadrangle and the eight surrounding quadrangles, CDFW, data accessed on October 1, 2021;
- *California Native Plant Society ("CNPS") Inventory of Rare and Endangered Vascular Plants of California* for the 7.5' USGS Oat Mountain quadrangle and the eight surrounding quadrangles, CDFW, data accessed on October 1, 2021;
- *Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Natural Communities,* CDFW, March 20, 2018 (revised February 3, 2021);
- *FWS Critical Habitat Mapper for Threatened and Endangered Species,* U.S. Fish and Wildlife Service ("USFWS"), data accessed on October 1, 2021.
- *List of Special Vascular Plants, Bryophytes, and Lichens List,* CDFW, October 2021;
- *California Natural Communities List,* CDFW, August 18, 2021, and
- *Special Animals List,* CDFW, November 2020.

Lists generated for the CNDDB and the CNPS literature searches are provided as **Appendix 2, CNDDB and CNPS Database Results – October 1, 2021**.

Envicom biologists Erin Roberts and Cameron Cesa conducted the biological survey and habitat mapping of the Study Area on Friday October 15, 2021. The survey was performed between the hours of 7:00 am and 1:30 pm, in mostly sunny conditions, 8-10 mile per hour (mph) winds and a temperature range of 57-81°F.

The October 15, 2021 site visit included a survey for biological resources, including rare, threatened, and endangered plant and wildlife species, special habitats, and sensitive natural plant communities, as well as an evaluation of the value of the site for wildlife movement. The surveys were performed by slowly walking transects across the "Study Area" and investigating particular areas thoroughly as necessary. Transects were approximate and were modified based on the site's terrain, conditions, and existing development. The survey methodology resulted in a thorough investigation of all plant communities and habitat types that were accessible within the surveyed area. For the purposes of this report, the Study Area included those areas located within the Project Parcels as well as additional areas outside the subject parcels to be impacted by Project grading. Further, it has been assumed that the applicant is not responsible for fuel thinning on adjacent property owners land, therefore the Study Area did not include areas within 200 feet of the proposed Project residential buildings located outside the limits of the Project Parcels.

Data collected during the October 15th survey included an inventory of all vascular plants, vertebrate wildlife species, and plant communities, as well as photographs to record the condition of the site. Vascular plants were identified to the taxonomic level necessary to determine applicable protection status and species determinations were made using the *Jepson Manual: Vascular Plants of California, 2nd Edition* (Baldwin B. et al. 2012). Vertebrate wildlife species were identified by direct observation, sign, (e.g. tracks, scat, or burrows), or vocalization and species identification relied upon Reid (2006), Sibley (2016), and Stebbins (2003). Plant communities were mapped using Google Satellite Imagery from February 24, 2021 which was representative of the current condition of the Study Area. Photographs were taken as a record of site conditions at the time of the survey and are provided as **Plate 1, Representative Photographs of the Study Area**.

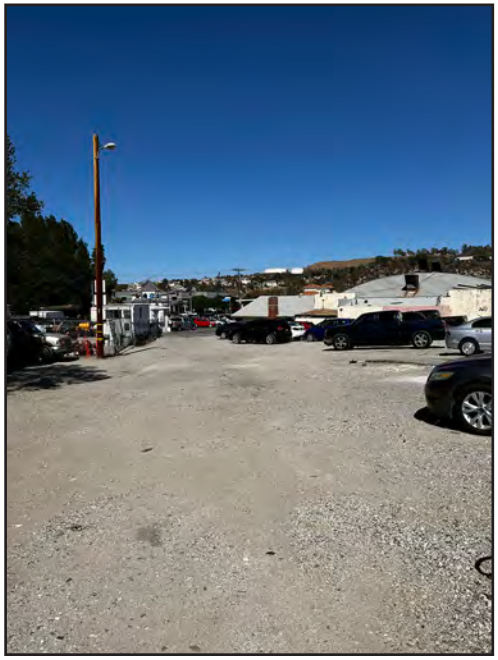

Photo 1A-1C – Representative photos of the developed and disturbed portions of the Study Area.

Photo 1D – Representative photo of the western portion of the Study Area.

Photo 1E – Representative photo of the eastern portion of the Study Area.

3.0 ENVIRONMENTAL SETTING

General Site Condition and Existing Land Use

The Study Area comprises approximately 1.59 acres of developed areas and approximately 8.42 acres of undeveloped area. The developed areas are directly adjacent to Newhall Avenue and are currently used for automotive services and sales. From the northwest portion of the developed area, an existing dirt road comprising sparsely vegetated and barren areas extends approximately 280 feet in the southeast direction. In addition, an existing dirt trail traverses through the eastern portion of the site. No additional structures or existing dirt roads/trails were observed on the property.

Vegetation within the Study Area generally consists of non-native grasslands and patches of coast live oak woodlands immediately adjacent to the developed areas and a mix of scrub oak chaparral, chamise chaparral, and coast live oak woodlands. It appears that a swath of vegetation growing near the southwestern edge of the Project Site has recently been removed during grading activities associated with the property southwest of the site. No additional evidence of recent disturbance to the existing vegetation was observed.

Topography & Elevation

The Study Area is topographically variable, with most of the existing development on the flattest, northwestern most portion of the site. Elevations range from approximately 1450-feet and 1320-feet above mean sea level (Google Earth data accessed on October 5, 2021).

Geology/Soils

Mapped soil units for the Study Area include Metz loamy sand, 0 to 2 percent slopes, and Saugus loam, 30 to 50 percent slopes, eroded (websoilsurvey.nrcs.usda.gov). The Metz loam portion of the site is made up of alluvium and is somewhat excessively drained, with runoff being negligible and flooding rarely occurring. The Saugus loam portion of the site is made up of weakly-consolidated alluvium. This type of soil typically does not flood, has a high runoff class, and is well-drained. The Project Site is not rocky and there are no rocky outcrops present. A map of the soil types within the Study Area provided by NRCS is provided in **Figure 2, Natural Resources Conservation Service Soils Map**.

Climate

Average high/low summer temperatures in August are 95/64 degrees Fahrenheit, average high/low temperatures in January are 63/47 degrees Fahrenheit (NOAA), and precipitation is approximately 15.27 inches over the year (usa.com/newhall-ca-weather.htm). Most of the rainfall occurs in the winter months between November and February; however, there is no precipitation data recorded for this site. The most recent fire to have passed through portions of the Study Area was the Meadow Fire in 1989, preceded by the Railroad Fire in 1983 and the Pass Fire in 1967 (CALFIRE Fire Resource and Protection Fire Perimeter data, https://frap.fire.ca.gov/frap-projects/fire-perimeters/).

Aerial Source: Google Satellite Imagery, February 24, 2021. Map Source: NRCS Soils: http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx.

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Natural Resources Conservation Service Soils Map

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FIGURE 2

4.0 BIOLOGICAL RESOURCES

4.1 VEGETATION AND PLANT COMMUNITIES

The vegetation growing within the Study Area generally consists of oak woodland, chaparral, and disturbed areas comprising nonnative grasses and forbs. The oak woodlands growing directly adjacent to development are highly disturbed and support an understory of mainly nonnative grasses and forbs and a thin oak leaf litter layer. Conversely, the oak woodlands growing near the southeastern portion of the Study Area does not appear disturbed and supports an intact oak leaf litter layer.

4.1.1 Vegetation / Land Cover Types

To the extent possible, the vegetation within the Study Area was correlated with the *California Natural Communities List* (CDFW, August 2021), which provides a list of officially recognized plant communities occurring within the State of California. The list assigns a conservation status rank (also known as "rarity rank"), which is used to determine the sensitivity of the plant community. Plant communities with global or state status ranks of G1 through G3, or S1 through S3, respectively, are sensitive and are referred to as "natural communities of special concern." Plant communities are classified based on plant species composition and abundance, as well as the underlying abiotic conditions of the stand, such as slope, aspect, or soil type.

A total of eight (8) vegetation types or landcovers were mapped within the Study Area. None of these mapped communities are considered sensitive by CDFW. The plant communities within the Study Area are shown on **Figure 3, Generalized Vegetation and Project Impacts Map**. The acreage and conservation status rank of the plant communities are provided in **Table 1, Vegetation Communities and Other Land Covers within the Study Area**. Representative photographs of these vegetation communities are provided on **Plates 2 - 4, Representative Photos of Study Area Vegetation Communities**.

As shown on Figure 3 and summarized in Table 1, there are no plant communities growing within the Study Area that are considered rare or sensitive by the State of California. A discussion of the vegetation recorded within the Study Area is provided below and is organized by habitat type. For the purposes of this report, the terms continuous, intermittent, open, and sparse refer to the approximate absolute cover that the subject vegetation layer provides within the mapped area. These designations are as follows: continuous has an approximate absolute cover greater than 66 percent; intermittent has an approximate absolute cover ranging between 33 and 66 percent; open has an approximate absolute cover less than 33 percent but greater than 10 percent; and sparse has an approximate absolute cover less than 10 percent but at least 1 percent.

Woodland

Coast Live Oak (*Quercus agrifolia*) Woodland Alliance [G4S4]

This woodland alliance is growing throughout the Study Area, mostly occurring on north- to northwest-facing slopes adjacent to developed or disturbed areas. The general condition observed within the Study Area includes a tree layer comprising coast live oaks (*Quercus agrifolia*) that form a continuous canopy layer and a relatively disturbed understory dominated by nonnative grasses and forbs, including non-native ripgut grass (*Bromus diandrus*), tocalote (*Centaurea melitensis*), and black mustard (*Brassica nigra*). Several native shrub and herbaceous species are also present at relatively low covers, including California sagebrush (*Artemisia californica*), sand-aster (*Corethrogyne filaginifolia*), toyon (*Heteromeles arbutifolia*) and phacelia (*Phacelia* sp.). During the survey, the understory supported very few oak seedlings and saplings, and the oak leaf litter layer was either absent or shallow (less than 2 inches deep). The portion of

Source: Google Satellite Imagery, February 24, 2021.

Legend

- Limit of Project Parcels
- Limit of Fuel Modification
- Drainage
- Project Grading Impacts
- Project Fuel Modification Impacts

Vegetation

Woodlands

- QaW — Coast Live Oak Woodland (*Quercus agrifolia*)

Scrubland / Shrubland

- Af — Chamise Chaparral (*Adenostoma fasciculatum*)
- Qb — Scrub Oak Chaparral (*Quercus berberidifolia*)

Herbaceous

- CE — Sand-aster - Perennial Buckwheat Fields (*Corethrogyne filaginifolia* - Eriogonum elongatum)
- NG — Native & Non-Native Grasses & Forbs
- NN — Non-Native Grassland

Individual Trees

- J — California Walnut (*Juglans californica*)
- Qa — Coast Live Oak (*Quercus agrifolia*)
- Sm — Peruvian pepper tree (*Schinus molle*)

Other Land Cover

- B/S — Barren / Sparsely Vegetated
- D — Developed

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Generalized Vegetation and Project Impacts Map

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FIGURE 3

Photo 2A – Representative photo of the Coast Live Oak Woodland Alliance growing in the southern portion of the Study Area.

Photo 2B – Representative photo of the Coast Live Oak Woodland Alliance growing in the northern portion of the Study Area.

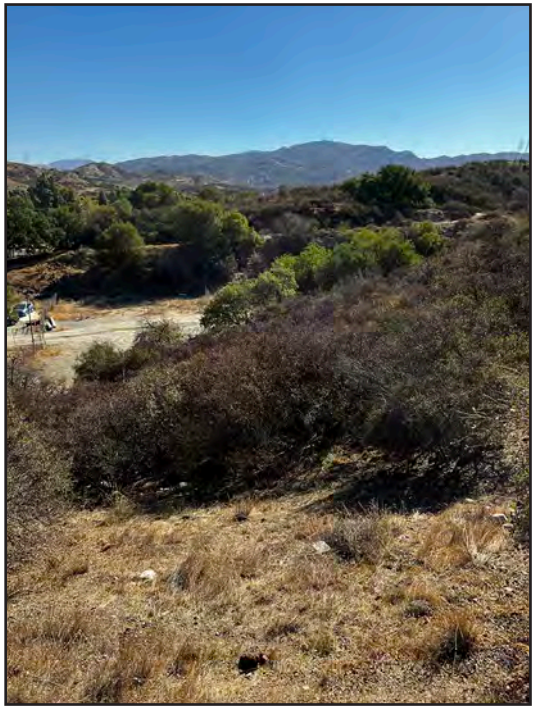

Photo 2C-2D – Representative photos of the Scrub Oak Chaparral Alliance growing in the western portion of the Study Area.

Representative Photos of Study Area Vegetation Communities

Photo 3A – Representative photo of the Chamise Chaparral alliance growing in the eastern portion of the Study Area.

Photo 3B – Representative photo of the Chamise Chaparral Alliance growing in the western portion of the Study Area.

Photo 3C – Representative photo of the Sand Aster- California Buckwheat Alliance growing in the western portion of the Study Area.

Photo 4A-4B – Representative photo of the Native and Non-Native Grasses and Forbs vegetation community growing throughout the Study Area.

Photo 4C – Representative photo of the Non-Native Grassland vegetation community abutting the parking lot in the northern portion of the Study Area.

Representative Photos of Study Area Vegetation Communities

this community near the southeastern edge of the Study Area appeared to be less disturbed and supported a more intact leaf litter layer and more native vegetation in the understory. Representative photos of this vegetation community are provided on Plate 2 as **Photos 2A** and **2B**.

Table 1
Vegetation Communities and Other Land Covers within the Study Area

Habitat Class	Plant Community*	Conservation Status Rank	Study Area (Acres)
Woodland	Coast Live Oak (*Quercus agrifolia*) Woodland and Forest Alliance [71.060.00]	G5S4	1.65
Scrub/Shrubland	Scrub Oak (*Quercus berberidifolia*) Chaparral Alliance [37.407.00]	G4S4	0.86
	Chamise (*Adenostoma fasciculatum*) Chaparral Alliance [37.101.00]	G5S5	3.09
Herbaceous	Sand-aster (*Corethrogyne filaginifolia*) and Perennial Buckwheat (*Eriogonum elongatum*) Fields [32.230.00]	G4S4	0.08
	Native and Non-Native Grasses & Forbs	N/A	0.70
	Non-Native Grassland	N/A	0.56
Individual trees	Coast Live Oak *(Quercus agrifolia)*	N/A	0.06
	California Black Walnut (*Juglans californica*)	N/A	0.07
	Peruvian pepper (*Schinus molle*)	N/A	0.02
Other Landcover	Developed	N/A	1.59
	Barren / Sparsely Vegetated	N/A	1.33
		Total Acreage	**10.01**

* Numbers in brackets are unique codes for each plant community, as provided in the *California Natural Community List* (CDFW, August 2021).

Scrub / Shrubland

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

This vegetation community mainly occurs on north-facing, moderate slopes in the western portion of the Study Area. The shrub layer is intermittent and is characterized by a strong dominance (greater than 60 percent relative cover) of scrub oak (*Quercus berberidifolia*). Mountain mahogany (*Cercocarpus betuloides*) and hollyleaf redberry (*Rhamnus ilicifolia*) were also present in the shrub layer at a relatively lower cover (approximately 10 to 20 percent), as well as a sparse cover of chamise (*Adenostoma fasciculatum*), deerweed (*Acmispon glaber*), and chaparral yucca (*Hesperoyucca whipplei*). The emergent layer is sparse, comprising blue elderberry (*Sambucus nigra ssp. caerulea*) and sugar bush (*Rhus ovata*) and the herbaceous layer is intermittent and is dominated by species such as foothill needlegrass (*Stipa lepida*), perezia (*Acourtia microcephela*), and tocalote. Representative photos of this vegetation community are provided on Plate 2 as **Photos 2C** and **2D**.

Chamise (*Adenostoma fasciculatum*) Chaparral Alliance [G5S5]

This chaparral shrubland alliance is a significant component of the vegetation within the Study Area, occurring in areas of variable topography and aspect. Principally, this alliance comprises an intermittent to continuous shrub layer and is characterized by a co-dominance of chamise and California sagebrush (*Artemisia californica*) in the shrub layer. Black sage (*Salvia mellifera*), deerweed and chaparral yucca is also present in the shrub layer at a relatively lower cover (approximately 10 percent). In areas supporting this vegetation community, the herbaceous layer comprising the open spaces between shrubs is dominated

by native and non-native grasses and herbaceous vegetation, including foothill needlegrass, soap plant (*Chlorogalum pomeridianum*), tocalote, and wild oat grass (*Avena* sp.), and the emergent layer is sparse, comprising blue elderberry and coast live oaks. Representative photos of this vegetation community are provided on Plate 3 as **Photos 3A** and **3B**.

Herbaceous

Sand-aster and Perennial Buckwheat Field

This alliance is found in only one area on the west side of the Study Area. This vegetation community comprises an intermittent herbaceous layer dominated by sand-aster and longstem buckwheat (*Eriogonum elongatum*), intermixed with other native species such as small wirelettuce (*Stephanomeria exigua*) and deer weed. Nonnative species observed in this vegetation community include ripgut grass, tocalote, rattail sixweeks grass (*Festuca myuros*), and black mustard. Representative photos of this vegetation community are provided on Plate 3 as **Photo 3C**.

Native and Non-Native Grasses and Forbs

The native and non-native grasses and forbs mapping unit is used for convenience and is characterized by areas that primarily comprise an herbaceous layer and support less than a 10 percent absolute cover of shrub canopy. These areas may contain multiple herbaceous vegetation types consisting primarily of various non-native grasses and forbs. This herbaceous habitat primarily includes areas adjacent to the coast live oak woodlands throughout the Study Area. Although non-native grasses are dominant in this area, several native shrubs are also present in relatively low cover. Species observed in this area included non-native grasses and herbaceous species such as annual brome grasses (*Bromus* sp.), tocalote, Russian thistle (*Salsola* sp.) and black mustard, as well as a sparse cover of native species including, coast range melica (*Melica imperfecta*), California buckwheat (*Eriogonum fasciculatum*), California sage and sand-aster. Representative photos of this vegetation community are provided on Plate 4 as **Photo 4A** and **4B**.

Non-Native Grassland

The native and non-native grasses mapping unit is used for convenience and may contain multiple herbaceous vegetation types consisting primarily of various non-native grasses and forbs, including ripgut grass, wild oat grass, tocalote, Russian thistle (*Salsola tragus*), and black mustard. This vegetation community was observed to occur on both the west and east sides of the development footprint. Although non-native grasses are dominant in this area, several native forbs are also present in relatively low cover. All nonnative grasslands are directly adjacent to developed parts of the Study Area, as shown in Figure 3. Representative photos of this vegetation community are provided on Plate 4 as **Photo 4C**.

Individual Trees

Trees occurring throughout the Study Area that were observed growing isolated from other trees and are not considered to be part of a specific woodland or forest, are provided on the map as individual trees. A total of three (3) different species of "individual" trees were found growing within the Study Area, coast live oak, Southern California black walnut (*Juglans californica*), and Peruvian pepper tree (*Schinus molle*). In addition, two (2) fan palms (*Washingtonia robusta*) growing in the Non-Native Grassland in the northern portion of the Study Area and one (1) non-native walnut tree (*Juglans* sp.) growing in the Coast Live Oak Woodland in the southwestern portion of the Study Area were observed but not mapped. Both the individual coast live oak trees and those associated with the Coast Live Oak Woodland Alliance meeting certain size requirements are protected pursuant to the City's Oak Tree Preservation ordinance (Santa Clarita Municipal Code Chapter 17.51, Division 6, Section 17.51.040).

Other Landcover

Developed

The developed areas are in the northern portion of the Study Area and comprise multiple buildings, including an auto shop and used car sales lot and office, as well as paved parking lots. No vegetation is present within these areas.

Barren / Sparse

These areas comprise the "dirt access road" south of the developed portions of the Study Area. Species observed include black mustard, Russian thistle, and tree tobacco (*Nicotiana glauca*). Due to their highly disturbed condition, these areas generally support a sparse cover (less thn 10 percent relative cover) of native species and are dominated by non-natives, and are not considered sensitive.

4.1.2 Plant Communities/Habitats Listed in CNDDB

A review of the CDFW's CNDDB Rarefind 5 application reported that 13 Sensitive Plant Communities/Habitats have been recorded by other observers in the Oat Mountain Quadrangle area, or within the adjacent quadrangles, including:

- California Walnut Woodland;
- Cismontane Alkali Marsh;
- Mainland Cherry Forest;
- Riversidian Alluvial Fan Sage Scrub;
- Southern California Threespine Stickleback Stream;
- Southern Coast Live Oak Riparian Forest;
- 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.

None of these CNDDB-listed communities were observed within the Study Area during the October 15 survey.

4.2 PLANT SPECIES

4.2.1 Plant Species Observed

A total of 43 vascular plant species were identified within the Study Area, including 33 dicots and 10 monocots. A total of 31 plants were native species and 12 were non-native or introduced, representing high diversity of native species and a relatively low proportion of nonnative species. A complete list of vascular plant species observed within the Study Area is provided as **Appendix 3, Vascular Plants Observed – October 15, 2021**.

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 U.S. Fish and Wildlife Service (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), and 2B (plants considered rare, threatened, or endangered in California, but more common elsewhere). The term "special-status" is also used herein to denote plants with a CRPR 3 (review list: plants about which more information is needed), which are evaluated on a case-by-case basis. 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 this chapter. 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.

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).

No plant species considered to be rare, threatened, endangered, or designated as a CRPR 3 plant were observed during the survey of the Study Area conducted on October 15, 2021.

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 (CNPS 2021) and the CDFW's Natural Diversity Data Base (CNDDB) Rarefind 5 application (CDFW 2021) for sensitive "elements" reported within the Oat Mountain quadrangle, and the surrounding eight (8) quadrangles, namely Calabasas, Newhall, San Fernando, Mint Canyon, Val Verde, Santa Susana, Canoga Park, and Van Nuys. 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, Potential for Occurrence of Special-Status Plant Species**, including protection status, primary habitat associations, and an evaluation of their potential for occurrence at the site. The evaluation considers the potential for occurrence within the biological Study Area, i.e., within the development footprint and vicinity. CRPR 4 species were not included in this analysis.

Potential for Occurrence 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. Other species, particularly shrubs and many perennial herbs, could be confirmed as absent as they were not found during the survey. A total of two (2) special-status plant species have a moderate to high potential to occur at the site. These species are listed here:

- slender mariposa lily (*Calochortus clavatus* var. *gracilis*) – CRPR 1B.2; and
- San Fernando Valley spineflower (*Chorizanthe parryi* var. *fernandina*) – CE / CRPR 1B.1.

4.3 PROTECTED TREES

The City of Santa Clarita Oak Tree Preservation ordinance protects and preserves any oak tree in the genus *Quercus* growing within the incorporated City limits. The ordinance states, unless allowed by an Oak Tree Permit, no person shall cut, prune, remove, relocate, endanger, damage, or encroach into the protected zone of any oak tree on any public or private property within the City except in accordance with the conditions of a valid oak tree permit issued by the City, in conformance with Section 17.23.170 (Oak Tree Permit). Oak trees exempt from this policy include oak trees that do not exceed six (6) inches in circumference when measured at a point four and one-half feet (4 ½) feet above the tree's natural grade or for those oak trees on properties occupied by a single-family residence that do not exceed twelve and one-half (12 ½) inches in circumference when measured at a point four and one-half feet (4 ½) feet above the tree's natural grade. Based on this, several oak trees exceeding six (6) inches are growing within the Coast Live Oak Woodland mapped within the Study Area, as shown in Figure 3. An inventory and impact analysis related to these protected trees will be provided in a separate report.

4.4 JURISDICTIONAL WATERS

The Study Area is located in the South Fork Santa Clara River watershed (HUC 180701020401) within the larger Santa Clara watershed (HUC 18070102). Potential federal and/or state jurisdictional features within the Study Area includes an ephemeral or intermittent drainage comprising a continuous cover of scrub oak (greater than 66%) and a sparse to intermittent herbaceous layer in the understory. The observed feature has been mapped for informational purposes only and was not evaluated per the Army Corps of Engineers (ACOE) and CDFW criteria. However, it was noted that the subject drainage does have a discernable bed and bank, does not appear to exhibit any criteria indicators to suggest the presence of a wetland, and did not contain water at the time of the survey suggesting the subject drainage does not support continuous flows. Additionally, the westernmost (lowest part) of the drainage terminates onsite and is littered with trash. The location of the subject drainage is provided on Figure 3.

4.5 WILDLIFE SPECIES

4.5.1 Wildlife Observed

Wildlife species observed during the biological survey of the site were primarily species that are common to the region. A list of the species observed at the site is provided as **Appendix 5, Vertebrate Wildlife Species Observed October 15, 2021**. The species observed represent only a fraction of the wildlife species that can be expected to utilize habitats within and adjacent to the Study Area for cover, foraging, and reproduction. Furthermore, in general, species observed include those that are more easily detected during daytime surveys. Several species (e.g., reptiles, birds, small mammals) reproduce at the site, and a wide range of larger or mobile species can be expected to utilize portions of the Study Area's resources routinely, such as foraging raptors, and medium to large-sized mammals, such as coyotes, deer, bobcats, and skunks. Bird species observed during the survey consisted primarily of year-round residents. Several species of birds can be expected to nest at the site in any given year. Nearly all species of birds, while nesting, are protected by Fish and Game Code Section 3503 and 3503.5, and by the federal Migratory Bird Treaty Act.

4.5.2 Special-Status Wildlife Species

For the purposes of this report, special-status wildlife species are those species that are listed, proposed for listing, or that meet the criteria for listing as Endangered or Threatened under FESA or CESA; and those that are listed on the CDFW's Special Animals list with a designation of SSC (California Species of Special Concern) or CFP (California Fully Protected). Mandatory special consideration or protection of these species is required pursuant to the Federal Endangered Species Act (FESA), the State Endangered Species Act (CESA), and/or the California Environmental Quality Act (CEQA). No wildlife species considered to be rare, threatened or endangered were found during the October 15th survey of the site.

Potential for Occurrence Analysis

A number of special-status wildlife species that were not observed during the survey have potential to occur at the site and in the vicinity of the site, even if in some cases only infrequently, in transit, or on a temporary basis. An analysis of the potential for occurrence of special-status wildlife was undertaken through research of the CDFW Natural Diversity Database (CDFW 2021) using the Rarefind 5 application for special-status "elements" on the Oat Mountain quadrangle and eight adjacent quadrangles. The potential for occurrence analysis is provided as **Appendix 6, Potential for Occurrence of Special-Status Wildlife Species**, which includes the species' protected status, primary habitat associations, and an assessment of their potential for occurrence (Presumed Absent, Potentially Present, Presumed Absent, or Absent). Status codes used for special-status wildlife are listed below in **Table 3, Status Codes for Special Status Wildlife**. The potential for occurrence analysis provides an assessment for the potential of special-status wildlife to occur within

the Study Area and/or Project development footprint based on their known distribution and habitat requirements. Watchlist species were not included in this analysis.

The following 10 special-status animals, including one (1) insect, (2) reptiles, three (3) birds, and four (4) mammals were determined to have at least some potential to occur at the site with varying probabilities ranging from medium to very low:

Insect

- Crotch bumble bee (*Bombus crotchii*) [CE]

Reptiles

- Coastal whiptail (*Aspidoscelis tigris stejnegeri*) [SSC]
- Coast horned lizard (*Phrynosoma blainvillii)* [SSC]

Birds

- Burrowing owl (*Athene cunicularia*) [SSC]
- Swainson's hawk (*Buteo swainsoni*) [CT]
- White-tailed kite (*Elanus leucurus*) [CFP]

Mammals

- Pallid bat (*Antrozous pallidus*) [SSC]
- San Diego black-tailed jackrabbit (*Lepus californicus bennettii*) [SSC]
- Townsend's big-eared bat (*Corynorhinus townsendii*) [SSC]
- Western mastiff bat (*Eumops perotis californicus*) [SSC]

The potentially occurring wildlife species that are candidates for listing or are listed under the Federal or California Endangered Species Acts are the Crotch bumble bee and the Swainson's hawk. Based on the lack of suitable sites for nests and shelters/dens within the Study Area, the Swainson's hawk would only temporarily travel, forage over, or hunt through the site as transients and would not be expected to reproduce at the site, and the potential for occurrence of these species is low, at best. Although the Crotch bumble bee was not observed during the October 2021 survey, the presence of food plants and abandoned wildlife burrows to serve as potential nesting sites for the Crotch bumble bee has led to the determination that this species has a moderate potential for occurrence within the Study Area.

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 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 this chapter. Any animal determined by the commission as "rare" on or before January 1, 1985, is a "threatened species."
SSC (California Species of Special Concern)	Animals that are not listed under the California ESA, 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 1960's 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's 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 conversation need.

The potential use of the Study Area by special-status wildlife species also includes several species of reptiles, birds, and mammals listed as Species of Special Concern by the State of California. Many of the special-status wildlife species with potential to occur within the Study Area likely would occur only rarely or occasionally. These species may occasionally or in some cases routinely forage over the site, such as all the bat species and the white-tailed kite. The potential for occurrence of some of the species in this category is quite low, but they have not been excluded because their temporary presence within the Study Area cannot be entirely discounted.

Several of the other special-status species listed above with potential to occur within the Study Area may be year-round residents that have all or part of their home ranges or territories on the site and would routinely use the undeveloped portions of the site and adjacent areas offsite to meet their life history requirements for refuge, breeding and/or foraging. These species include the burrowing owl, coast horned lizard, coastal whiptail, and San Diego black-tailed jackrabbit. For example, species with small home ranges or territories such as the coast horned lizard may spend their entire life within the confines of the Study Area, while other species such as the San Diego black-tailed jackrabbit may use the site for only a portion of their foraging habitat. For additional information, see Appendix 6.

4.6 WILDLIFE MOVEMENT

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 as well as the habitat linkages between them. 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 the 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 to maintain healthy ecological and evolutionary processes by allowing for the dispersal and migration necessary to ensure the mixing of genes between populations, subsequently enabling wildlife populations the ability to 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.

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.

The following documents were reviewed to determine if the Project Site is within an area that has been identified as important to wildlife movement, such as a regional-scale habitat linkage or a wildlife movement corridor:

- *California Essential Connectivity Project: A Strategy for Conserving a Connected California* (Spencer et al., February 2010);
- *City of Santa Clarita General Plan, Conservation and Open Space Element (*adopted June 2011); and
- *South Coast Missing Linkages Project: A Linkage Design for the San Gabriel – Castaic Connection* (Penrod, K., et. al., March 2004).

The potential importance of the Study Area to wildlife movement was also evaluated both in the field and by reviewing recent aerial photographs of the site and the surrounding area. The chaparral scrub and woodland communities within the site contains vegetative cover and suitable habitat that provides coverage and foraging opportunities for several local wildlife species that may potentially move through the Study Area. However, the Project site is situated among existing commercial development and residences,

therefore, development of the site would not fragment natural habitats. Further, the habitats within the Study Area are not of special or particular importance for wildlife movement at a local or regional scale. For example, the Project site is not within an important bottleneck of habitat between larger areas of natural habitat and there are extensive natural habitats in the surrounding area that can be used by wildlife. For example, the Study Area is located approximately 0.70 mile to the southwest Santa Susana Mountains / Simi Hills SEA that connects the Santa Clara River SEA to the San Gabriel mountains, a corridor that will not be impacted by this project. Also, the subject site does not contain important nursery sites or other resources of special or particular importance to wildlife, and development of the Project would not impede access to nursery sites or other important resources.

5.0 PROJECT IMPACTS AND RECOMMENDED MITIGATION

The proposed Project would construct a multi-family residential development with a total of 106 units and a total of 4,000 square feet of commercial space with associated amenities over six (6) parcels in the City of Santa Clarita. The residential units would consist of a 70-unit apartment building and 36 townhome units distributed throughout the development area, and the commercial space would be provided within a stand-alone structure along Newhall Avenue and a portion of the ground floor of the apartment building fronting Newhall Avenue. Parking spaces would also be provided within the site, including private garages within each of the townhome units, a parking garage level beneath the residential levels of the apartment building, and uncovered parking lot spaces for guest and customers of the commercial uses. The Project includes approximately 7.08 acres of development and grading impacts with an additional 1.88 acres of potential impacts related to fuel modification activities.

The primary vegetation communities impacted by the proposed Project include chamise chaparral scrub, scrub oak chaparral scrub, coast live oak woodland, mixed native and non-native grasslands, and existing developed areas, as well as barren and sparsely vegetated areas. Permanent disturbances or impacts are assumed to comprise those located within the proposed development footprint and fuel modification areas. The proposed Project is shown overlaid on the site's biological resources shown on Figure 3. Proposed impacts to the plant communities located within the Study Area are listed below in **Table 4, Impacts to Plant Communities and Land Cover**. This impact analysis relies on the Site Plan prepared by prepared by prepared by Alliance Land Planning & Engineering, Inc., dated October 28, 2022 which is attached to this report as Appendix 1.

As described in Section 4.3, oak trees with a trunk circumference greater than six (6) inches meeting certain size requirements are protected by the City's Oak Tree Preservation ordinance. Several of the individual coast live oak trees and those associated with the Coast Live Oak Woodland Alliance that meet these size requirements are growing within the anticipated limits of Project development and will be removed and/or encroached upon during Project development. A tree report analyzing these impacts will be provided in a separate report.

Fuel modification impacts are based on the standard LACFD distances of 200 feet from structures and 10 feet from roadways. Fuel modification activities have the potential to primarily affect additional coast live oak woodland, chamise chaparral scrub, and scrub oak chaparral scrub, as well as more mixed native and non-native grasslands and sparsely vegetated areas.

5.1 IMPACTS TO SENSITIVE PLANT COMMUNITIES

No sensitive plant communities were identified within the Study Area. Therefore, Project impacts to sensitive plant communities are considered less than significant.

5.2 IMPACTS TO SPECIAL-STATUS PLANT SPECIES

This evaluation of impacts to special-status plants considers those species that require mandatory special consideration and/or protection pursuant to the Federal Endangered Species Act, the State Endangered Species Act, and/or CEQA. Los Angeles locally sensitive species are also considered. During the October 2021 survey, no special-status, or locally sensitive plant species were observed within the Study Area. As discussed in the potential for occurrence analysis for the special-status plant species earlier in the document, many of the special-status species known to occur in the region are presumed to be absent from the site due to the lack of suitable habitat or because the site is outside of the species known range or distribution. A

total of two (2) special-status plant species have potential to occur within the grasslands mapped within the limits of Project development and potential fuel modification zones, including slender the slender mariposa-lily (Calochortus calvatus var. clavatus) [CRPR 1B.2] and the San Fernando Valley spineflower (*Chorizanthe parryi* var. *fernandina*) [CE, CRPR 1B.1]. Individuals and seed banks of each of these species, if present, could be removed, damaged or disturbed by the Project. Impacts to the state endangered San Fernando Valley spineflower, if present, would be a significant and potentially mitigatable impact. Impacts to the slender mariposa lily, if present, would be a significant, but mitigable impact. Adherence to the following Mitigation Measure **(MM) BIO-1** would reduce impacts to potentially occurring rare plants to a less than significant level.

Table 4
Impacts to Plant Communities and Land Cover

Habitat Class	Plant Community or Land Cover	Existing Acreage	Project Impact (Acres)	
			Development Footprint	Fuel Modification
Woodland	Coast Live Oak (*Quercus agrifolia*) Woodland and Forest Alliance [71.060.00]	1.65	0.96	0.60
Scrub/ Shrubland	Scrub Oak (*Quercus berberidifolia*) Chaparral Alliance [37.407.00]	0.86	0.43	0.21
	Chamise (*Adenostoma fasciculatum*) Chaparral Alliance [37.101.00]	3.09	1.69	0.71
Herbaceous	Sand-aster (*Corethrogyne filaginifolia*) and Perennial Buckwheat (*Eriogonum elongatum*) Fields [32.230.00]	0.08	0.08	0.01
	Native and Non-Native Grasses & Forbs	0.70	0.53	0.17
	Non-Native Grassland	0.56	0.48	0.05
Individual Trees	Coast Live Oak *(Quercus agrifolia)*	0.06	0.06	0.00
	California Black Walnut (*Juglans californica*)	0.07	0.07	0.00
	Peruvian pepper (*Schinus molle*)	0.02	0.02	0.00
Other Landcover	Developed	1.59	1.53	0.03
	Barren / Sparsely Vegetated	1.33	1.23	0.10
	TOTAL ACREAGE	**10.01**	**7.08**	**1.88**

MM BIO-1: Pre-Project Botanical Survey

A qualified biologist shall conduct a botanical survey within the project limits and an adjacent buffer area for potentially occurring special-status plant species. The survey shall be conducted at the appropriate time of year to detect and identify potentially occurring special-status plants, including San Fernando Valley spineflower (*Chorizanthe parryi* var. *fernandina*) [CE, CRPR 1B.1], and slender mariposa lily (*Calochortus clavatus* var. *gracilis*) [CRPR 1B.2].

If special-status plants are not detected during the survey, no additional mitigation would be required and the results of the survey shall be submitted to the City of Santa Clarita Planning Division (SCPD) and CDFW (if applicable). If a special-status plant(s) is present at or adjacent to the Project Site, the extent of the population shall be mapped and the number of individual plants and the acreage of occupied habitat that would be impacted by the Project shall be determined. The SCPD shall be notified and consultation with United

States Fish and Wildlife Service (USFWS) and CDFW, if applicable, shall be conducted prior to initiation of ground or vegetation disturbing activities and the following actions shall be taken:

Avoidance of the special-status plants shall occur if feasible. If avoidance is not feasible, the Applicant shall offset the proposed loss of individual plants at a minimum 2:1 ratio by on-site restoration (salvage and replanting), or a ratio and method acceptable to SCPD, CDFW, and USFWS (if applicable). At the discretion of the SCPD, CDFW, USFWS (if applicable), compensation for impacts to these species may be accomplished by restoration or preservation of onsite or off-site populations in the vicinity of the site, if present. Further, impacts to the San Fernando Valley spineflower would require an Incidental Take Permit issued by CDFW.

A Mitigation and Monitoring Plan that provides for the replacement of the species impacted by the Project shall be developed by a qualified restoration specialist and approved by the SCPD, CDFW, and USFWS (if applicable). The Plan shall specify the following:

- A summary of impacts;
- The location of the mitigation site;
- Methods for harvesting seeds or salvaging and transplantation of individuals to be impacted;
- Measures for propagating plants or transferring living plants from the salvage site to the mitigation site;
- Site preparation procedures for the mitigation site;
- A schedule and action plan to maintain and monitor the mitigation area;
- Criteria and performance standards by which to measure the success of the
- Mitigation, including replacement of impacted plants at a minimum 2:1 ratio;
- Measures to exclude unauthorized entry into the mitigation areas; and
- Contingency measures such as replanting or weeding in the event that mitigation efforts are not successful.

The performance standards for the Mitigation and Monitoring Plan shall be at a minimum the following:

- Within five years after introducing the plants to the mitigation site, the number of established, reproductive plants shall be no less than two (2) times the number of those lost to project construction,
- Non-native species in the treated area shall be less than 15% cover by the end of the third year of treatment and less than 5% by the end of the fifth year of treatment, and;
- Restoration will be considered successful after the success criteria have been met for a period of at least 2 years without any maintenance or remediation activities other than invasive species control.

Prior to issuance of a grading permit, the Applicant shall secure a bond for an amount equal to the cost of the restoration effort. The bond shall be released by the City upon satisfaction of the approved performance criteria.

The mitigation project shall be initiated prior to development of the project, and shall be implemented over a five-year period or until performance standards are met, whichever period is longer. The mitigation project shall incorporate an iterative process of annual monitoring and evaluation of progress, and allow for adjustments to the Plan, as necessary, to achieve desired outcomes and meet performance standards. Annual reports discussing the implementation, monitoring, and management of the mitigation project shall be submitted to SCPD, CDFW (if applicable), and USFWS (if applicable). Five years after the start of the mitigation project, a final report shall be submitted to SCPD, CDFW (if applicable), and USFWS (if applicable), which shall at a minimum discuss the implementation, monitoring, and management of the mitigation project over the five-year period, and indicate whether the mitigation project has been successful based on established performance standards. The annual reports and the final report shall include as-built site plans submitted as an appendix to the report. The mitigation project shall be extended if performance standards have not been met to the satisfaction of SCPDP, CDFW (if applicable), and USFWS (if applicable) at the end of the five-year period.

5.3 IMPACTS TO SPECIAL-STATUS WILDLIFE SPECIES

This assessment of impacts to special-status wildlife considers those species that are listed, proposed for listing, or that meet the criteria for listing as Endangered or Threatened under the FESA or CESA; and those with a designation of SSC (California Species of Special Concern) or CFP (California Fully Protected), as mandatory special consideration and/or protection of these species is required pursuant to the Federal Endangered Species Act, the State Endangered Species Act, and/or CEQA.

Although no rare, threatened, or endangered wildlife species were observed during the survey of the Study Area, several special-status wildlife species may potentially occur at the site**.** Based on the lack of suitable sites for nests and shelters/dens within the Study Area, the Swainson's hawk (*Buteo swainsoni*) [CT], the white-tailed kite (*Elanus leucrus*), the three (3) species of bats would only temporarily travel, forage over, or hunt through the site as transients and would not reproduce at the site, and the potential for occurrence of these species is low, at best. Therefore, Project development would be a less than significant impact to these species.

Several land dwelling special-status wildlife species that may potentially occur at the site are capable of escaping harm during Project development, including grading and construction, landscaping, or fuel modification, including the Crotch bumble bee (*Bombus crotchii*) [CE], the coastal whiptail (*Aspidoscelis tigris stejnegeri*) [SSC], the coast horned lizard (*Phrynosoma blainvillii*) [SSC], the burrowing owl (*Athene cunicularia*) [SSC], and the San Diego black-tailed jackrabbit (*Lepus californicus bennettii*) [SSC]. Habitat loss associated with the Project is not expected to significantly impact a population of a potentially occurring special-status wildlife species, given the amount of habitat that would be lost and the amount of remaining suitable habitat in the surrounding area. Direct loss or injury to a special-status wildlife species would be a potentially significant, but mitigable impact. With implementation of Mitigation Measure (MM) **BIO-2**, potentially significant impacts to special-status wildlife species would be less than significant.

MM BIO-2: Pre-Project Special-Status Wildlife Species Survey

Prior to the commencement of ground or vegetation disturbing activities, including but not limited to grading and fuel modification, two (2) pre-project surveys for special-status wildlife species, including the Crotch bumble bee, the coastal whiptail, the coast horned lizard, the burrowing owl, and the San Diego black-tailed jackrabbit shall be conducted by

qualified biologist(s) to determine the presence/absence of these species at the site. The first survey shall be conducted within fourteen (14) days and the second survey shall be conducted within three (3) days of 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, trees, or in loose soil. If a special-status species is found, avoidance is the preferred mitigation option. If avoidance is not feasible, a relocation plan including, at a minimum, the timing and methods for capturing and releasing the animals as well as locations for their release shall be prepared and submitted to the SCPD and CDFW for review and approval prior to issuance of the first grading permit for the Project. The species shall then 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. If a federally listed species is found, the USFWS shall also be notified. A letter report summarizing the methods and results of the surveys and relocation efforts, if applicable, shall be submitted to the SCPD and CDFW prior to commencement of project activities. Further, impacts to the Crotch bumble bee, or any other species listed under CESA, would require an Incidental Take Permit issued by CDFW.

5.4 IMPACTS TO NESTING BIRDS

Ground and vegetation disturbing activities if conducted during the nesting bird season (typically February 1 to August 31) would have the potential to result in removal or disturbance to trees and 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, but mitigable impact. The following MM **BIO-3** would reduce impacts to nesting birds to a less than significant level.

MM BIO-3: Nesting Bird Surveys

Project activities, including but not limited to site preparation, construction, or fuel modification activities, with potential to disturb suitable bird-nesting habitat shall be prohibited within the breeding/nesting season for native bird species (typically February 1 through August 31). If the breeding/nesting season cannot be avoided, then no earlier than 7 days prior to ground or vegetation disturbing activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February 1 through August 31), a qualified biologist shall perform two (2) field 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 Los Angeles Department of Regional Planning (LACRDRP) and CDFW prior to commencement of project activities. In the event an active nest is found within the surveyed area, site

preparation, construction, and fuel modification activities shall stop until the biologist can establish an appropriate setback buffer around the nest. Buffer size will be determined on a case-by-case basis by the biologist based on site conditions, the species' life history and disturbance tolerance, the nest's distance to construction activities, and the type of construction ongoing in the vicinity of the nest. Buffers will be clearly delineated (e.g., using rope, flagging, signage), or they may also be defined by natural or manmade features that are deemed sufficient to prohibit access (e.g., tree rows, fences). 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.

5.5 IMPACTS TO WILDLIFE MOVEMENT

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 or an SEA. Although the perimeter of the Study Area provides habitats with suitable vegetative cover for the movement of a diversity of species, it is not of particular importance to wildlife for movement. For example, the site is not within a bottleneck of habitat between larger areas of core suitable habitat, and it is not necessary for wildlife to pass through the site to access essential resources for water, foraging, breeding, or cover. Further, the Project site is situated among existing commercial development and residences, therefore, development of the site would not fragment natural habitats and would not impede wildlife movement or reduce wildlife access to the undeveloped natural habitats to the southwest of the Study Area. Therefore, impacts to wildlife movement would be less than significant.

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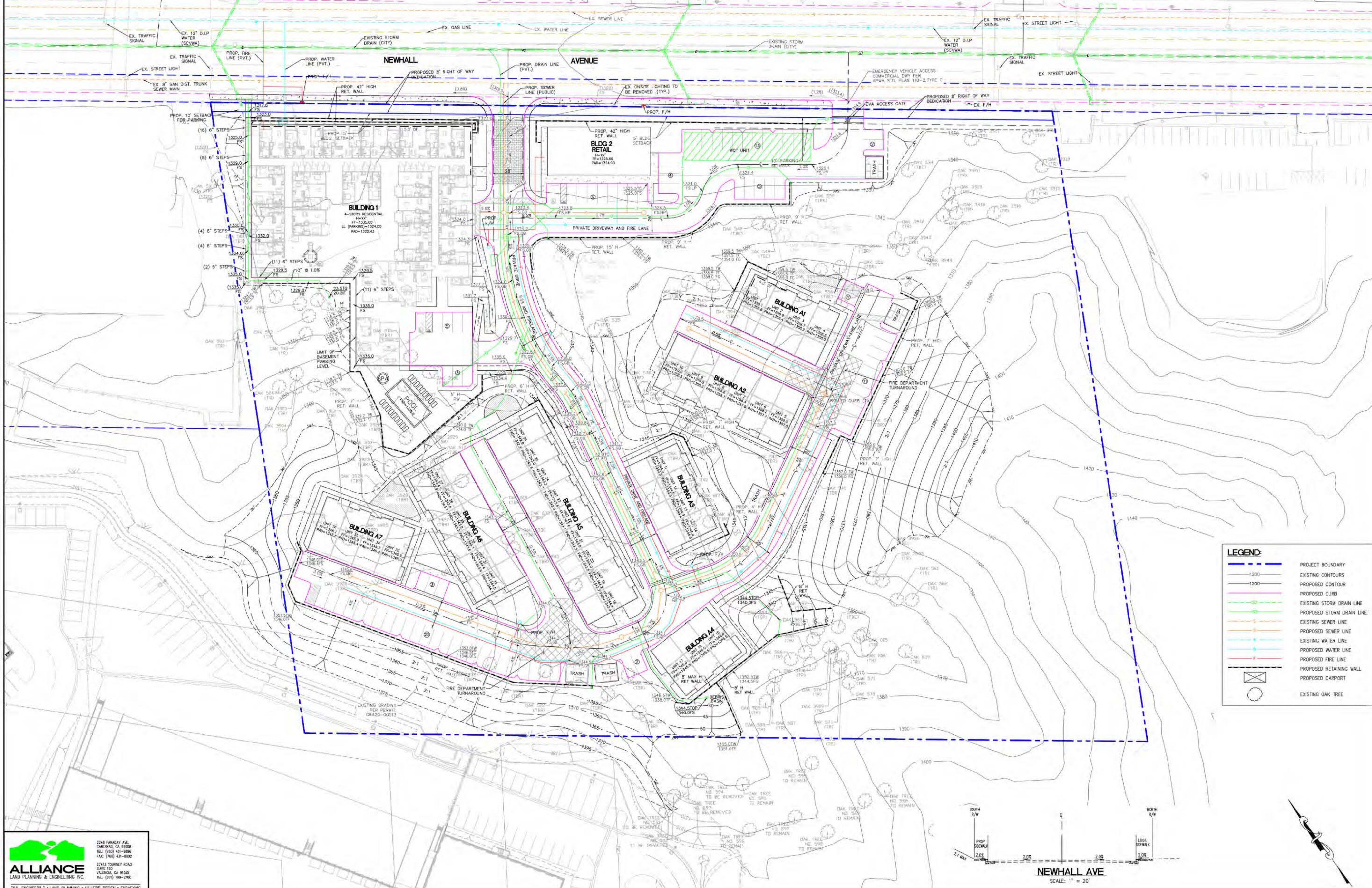
APPENDIX 1
Site Plan

NEWHALL AVENUE APARTMENTS
SITE DEVELOPMENT PLAN
(PRELIMINARY GRADING/DRAINAGE PLAN)
10/28/22



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APPENDIX 2
CNDDB and CNPS Database Results – October 1, 2021

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Oat Mountain (3411835) OR San Fernando (3411834) OR Mint Canyon (3411844) OR Newhall (3411845) OR Val Verde (3411846) OR Santa Susana (3411836) OR Calabasas (3411826) OR Canoga Park (3411825) OR Van Nuys (3411824))

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	S1S2	SSC
Aimophila ruficeps canescens southern California rufous-crowned sparrow	ABPBX91091	None	None	G5T3	S3	WL
Ammodramus savannarum grasshopper sparrow	ABPBXA0020	None	None	G5	S3	SSC
Anaxyrus californicus arroyo toad	AAABB01230	Endangered	None	G2G3	S2S3	SSC
Anniella spp. California legless lizard	ARACC01070	None	None	G3G4	S3S4	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 sage 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
Athene cunicularia burrowing owl	ABNSB10010	None	None	G4	S3	SSC
Berberis nevinii Nevin's barberry	PDBER060A0	Endangered	Endangered	G1	S1	1B.1
Bombus crotchii Crotch bumble bee	IIHYM24480	None	Candidate Endangered	G3G4	S1S2	
Branchinecta lynchi vernal pool fairy shrimp	ICBRA03030	Threatened	None	G3	S3	
Buteo swainsoni Swainson's hawk	ABNKC19070	None	Threatened	G5	S3	
California Walnut Woodland California Walnut Woodland	CTT71210CA	None	None	G2	S2.1	

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
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 palmeri var. palmeri Palmer's mariposa-lily	PMLIL0D122	None	None	G3T2	S2	1B.2
Calochortus plummerae Plummer's mariposa-lily	PMLIL0D150	None	None	G4	S4	4.2
Calystegia peirsonii Peirson's morning-glory	PDCON040A0	None	None	G4	S4	4.2
Catostomus santaanae Santa Ana sucker	AFCJC02190	Threatened	None	G1	S1	
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
Cismontane Alkali Marsh Cismontane Alkali Marsh	CTT52310CA	None	None	G1	S1.1	
Coccyzus americanus occidentalis western yellow-billed cuckoo	ABNRB02022	Threatened	Endangered	G5T2T3	S1	
Corynorhinus townsendii Townsend's big-eared bat	AMACC08010	None	None	G4	S2	SSC
Danaus plexippus pop. 1 monarch - California overwintering population	IILEPP2012	Candidate	None	G4T2T3	S2S3	
Deinandra minthornii Santa Susana tarplant	PDAST4R0J0	None	Rare	G2	S2	1B.2
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 multicaulis many-stemmed dudleya	PDCRA040H0	None	None	G2	S2	1B.2
Elanus leucurus white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP
Emys marmorata western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
Eremophila alpestris actia California horned lark	ABPAT02011	None	None	G5T4Q	S4	WL
Euderma maculatum spotted bat	AMACC07010	None	None	G4	S3	SSC
Eumops perotis californicus western mastiff bat	AMACD02011	None	None	G4G5T4	S3S4	SSC

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Euphydryas editha quino quino checkerspot butterfly	IILEPK405L	Endangered	None	G5T1T2	S1S2	
Gasterosteus aculeatus williamsoni unarmored threespine stickleback	AFCPA03011	Endangered	Endangered	G5T1	S1	FP
Gila orcuttii arroyo chub	AFCJB13120	None	None	G2	S2	SSC
Gonidea angulata western ridged mussel	IMBIV19010	None	None	G3	S1S2	
Harpagonella palmeri Palmer's grapplinghook	PDBOR0H010	None	None	G4	S3	4.2
Helianthus inexpectatus Newhall sunflower	PDAST4N250	None	None	G1	S1	1B.1
Helminthoglypta fontiphila Soledad shoulderband	IMGASC2250	None	None	G1	S1	
Helminthoglypta traskii pacoimensis Pacoima shoulderband	IMGASC2472	None	None	G1G2T1	S1	
Horkelia cuneata var. puberula mesa horkelia	PDROS0W045	None	None	G4T1	S1	1B.1
Icteria virens yellow-breasted chat	ABPBX24010	None	None	G5	S3	SSC
Lanius ludovicianus loggerhead shrike	ABPBR01030	None	None	G4	S4	SSC
Lasionycteris noctivagans silver-haired bat	AMACC02010	None	None	G3G4	S3S4	
Lasiurus cinereus hoary bat	AMACC05030	None	None	G3G4	S4	
Lasthenia glabrata ssp. coulteri Coulter's goldfields	PDAST5L0A1	None	None	G4T2	S2	1B.1
Lepidium virginicum var. robinsonii Robinson's pepper-grass	PDBRA1M114	None	None	G5T3	S3	4.3
Lepus californicus bennettii San Diego black-tailed jackrabbit	AMAEB03051	None	None	G5T3T4	S3S4	SSC
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
Mainland Cherry Forest Mainland Cherry Forest	CTT81820CA	None	None	G1	S1.1	
Malacothamnus davidsonii Davidson's bush-mallow	PDMAL0Q040	None	None	G2	S2	1B.2
Monardella hypoleuca ssp. hypoleuca white-veined monardella	PDLAM180A5	None	None	G4T3	S3	1B.3

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Navarretia fossalis spreading navarretia	PDPLM0C080	Threatened	None	G2	S2	1B.1
Navarretia ojaiensis Ojai navarretia	PDPLM0C130	None	None	G2	S2	1B.1
Navarretia setiloba Piute Mountains navarretia	PDPLM0C0S0	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
Onychomys torridus ramona southern grasshopper mouse	AMAFF06022	None	None	G5T3	S3	SSC
Opuntia basilaris var. brachyclada short-joint beavertail	PDCAC0D053	None	None	G5T3	S3	1B.2
Orcuttia californica California Orcutt grass	PMPOA4G010	Endangered	Endangered	G1	S1	1B.1
Perognathus longimembris brevinasus Los Angeles pocket mouse	AMAFD01041	None	None	G5T2	S1S2	SSC
Phrynosoma blainvillii coast horned lizard	ARACF12100	None	None	G3G4	S3S4	SSC
Polioptila californica californica coastal California gnatcatcher	ABPBJ08081	Threatened	None	G4G5T3Q	S2	SSC
Pseudognaphalium leucocephalum white rabbit-tobacco	PDAST440C0	None	None	G4	S2	2B.2
Rana draytonii California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC
Rana muscosa southern mountain yellow-legged frog	AAABH01330	Endangered	Endangered	G1	S1	WL
Rhinichthys osculus ssp. 8 Santa Ana speckled dace	AFCJB3705K	None	None	G5T1	S1	SSC
Riparia riparia bank swallow	ABPAU08010	None	Threatened	G5	S2	
Riversidian Alluvial Fan Sage Scrub Riversidian Alluvial Fan Sage Scrub	CTT32720CA	None	None	G1	S1.1	
Senecio aphanactis chaparral ragwort	PDAST8H060	None	None	G3	S2	2B.2
Setophaga petechia yellow warbler	ABPBX03010	None	None	G5	S3S4	SSC
Socalchemmis gertschi Gertsch's socalchemmis spider	ILARAU7010	None	None	G1	S1	
Southern California Threespine Stickleback Stream Southern California Threespine Stickleback Stream	CARE2320CA	None	None	GNR	SNR	

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Southern Coast Live Oak Riparian Forest	CTT61310CA	None	None	G4	S4	
Southern Coast Live Oak Riparian Forest						
Southern Cottonwood Willow Riparian Forest	CTT61330CA	None	None	G3	S3.2	
Southern Cottonwood Willow Riparian Forest						
Southern Mixed Riparian Forest	CTT61340CA	None	None	G2	S2.1	
Southern Mixed Riparian Forest						
Southern Riparian Scrub	CTT63300CA	None	None	G3	S3.2	
Southern Riparian Scrub						
Southern Sycamore Alder Riparian Woodland	CTT62400CA	None	None	G4	S4	
Southern Sycamore Alder Riparian Woodland						
Southern Willow Scrub	CTT63320CA	None	None	G3	S2.1	
Southern Willow Scrub						
Spea hammondii	AAABF02020	None	None	G2G3	S3	SSC
western spadefoot						
Symphyotrichum greatae	PDASTE80U0	None	None	G2	S2	1B.3
Greata's aster						
Taricha torosa	AAAAF02032	None	None	G4	S4	SSC
Coast Range newt						
Taxidea taxus	AMAJF04010	None	None	G5	S3	SSC
American badger						
Thamnophis hammondii	ARADB36160	None	None	G4	S3S4	SSC
two-striped gartersnake						
Valley Needlegrass Grassland	CTT42110CA	None	None	G3	S3.1	
Valley Needlegrass Grassland						
Valley Oak Woodland	CTT71130CA	None	None	G3	S2.1	
Valley Oak Woodland						
Vireo bellii pusillus	ABPBW01114	Endangered	Endangered	G5T2	S2	
least Bell's vireo						

Record Count: 95

CALIFORNIA NATIVE PLANT SOCIETY

Inventory of Rare and Endangered Plants of California

Search Results

44 matches found. Click on scientific name for details

Search Criteria: Quad is one of [3411835:3411834:3411844:3411845:3411846:3411836:3411826:3411825:3411824:]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	PHOTO
Astragalus brauntonii	Braunton's milk-vetch	Fabaceae	perennial herb	Jan-Aug	FE	None	G2	S2	1B.1	No Photo Available
Berberis nevinii	Nevin's barberry	Berberidaceae	perennial evergreen shrub	(Feb)Mar-Jun	FE	CE	G1	S1	1B.1	No Photo Available
Calandrinia breweri	Brewer's calandrinia	Montiaceae	annual herb	(Jan)Mar-Jun	None	None	G4	S4	4.2	No Photo Available
Calochortus catalinae	Catalina mariposa lily	Liliaceae	perennial bulbiferous herb	(Feb)Mar-Jun	None	None	G3G4	S3S4	4.2	No Photo Available
Calochortus clavatus var. *clavatus*	club-haired mariposa lily	Liliaceae	perennial bulbiferous herb	(Mar)May-Jun	None	None	G4T3	S3	4.3	No Photo Available
Calochortus clavatus var. *gracilis*	slender mariposa-lily	Liliaceae	perennial bulbiferous herb	Mar-Jun(Nov)	None	None	G4T2T3	S2S3	1B.2	No Photo Available
Calochortus fimbriatus	late-flowered mariposa-lily	Liliaceae	perennial bulbiferous herb	Jun-Aug	None	None	G3	S3	1B.3	No Photo Available
Calochortus palmeri var. *palmeri*	Palmer's mariposa-lily	Liliaceae	perennial bulbiferous herb	Apr-Jul	None	None	G3T2	S2	1B.2	No Photo Available
Calochortus plummerae	Plummer's mariposa-lily	Liliaceae	perennial bulbiferous herb	May-Jul	None	None	G4	S4	4.2	No Photo Available

Calystegia peirsonii	Peirson's morning-glory	Convolvulaceae	perennial rhizomatous herb	Apr-Jun	None	None	G4	S4	4.2	No Photo Available
Canbya candida	white pygmy-poppy	Papaveraceae	annual herb	Mar-Jun	None	None	G3G4	S3S4	4.2	No Photo Available
Cercocarpus betuloides var. *blancheae*	island mountain-mahogany	Rosaceae	perennial evergreen shrub	Feb-May	None	None	G5T4	S4	4.3	No Photo Available
Chorizanthe parryi var. *fernandina*	San Fernando Valley spineflower	Polygonaceae	annual herb	Apr-Jul	None	CE	G2T1	S1	1B.1	No Photo Available
Chorizanthe parryi var. *parryi*	Parry's spineflower	Polygonaceae	annual herb	Apr-Jun	None	None	G3T2	S2	1B.1	No Photo Available
Convolvulus simulans	small-flowered morning-glory	Convolvulaceae	annual herb	Mar-Jul	None	None	G4	S4	4.2	No Photo Available
Deinandra minthornii	Santa Susana tarplant	Asteraceae	perennial deciduous shrub	Jul-Nov	None	CR	G2	S2	1B.2	No Photo Available
Deinandra paniculata	paniculate tarplant	Asteraceae	annual herb	(Mar)Apr-Nov	None	None	G4	S4	4.2	No Photo Available
Delphinium parryi ssp. *purpureum*	Mt. Pinos larkspur	Ranunculaceae	perennial herb	May-Jun	None	None	G4T4	S4	4.3	No Photo Available
Dodecahema leptoceras	slender-horned spineflower	Polygonaceae	annual herb	Apr-Jun	FE	CE	G1	S1	1B.1	No Photo Available
Dudleya blochmaniae ssp. *blochmaniae*	Blochman's dudleya	Crassulaceae	perennial herb	Apr-Jun	None	None	G3T2	S2	1B.1	No Photo Available
Dudleya densiflora	San Gabriel Mountains dudleya	Crassulaceae	perennial herb	Mar-Jul	None	None	G2	S2	1B.1	No Photo Available
Dudleya multicaulis	many-stemmed dudleya	Crassulaceae	perennial herb	Apr-Jul	None	None	G2	S2	1B.2	No Photo Available
Harpagonella palmeri	Palmer's grapplinghook	Boraginaceae	annual herb	Mar-May	None	None	G4	S3	4.2	No Photo Available

Helianthus inexpectatus	Newhall sunflower	Asteraceae	perennial rhizomatous herb	Aug-Oct	None	None	G1	S1	1B.1	No Photo Available
Horkelia cuneata var. *puberula*	mesa horkelia	Rosaceae	perennial herb	Feb-Jul(Sep)	None	None	G4T1	S1	1B.1	No Photo Available
Juglans californica	Southern California black walnut	Juglandaceae	perennial deciduous tree	Mar-Aug	None	None	G4	S4	4.2	No Photo Available
Juncus acutus ssp. *leopoldii*	southwestern spiny rush	Juncaceae	perennial rhizomatous herb	(Mar)May-Jun	None	None	G5T5	S4	4.2	No Photo Available
Lasthenia glabrata ssp. *coulteri*	Coulter's goldfields	Asteraceae	annual herb	Feb-Jun	None	None	G4T2	S2	1B.1	No Photo Available
Lepidium virginicum var. *robinsonii*	Robinson's pepper-grass	Brassicaceae	annual herb	Jan-Jul	None	None	G5T3	S3	4.3	No Photo Available
Lilium humboldtii ssp. *ocellatum*	ocellated Humboldt lily	Liliaceae	perennial bulbiferous herb	Mar-Jul(Aug)	None	None	G4T4?	S4?	4.2	No Photo Available
Lupinus paynei	Payne's bush lupine	Fabaceae	perennial shrub	Mar-Apr(May-Jul)	None	None	G1Q	S1	1B.1	No Photo Available
Malacothamnus davidsonii	Davidson's bush-mallow	Malvaceae	perennial deciduous shrub	Jun-Jan	None	None	G2	S2	1B.2	 © 2016 Keir Morse
Monardella hypoleuca ssp. *hypoleuca*	white-veined monardella	Lamiaceae	perennial herb	(Apr)May-Aug(Sep-Dec)	None	None	G4T3	S3	1B.3	No Photo Available
Navarretia fossalis	spreading navarretia	Polemoniaceae	annual herb	Apr-Jun	FT	None	G2	S2	1B.1	No Photo Available
Navarretia ojaiensis	Ojai navarretia	Polemoniaceae	annual herb	May-Jul	None	None	G2	S2	1B.1	No Photo Available
Navarretia setiloba	Piute Mountains navarretia	Polemoniaceae	annual herb	Apr-Jul	None	None	G2	S2	1B.1	No Photo Available
Nolina cismontana	chaparral nolina	Ruscaceae	perennial evergreen shrub	(Mar)May-Jul	None	None	G3	S3	1B.2	No Photo Available

Opuntia basilaris var. brachyclada	short-joint beavertail	Cactaceae	perennial stem	Apr-Jun(Aug)	None	None	G5T3	S3	1B.2	No Photo Available
Orcuttia californica	California Orcutt grass	Poaceae	annual herb	Apr-Aug	FE	CE	G1	S1	1B.1	No Photo Available
Phacelia mohavensis	Mojave phacelia	Hydrophyllaceae	annual herb	Apr-Aug	None	None	G4Q	S4	4.3	No Photo Available
Physalis lobata	lobed ground-cherry	Solanaceae	perennial herb	(May)Sep-Jan	None	None	G5	S1S2	2B.3	No Photo Available
Pseudognaphalium leucocephalum	white rabbit-tobacco	Asteraceae	perennial herb	(Jul)Aug-Nov(Dec)	None	None	G4	S2	2B.2	No Photo Available
Senecio aphanactis	chaparral ragwort	Asteraceae	annual herb	Jan-Apr(May)	None	None	G3	S2	2B.2	No Photo Available
Symphyotrichum greatae	Greata's aster	Asteraceae	perennial rhizomatous herb	Jun-Oct	None	None	G2	S2	1B.3	No Photo Available

Showing 1 to 44 of 44 entries

Suggested Citation:

California Native Plant Society, Rare Plant Program. 2021. Inventory of Rare and Endangered Plants of California (online edition, v9-01 1.0). Website https://www.rareplants.cnps.org [accessed 1 October 2021].

About the Rare Plant Program

CNPS Home Page

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CONTRIBUTORS

The Calflora Database

The California Lichen Society

California Natural Diversity Database

The Jepson Flora Project

The Consortium of California Herbaria

CalPhotos

APPENDIX 3
Vascular Plants Observed - October 15, 2021
*indicates a non-native or introduced species

GROUP **Family** ***Scientific Name***	**Common Name**
FLOWERING PLANTS - DICOTS	
Anacardiaceae	
Rhus ovata	sugar bush
**Schinus molle*	Peruvian pepper tree
Toxicodendron diversilobum	poison oak
Adoxaceae	
Sambucus nigra ssp. *caerulea*	blue elderberry
Asteraceae	
Acourtia microcephala	Perezia
Baccharis pilularis	coyote brush
Baccharis salicifolia	mulefat
Artemisia californica	California sagebrush
**Carduus pycnocephalus*	Italian thistle
**Centaurea melitensis*	tocalote
Corethrogyne filaginifolia	common sandaster
Ericameria linearifolia	interior goldenbush
Isocoma menziesii	white-flowered goldenbush
Malacothrix saxatilus	cliff aster
Pseudognaphalium californicum	California everlasting
Stephanomeria exigua	small wirelettuce
Boraginaceae	
Phacelia sp.	
Brassicaceae	
**Brassica nigra*	black mustard
**Hirschfeldia incana*	hoary mustard
Chenopodiaceae	
**Salsola tragus*	Russian thistle
Cucurbitaceae	
Marah macrocarpa	wild cucumber
Fabaceae	
Acmispon glaber	deerweed
Fagaceae	
Quercus berberidifolia	scrub oak
Quercus agrifolia	coast live oak
Juglandaceae	
**Juglans* sp.	walnut
Juglans californica	California black walnut
Lamiaceae	
**Marrubium vulgare*	horehound
Salvia mellifera	black sage
Polygonaceae	
Eriogonum elongatum	longstem buckwheat
Eriogonum fasciculatum	California buckwheat
Rhamnaceae	
Rhamnus ilicifolia	hollyleaf redberry
Rosaceae	

GROUP **Family** ***Scientific Name***	**Common Name**
Adenostoma fasciculatum	chamise
Cercocarpus betuloides	mountain mahogany
Heteromeles arbutifolia	toyon
FLOWERING PLANTS-MONOCOTS	
Agavaceae	
**Agave americana*	American century plant
Chlorogalum pomeridianum	soap plant
Hesperoyucca whipplei	chaparral yucca
Poaceae	
**Avena sp.*	wild oats
**Bromus diandrus*	ripgut grass
**Bromus madritensis* ssp. *rubens*	red brome
Festuca myuros	rattail sixweeks grass
**Stipa miliacea*	smilo grass
Stipa lepida	foothill needlegrass
Melica imperfecta	coast range melic grass

APPENDIX 4
Potential for Occurrence of Special-Status Plant Species

Common Name (Scientific Name)	Lifeform	Blooming Period	Status (Federal / State)	Rare Plant Rank	Primary Habitat Association	Potential to Occur (Observed, High, Moderate, Low, None)
PLANTS						
Braunton's milk-vetch (*Astragalus brauntonii*)	Perennial herb	Jan-Aug	FE / None	1B.1	Chaparral, coastal scrub, valley and foothill grassland. Recent burns or disturbed areas; usually on sandstone with carbonate layers. Soil specialist; requires shallow soils to defeat pocket gophers and open areas, preferably on hilltops, saddles or bowls between hills. 3-640 m.	**None.** Soils do not contain carbonate layers and perennial herb confirmed absent during survey.
Nevin's barberry (*Berberis nevinii*)	Perennial evergreen shrub	(Feb)Mar-Jun	FE / CE	1B.1	Chaparral, cismontane woodland, coastal scrub, and riparian scrub. On steep, N-facing slopes or in low grade sandy washes. Elevation between 90-1590 m.	**None.** Perennial evergreen shrub confirmed absent during survey.
slender mariposa-lily (*Calochortus clavatus var. gracilis*)	Perennial bulbiferous herb	Mar-Jun(Nov)	None / None	1B.2	Chaparral, coastal scrub, valley and foothill grassland. Shaded foothill canyons; often on grassy slopes within other habitat. 210-1815 m.	**High**. Potentially present on site on shaded, grassy slopes within the Study Area. Also, CNDDB rarefind search reports large population of this species in 2014 on the property south of the Study Area growing in similar habitat.
Late-flowered mariposa-lily (*Calochortus fimbriatus)*	Perennial bulbiferous herb	Jun-Aug	None / None	1B.3	Chaparral, cismontane woodland, riparian woodland, ultramafic. Dry, open coastal woodland, chaparral; on serpentine. Elevation ranges from 270-1645 m.	**None.** Ultramafic, serpentine soils are not present within the Study Area.

Common Name (Scientific Name)	Lifeform	Blooming Period	Status (Federal / State)	Rare Plant Rank	Primary Habitat Association	Potential to Occur (Observed, High, Moderate, Low, None)
Palmer's mariposa lily (*Calochortus palmeri var. palmeri*)	Perennial bulbiferous herb	Apr-Jul	None / None	1B.2	Chaparral, lower montane coniferous forest, meadows and seeps. Vernally moist places in yellow-pine forest, chaparral. 195-2530 m.	**None.** No suitable habitat for this species is present within the Study Area.
San Fernando Valley spineflower (*Chorizanthe parryi* var. *fernandina*)	Annual herb	Apr-Jul	None / CE	1B.1	Coastal scrub, valley and foothill grassland. Sandy soils. 15-1015 m.	**Moderate**. Potentially present within scrub habitat or grassland habitat within the Study Area.
Parry's spineflower (*Chorizanthe parryi* var. *parryi*)	Annual herb	Apr-Jun	None / None	1B.1	Chaparral, cismontane woodland, coastal scrub, calley and foothill grassland. Dry slopes and flats; sometimes at interface of 2 vegetation types, such as chaparral and oak woodland. Dry, sandy soils. 90-1220 m.	**None.** Suitable habitat present, but based on Consortium of California Herbaria records and CNDDB rarefind search the site is outside the known range of this species.
Santa Susana tarplant (*Deinandra minthornii*)	Perennial deciduous shrub	Jul-Nov	None / None	1B.2	Chaparral and coastal scrub. On sandstone outcrops and crevices, in shrubland. 280-705 m.	**None.** No sandstone outcrops are present within the Study Area and perennial deciduous shrub confirmed absent during survey.
slender-horned spineflower (*Dodecahema leptoceras*)	Annual herb	Apr-Jun	FE / CE	1B.1	Chaparral, Cismontane woodland, and Coastal scrub (alluvial fan). Flood deposited terraces and washes; associates include *Encelia, Dalea, Lepidospartum*, etc. Sandy soils. 200-765 m.	**None.** No suitable habitat is present onsite.

Common Name (Scientific Name)	Lifeform	Blooming Period	Status (Federal / State)	Rare Plant Rank	Primary Habitat Association	Potential to Occur (Observed, High, Moderate, Low, None)
Blochman's dudleya (*Dudleya blochmaniae* ssp. *blochmaniae)*	Perennial herb	Apr-Jun	None / None	1B.1	Coastal scrub, coastal bluff scrub, chaparral, valley, foothill grassland, and ultramafic. Open, rocky slopes; often in shallow clays over serpentine or in rocky areas with little soil. Elevation range is 5-290 m.	**None**. No suitable habitat is present on site and perennial herb confirmed absent during survey.
San Gabriel Mountains dudleya (*Dudleya densiflora)*	Perennial herb	Mar-Jul	None / None	1B.1	Chaparral, coastal scrub, cismontane woodland, lower montane coniferous forest, riparian forest. In crevices and on decomposed granite on cliffs and canyon walls. 270-1100 m.	**None.** No suitable crevices and cliffs present on site and perennial herb confirmed absent during survey.
Many-stemmed dudleya (*dudleya multicaulis)*	Perennial herb	Apr-Jul	None / None	1B.2	Chaparral, coastal scrub, valley and foothill grassland. In heavy, often clayey soils or grassy slopes. 1-910 m.	**None.** No soils are present on site and perennial herb confirmed absent during survey.
Newhall sunflower (*Helianthus inexpectatus*)	Perennial rhizomatous herb	Aug-Oct	None / None	1B.1	Marshes and swamps, riparian woodland. Freshwater marshes, and seeps. 305 m.	**None.** No suitable habitat is present within the Study Area.
mesa horkelia (*Horkelia cuneata* var. *puberula*)	Perennial herb	Feb-July (Sep)	None / None	1B.1	Chaparral, Cismontane woodland, and Coastal scrub. Sandy or gravelly sites. 15-1645 m.	**None**. Suitable soils and habitat present in the Study Area, but based on Consortium of California Herbaria records and CNDDB rarefind search the site is outside the known range of this species.
Coulter's goldfields (*Lasthenia glabrata ssp. Coulteri)*	Annual herb	Feb-Jun	None / None	1B.1	Coastal salt marshes, playas, vernal pools. Usually found on alkaline soils in playas, sinks, and grasslands. Elevation range is 1-1375 m.	**None.** No suitable habitat and soils present in the Study Area.

Common Name (Scientific Name)	Lifeform	Blooming Period	Status (Federal / State)	Rare Plant Rank	Primary Habitat Association	Potential to Occur (Observed, High, Moderate, Low, None)
Payne's bush lupine (*Lupinus paynei*)	Perennial shrub	Mar-Apr (May-Jul)	None / None	1B.1	Coastal scrub, riparian scrub, Valley and foothill grassland. Sandy soils. 220-425 m.	**None.** Perennial shrub confirmed absent during field surveys. Also, based on Consortium of California Herbaria records, the site is outside the known range of this species.
Davidson's bush-mallow (*Malacothamnus davidsonii*)	Perennial deciduous	Jun-Jan	None / None	1B.2	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland. Sandy washes. 150-1525 m.	**None.** Perennial shrub confirmed absent during field surveys.
White-veined monardella (*Monardella hypoleuca* ssp. *hypoleuca)*	Perennial herb	(Apr) May-Aug (Sep-Dec)	None / None	1B.3	Chaparral, cismontane woodland. Dry slopes. 50-1280 m.	**None**. Suitable habitat is present on site, but based on Consortium of California Herbaria records and CNDDB rarefind search the site is outside the known range of this species.
spreading navarretia (*Navarretia fossalis*)	Annual herb	Apr-Jun	FT / None	1B.1	Chenopod scrub, Marshes and swamps (assorted shallow freshwater), Playas, and Vernal pools. San Diego hardpan and San Diego claypan vernal pools; in swales and vernal pools, often surrouded by other habitat types. 15-850 m.	**None.** No suitable habitat is present within the Study Area.
Ojai navarretia (*Navarretia ojaiensis)*	Annual herb	May-Jul	None / None	1B.1	Chaparral, coastal scrub, valley and foothill grassland. Openings in shrublands or grasslands. 275-620 m.	**None.** Suitable habitat is present on site, but based on Consortium of California Herbaria records and CNDDB rarefind search the site is outside the known range of this species.

Common Name (Scientific Name)	Lifeform	Blooming Period	Status (Federal / State)	Rare Plant Rank	Primary Habitat Association	Potential to Occur (Observed, High, Moderate, Low, None)
Piute Mountains navarretia (*Navarretia setiloba*)	Annual herb	Apr-Jul	None / None	1B.1	Cismontane woodland, Pinyon and juniper woodland, Valley and foothill grassland. Red clay soils, or on gravelly loam. 180-1645 m.	**None.** Suitable soils for this species are not present within the Study Area.
Chaparral nolina (*Nolina cismontana)*	Perennial evergreen shrub	(Mar)May -Jul	None / None	1B.2	Primarily on sandstone and shale substrates; also known from gabbro. 140-1100 m. Chaparral Coastal scrub, Ultramafic	**None.** Perennial evergreen shrub confirmed absent during field surveys.
short-joint beavertail (*Opuntia basilaris* var. *brachyclada*)	Perennial stem	Apr-Jun(Aug)	None / None	1B.2	Chaparral, Joshua tree woodland, Mojavean desert scrub, Pinyon and juniper woodland. Sandy soil or coarse, granitic loam. 425-2015 m.	**None.** Perennial species confirmed absent during field surveys.
California Orcutt grass (*Orcuttia californica*)	Annual herb	Apr-Aug	FE / CE	1B.1	Vernal pools. 10-660 m.	**None.** There are no vernal pools present within the Study Area.
Lobed ground-cherry (*Physalis lobate*)	Perennial herb	(May)Sep -Jan	None / None	2B.3	Mojavean desert scrub, playas. Decomposed granite soil, alkaline dry lakes. 540-1310 m.	**None**. No suitable habitat or soils present within the Study Area.
white rabbit-tobacco (*Pseudognaphalium leucocephalum*)	Perennial herb	(Jul)Aug-Nov(Dec)	None / None	2B.2	Chaparral, cismontane woodland, coastal scrub, and riparian woodland. Sandy, gravelly sites. 35-515 m.	**None.** Perennial species confirmed absent during field surveys.
chaparral ragwort (*Senecio aphanactis*)	Annual herb	Jan-Apr(May)	None / None	2B.2	Chaparral, cismontane woodland, and coastal scrub. Drying alkaline flats. 20-1020 m.	**None**. No drying alkaline flats present within the Study Area.
Greata's aster (*Symphyotrichum greatae*)	Perennial rhizomatous herb	Jun-Oct	None / None	1B.3	Broadleafed upland forest, chaparral, cismontane woodland, lower montane coniferous forest, and riparian woodland. Mesic canyons. 335-2015 m.	**None.** Mesic canyons are not present within the Study Area.

APPENDIX 5
Vertebrate Wildlife Species Observed
October 15, 2021

Common Name	Scientific Name
REPTILES	
western fence lizard	*Sceloporus occidentalis*
BIRDS	
American crow	*Corvus brachyrhynchos*
Anna's hummingbird	*Calypte anna*
black phoebe	*Sayornis nigricans*
bushtit	*Psaltriparus minimus*
California scrub-jay	*Aphelocoma californica*
California towhee	*Melozone crissalis*
Common raven	*Corvus corax*
California thrasher	*Toxostoma redivivum*
Eurasian collared dove	*Streptopelia decaocto*
mourning dove	*Zenaida macroura*
oak titmouse	*Baeolophus inornatus*
red-tailed hawk	*Buteo jamaicensis*
rock pigeon	*Columba livia*
ruby-crowned kinglet	*Corthylio calendula*
spotted towhee	*Piplio maculatus*
turkey vulture	*Carthartes aura*
white crowned sparrow	*Zonotrichia leucophrys*
yellow-rumped warbler	*Setophaga coronata*
REPTILE	
western fence lizard	*Sceloporus occidentalis*
MAMMALS	
big-eared woodrat (burrows & scat)	*(Neotoma macrotis*)
brush rabbit	*Sylvilagus bachmani*
California ground squirrel (burrows)	*Spermophilus beecheyi*
coyote (scat)	*Canis latrans*

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, Potentially Present, Presumed Absent, Absent)
FISH			
Santa Ana sucker (*Catostomus santaanae)*	FT / None	Aquatic species endemic to Los Angeles Basin south coastal streams and native to south coastal streams. Habitat generalists, but prefer sand-rubble-boulder bottoms, cool, clear water, and algae.	**Presumed Absent.** No flowing water is present within the Study Area.
unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni)*	FE / FE	Weedy pools, backwaters, and among emergent vegetation at the stream edge in small Southern California streams. Cool (<24 C), clear water with abundant vegetation.	**Presumed Absent.** No flowing water is present within the Study Area.
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.	**Presumed Absent.** No flowing water is present within the Study Area.
Santa Ana speckled dace (*Rhinichthys osculus* ssp. 8*)*	None / SSC	Headwaters of the Santa Ana and San Gabriel rivers. May be extirpated from the Los Angeles River system. Requires permanent flowing streams with summer water temps of 17-20 C. Usually inhabits shallow cobble and gravel riffles.	**Presumed Absent.** No flowing water is present within the Study Area.
INSECTS & MOLLUSKS			
Crotch bumble bee (*Bombus crotchii*)	None / CE	Coastal California east to the Sierra-Cascade crest and south into Mexico. Food plant genera include *Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia*, and *Eriogonum*.	**Potentially Present.** Food plants do occur within the Study Area and most recent occurrence recorded in CNDDB was 1 individual observed approximately 2.5 miles southwest from the site in 2017. Prior to that, the closest and most record of this species was recorded approximately 3.5 miles west of the site in 1970.

Common Name (Scientific Name)	Status (Federal / State)	Primary Habitat Associations	Status on Site / Potential to Occur (Observed, Potentially Present, Presumed Absent, Absent)
vernal pool fairy shrimp (*Branchinecta lynchi*)	FT / None	Endemic to the grasslands of the Central Valley, Central Coast mountains, and South Coast mountains, in astatic rain-filled pools. Inhabit small, clear-water sandstone-depression pools and grassed swale, earth slump, or basalt-flow depression pools.	**Presumed Absent.** No vernal pools are present within the Study Area.
monarch - California overwintering population (*Danaus plexippus* pop. 1)	CE / None	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.	**Presumed Absent**. No suitable roosting sites are present within the Study 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 which include *Plantago erecta*, *P. insularis*, and *Orthocarpus purpurescens*.	**Presumed absent**. No food plants for this species were identified within the Study Area.
REPTILES & AMPHIBIANS			
arroyo toad *(Anaxyrus californicus*)	FE / None	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.	**Presumed Absent.** Study Area lacks suitable desert wash and riparian habitats, as well as sandy banks associated with rivers.
California legless lizard *(Anniella* sp.)	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.	**Presumed Absent.** Study Area lacks soils with a high moisture content.

Common Name (Scientific Name)	Status (Federal / State)	Primary Habitat Associations	Status on Site / Potential to Occur (Observed, Potentially Present, Presumed Absent, Absent)
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.	**Presumed absent.** Known occurrences of this species have not been documented within the Oat Mountain and eight (8) surrounding quadrangles since 1955. Thus, this species is presumed absent from this site.
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.	**Potentially present.** Suitable habitat exists within the Study Area. Species is highly mobile and easily escapes capture or trampling.
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.** Study Area lacks suitable aquatic habitat to support this species.
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.	**Potentially Present.** Suitable habitat and food insects present within the Study Area. Species is highly mobile and easily escapes capture or trampling.
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.	**Presumed Absent.** Study Area lacks permanent sources of deep water with dense, shrubby or emergent riparian vegetation.
southern mountain yellow-legged frog (*Rana muscosa*)	FE / CE	Federal listing refers to populations in the San Gabriel, San Jacinto and San Bernardino mountains (southern DPS). Northern DPS was determined to warrant listing as endangered, Apr 2014, effective Jun 30, 2014. Always encountered within a few feet of water. Tadpoles may require 2 - 4 yrs. to complete their aquatic development.	**Presumed Absent.** Study Area lacks suitable aquatic habitat necessary to support this species.

Common Name (Scientific Name)	Status (Federal / State)	Primary Habitat Associations	Status on Site / Potential to Occur (Observed, Potentially Present, Presumed Absent, Absent)
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.** Study Area is not located near suitable vernal pool habitat.
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.** Study Area is not located near suitable aquatic habitat.
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.** Study Area lacks suitable aquatic habitat necessary to support this species.
BIRDS			
tricolored blackbird (*Agelaius tricolor*)	None / CT	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 suitable open water habitat within Study Area.
grasshopper sparrow (*Ammodramus savannarum*)	None / SSC	Dense grasslands on rolling hills, lowland plains, in valleys and on hillsides on lower mountain slopes. Favors native grasslands with a mix of grasses, forbs and scattered shrubs. Loosely colonial when nesting.	**Presumed Absent.** Dense native grasslands not present within the Study Area.
Golden eagle (*Aquila chrysaetos)*	None/CFP	Rolling foothills, mountain areas, sage-juniper flats, and desert. Other general habitats include Broadleaved upland forest Cismontane woodland, Coastal prairie, Great Basin grassland, Great Basin scrub, Lower montane coniferous forest, Pinon & juniper woodlands, Upper montane coniferous forest, Valley & foothill grassland. Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.	**Presumed Absent**. No suitable habitat present in Study Area.

Common Name (Scientific Name)	Status (Federal / State)	Primary Habitat Associations	Status on Site / Potential to Occur (Observed, Potentially Present, Presumed Absent, Absent)
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.	**Potentially Present.** Not observed during survey, limited suitable habitat.
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.	**Potentially Present**. Potentially present while foraging over the site and surrounding areas, but not nesting.
western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)	FT / CE	Riparian forest nester, along the broad, lower flood-bottoms of larger river systems. Nests in riparian jungles of willow, often mixed with cottonwoods, with lower story of blackberry, nettles, or wild grape.	**Presumed Absent.** Study Area lacks suitable riparian habitat.
white-tailed kite (*Elanus leucurus*)	None / CFP	Rolling foothills and valley margins with scattered oaks & 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.	**Potentially Present**. Potentially present while foraging over the site and surrounding areas, but not nesting.
Yellow-breasted chat (*Icteria virens)*	None / SSC	Summer resident; inhabits riparian thickets of willow and other brushy tangles near watercourses; riparian scrub and woodland. Nests in low, dense riparian vegetation, consisting of willow, blackberry, wild grape; forages and nests within 10 ft of ground.	**Presumed Absent.** Study Area lacks suitable riparian habitat.
loggerhead shrike (*Lanius ludovicianus*)	None / SSC	Broken woodlands, savannah, pinyon-juniper, Joshua tree, and riparian woodlands, desert oases, scrub & washes. Prefers open country for hunting, with perches for scanning, and fairly dense shrubs and brush for nesting.	**Presumed Absent**. Study Area lacks suitable habitat.

Common Name (Scientific Name)	Status (Federal / State)	Primary Habitat Associations	Status on Site / Potential to Occur (Observed, Potentially Present, Presumed Absent, Absent)
coastal California gnatcatcher (*Polioptila californica californica*)	FT / SSC	Obligate, permanent resident of coastal sage scrub below 2500 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 coastal sage scrub in arid washes, mesas, or slopes is present in the Study Area.
Bank swallow (*Riparia riparia)*	None / FT	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert; riparian scrub and riparian woodland. Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	**Presumed Absent**. Study Area lacks suitable habitat.
Yellow warbler (*Setophaga petechia*)	None / SSC	Riparian plant associations in close proximity to water. Also nests in montane shrubbery in open conifer forests in Cascades and Sierra Nevada. Frequently found nesting and foraging in willow shrubs and thickets, and in other riparian plants including cottonwoods, sycamores, ash, and alders.	**Presumed Absent**. Study Area lacks suitable habitat.
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 2000 ft. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.	**Presumed Absent.** Study Area lacks suitable habitat.
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.	**Potentially Present**. Potentially present while foraging over the site, but not reproducing, hibernating, or roosting at the site.
Townsend's big-eared bat (*Corynorhinus townsendii*)	None / SSC	Throughout California in a wide variety of habitats. Most common in mesic sites. Roosts in the open, hanging from walls and ceilings. Roosting sites limiting. Extremely sensitive to human disturbance.	**Potentially Present**. Potentially present while foraging over the site, but not reproducing, hibernating, or roosting at the site.

Common Name (Scientific Name)	Status (Federal / State)	Primary Habitat Associations	Status on Site / Potential to Occur (Observed, Potentially Present, Presumed Absent, Absent)
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 habitat for reproducing, hibernating, or feeding is present within the Study Area.
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.	**Potentially Present**. Potentially present while foraging over the site, but not reproducing, hibernating, or roosting at the site.
San Diego black-tailed jackrabbit (*Lepus californicus bennettii*)	None / SSC	Intermediate canopy stages of shrub habitats & open shrub / herbaceous & tree / herbaceous edges. Coastal sage scrub habitats in Southern California.	**Potentially Present.** Suitable habitat is present on site, particularly within the chamise chaparral alliance on either site of the Project Study Area.
California leaf-nosed bat (*Macrotus 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 is present within the Study 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.	**Presumed Absent.** Though there were an abundance of woodrat nests observed throughout the site, the site lacks suitable rock outcrops, cliffs, and slopes.
southern grasshopper mouse (*Onychomys torridus ramona*)	None / SSC	Desert areas, especially scrub habitats with friable soils for digging. Prefers low to moderate shrub cover. Feeds almost exclusively on arthropods, especially scorpions and orthopteran insects.	**Presumed Absent.** Although friable soils are present, no occurrences have been reported to CNDDB in the Oat Mountain and eight surrounding quadrangles since 1930.
Los Angeles pocket mouse (*Perognathus longimembris brevinasus)*	None / SSC	Lower elevation grasslands and coastal scrub communities in and around the Los Angeles Basin. Open ground with fine, sandy soils. May not dig extensive burrows, hiding under weeds and dead leaves instead.	**Presumed Absent.** Although suitable soils are present in the Study Area, no occurrences have been reported to CNDDB in the Oat Mountain and eight surrounding quadrangles since 1903.

Common Name (Scientific Name)	Status (Federal / State)	Primary Habitat Associations	Status on Site / Potential to Occur (Observed, Potentially Present, 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.	**Presumed Absent.** Not observed during survey and burrows observed. Also, open habitat preferred by this species is absent.

Arbor Essence

December 6, 2022

William Heistand
Chandler Partners
23755 Newhall Ave.
Santa Clarita, CA 91321

Regarding: ROBB Property, Oak Tree Report
23755 Newhall Ave.
Santa Clarita, CA

Dear Mr. Heistand,

At your request I visited the above referenced site September 24-25, 2019, and October 14th, 2019. I was asked to perform an inventory and evaluation of protected oak trees on the property and prepare a Protected Oak Tree Report.

I revisited the site December 6, 2022. No significant change to the site or trees were observed. The proposed development site is located in the city of Santa Clarita and governed under the cities tree protection ordinance. The Oak Tree report was prepared in accord with the city of Santa Clarita Oak Tree Preservation ordinance 817.51.040.

My inspection was visual only and performed from ground level. I did not employ and extensive or invasive diagnostics for this trees study. Trunk diameters are measured at 54 inches above soil grade, height is visually estimated. Trees are rated using the condition rating system provided by the city of Santa Clarita. The trees included in this study are identified by number, where a tag is typically attached to the north side of the trunk. Tree location, dripline and location of protective fencing are indicated on site plans. Appraised tree values are based on calculations using the "Trunk Formula" and or "Replacement Cost" method from the 9th edition of "Guide for Plant Appraisal".

Summary

A total of (122) protected trees are included as part of this report and are identified as coast live oak (*Quercus agrifolia*) and scrub oak (*Quercus berberidifolia*). There are a few additional scrub oaks that were inaccessible to tag and inventory but are noted in the report. Tree appraisals were calculated using the 9th edition of "A Guide for Plant Appraisal".

Appraisal was performed for all proposed tree removal and encroachments and individual work sheets are also provided.

Proposed development includes construction of a new apartment complex.

A total of 23 coast live oak and 25 scrub oaks are proposed for removal, and based on the definition of "encroachment" by the city there are 17 encroachments, including 2 major encroachments. All inventoried trees fall within 200' of proposed development/grading.

The site contains 4 Heritage trees; #530, 3913, 3921, 534.

Dead trees include #503, 585, 571, 576. Trees in failing condition include #517, 518, 519, 520, 3908, 3909, 570, 540, & 3916.

Photos are provided for nearly all trees except each individual scrub oaks.

Observations

The property is a large, mostly vacant site, where an apartment complex is to be constructed.

The site is a small canyon with steep south, east and west facing slopes.

Tree Evaluations

Please refer to spreadsheets for specific tree information, specs, condition rating and relative comments. An appraisal value has been calculated for all protected trees, individual appraisal work sheets are provided for all proposed tree removals, and those where encroachment fall within the tree protection zone.

Proposed Construction and Potential Tree Impacts

Proposed development includes major grading and construction of a new apartment and commercial complex. A total of 48 oak trees are proposed for removal (23 coast live oak and 25 scrub oak), and a total of 17 encroachments as defined by the city, including 2 major encroachments. Of the 74 trees that are to be preserved, only 17 trees will suffer encroachment of the TPZ (that area from the trunk to 5' outside the tree dripline). Several trees are well outside the area of development maintaining a distance more than twice their canopy from any work or grading. There are a few other trees that are dead or in failing condition that warrant removal regardless of development

Conclusion/Justification statement

The site contains several trees that have suffered significant damage due to a past fire, resulting in structural defects and declining health. Several trees are regrowth from stumps which will become more hazardous the larger they grow. A total of 10 of the proposed 48 tree removals include trees that are in poor health, declining or failing condition, and contain significant structural defects which may be hazardous. There is plenty of space on site to plant mitigation trees, and I believe that proposed development is reasonable use of the property and will enhance the community.

Tree Condition Rating System

A – Outstanding: A healthy, sound and vigorous tree characteristic of its species and reasonably free of any visible signs of stress, structural problems, disease or pest infestation

B – Above average: A healthy, sound and vigorous tree with minor signs of stress, disease and or pest infestation

C – Average: Although healthy in overall appearance there exists an abnormal amount of stress, pest infestation or visual signs of minor structural problems.

D – Below Average/Poor: This tree is characterized by exhibiting a great degree of stress, pests or diseases, and appears to be in a rapid state of decline. The degree of

decline can vary greatly and may include dieback or advanced stages of pests or diseases. There may also be visual signs of structural problems such as cavities, decay or damaged roots
F – Dead: This tree exhibits no sign of life whatsoever

Actions and mitigation measures

- Install protective fencing as illustrated on site plan; fencing shall consist of chain link 6' in height and include an opening for maintenance operations and inspection
- Thoroughly irrigate all preserved trees 1-week prior to any excavation that takes place within the Tree Protection Zone (TPZ), and is defined as 5' outside the dripline or the farthest reaching branches
- No changes in soil grade shall be made within the TPZ other than in the approved work area
- Any and all excavation or work performed within the protection zone of a protected tree shall be observed and supervised by the arborist on record
- Any tree roots encountered, measuring 1-inch or greater must preserved in place, or if unavoidable, properly pruned as deemed acceptable by project arborist
- Exposed tree roots shall be wrapped or covered in burlap or other moisture retaining material and be kept moist
- No heavy equipment shall be moved within the protected zone of any tree
- Construction debris shall not be stored or disposed of within the protected zone of any tree.
- Any required pruning of trees shall be supervised and performed to meet ISA and ANSI 300 pruning standards
- No landscaping or irrigation shall be installed within the protected zone of any oak tree, or closer than 15 feet to the trunk
- Planting of mitigation trees shall be done in compliance with city mandate
- Landscaping near oaks shall be limited to drought tolerant or native plants only. No irrigation shall be installed closer than 15 feet to an oak tree and shall not wet trunks. No turf shall be planted within the dripline of any oak

City Ordinance Mitigation Requirements
For mitigation of oaks due to removal, and/or major encroachment of nonheritage oak trees on a property occupied by a single family residence, any required tree replacements shall be based on a six (6) inch increment as follows:

- 8" to 12" = Two (2) 24inch box native oaks
- 12" to 18" = Three (3) 24inch box native oaks
- 18" to 24" = Four (4) 24inch box native oaks
- 24" to 30" = Five (5) 24inch box native oaks
- 30" to 36" = Six (6) 24inch box native oaks
- increase in six (6) inch increments
-

Replacement trees shall be planted on the same property from which they were removed unless there is no appropriate place for planting. If an appropriate location for replanting does not exist, mitigation trees may be donated to the City following the replacement schedule above or their monetary value may be paid to the City to the satisfaction of the Director.

Tree Protection and Preservation

Trees #555and 545 involves major encroachments with significant development to the trees root system or canopy within a minimum of 50% between the trunk of the tree and its dripline.

All work performed within the "tree protection zone" shall be performed using hand tools only, and supervised by the arborist on record.

Any required clearance pruning shall be performed by qualified personnel, adhere to ISA pruning standards, and supervised by the arborist on record.

The trees shall be thoroughly irrigated at least 1 week prior to commencing work, and periodically throughout the project.

All trees involving major encroachment shall be treated with pesticide to help protect against wood boring insect infestation at least two weeks prior to commencing work

Several trees (approx. 40) are well outside the area of development maintaining a distance of more than twice the dripline from the trees.

No fertilization or supplements are recommended at this time

It should be noted that the study of trees is not an exact science and arboriculture does not detect or predict with any certainty. The arborist therefore is not responsible for tree defects or soil conditions that cannot be identified by a prudent and reasonable inspection.

If you have any questions or require other services please contact me at the number listed below.

Respectfully,
Arbor Essence

Kerry Norman
ASCA, Registered Consulting Arborist #471
ISA Board-Certified Master Arborist #WE-3643B
ISA Tree Risk Assessor Qualification, exp. 2020

Enclosed
Oak tree report
Spreadsheets, Tree info
Tree appraisal works sheets
Site plan/tree map
Tree photos

Date: February 2022
Job name: ROBB Property
23755 Newhall Ave.
Santa Clarita, CA

Arbor Essence
Tree Survey

Tree #	Description	Diam.	Ht	Canopy	Condition	Comments/Impact
501	Coast live oak (*Quercus agrifolia*)	20"	25'	35'	B	Preserve in place. 20' from construction
502	Coast live oak 2 stems	16"/18"	25'	35'	B	Remove, in building footprint
503	Coast live oak	23"			F	Dead tree, remove
504	Coast live oak 7 stems	7"-10"	20'	30'	C	Preseve in place. no encroachment of TPZ
505	Coast live oak 2 stems	20"/22"	40'	25'	C-	Preserve. Large stem failure. 5' encroachment into TPZ
509	Coast live oak 2 stems	9"/10"	20'	20' S	C	Preseve in place. no encroachment of TPZ
3901	Coast live oak 2 stems	11"/12"	20'	20' E	C-	12" stem failed. Preserve, 5' encroachment of TPZ
3902	Coast live oak	18"	35'	20'	B	Preseve in place no encroachment of TPZ
510	Coast live oak 4 stems	3"/4"/ 7"/8"	15'	20'	C	Preseve in place no encroachment of TPZ
3903	Scrub oak (*Quercus berberidifolia*)7 ste	3"-4"	7'	12"	B	Preseve in place no encroachment of TPZ
3904	Scrub oak multi stemmed	2"-3"	6'	10'	B	Preseve in place no encroachment of TPZ
3905	Scrub oak multi stemmed	2"-3"	6'	12'	B	Preseve in place no encroachment of TPZ
513	Coast live oak 3 stems	5"/8"/ 12"	18'	25'	B	Preserve in place, 6' encroachment into TPZ
515	Coast live oak	19"	40'	30'	C	Remove, in footprint of garage

Date: February 2022
Job name: ROBB Property
23755 Newhall Ave.
Santa Clarita, CA

Arbor Essence
Tree Survey

Tree #	Description	Diam.	Ht	Canopy	Condition	Comments/Impact
3906	Coast live oak	16"/24"	45'	35'	D	16" stem failed, large trunk wound, cavity beehive. Remove, in building footprint
3907	Coast live oak	23"	40'	35'	C	Proposed removal
195	Scrub oak	3"	10'	6'	C	Proposed removal
196	Scrub oak	2", 3@3", 2@4"	10'	12'	C	Proposed removal
517	Coast live oak	14"	15'	15'	D-	large trunk cavity, tree failing. Remove, in building footprint
518	Coast live oak 2 stems	9"/22"	20'	25'	D-	large trunk cavity, tree failing. Remove, in builfing footprint
519	Coast live oak	26"	35'	30'	D-	Major fire damage, tree failing. Remove, too close to building
520	Coast live oak	23"	40'	35'	D-	Fire damage, major trunk damage. Remove, in footprint of building
522	Coast live oak	27"	35'	40'	C	Fire damage. Remove, in footprint of building
523	Coast live oak 4 stems	10"/11"/11"/12"	30'	35'	C	Remove, in building footprint
524	Coast live oak 8 stems	4"-9"	20'	25'	C	Remove, in grading area
591	Coast live oak	13"	25'	25'	C	Preseve in place no encroachment of TPZ
592	Coast live oak	11"	30'	20'	C	Preseve in place no encroachment of TPZ

Date: February 2022
Job name: ROBB Property
23755 Newhall Ave.
Santa Clarita, CA

Arbor Essence
Tree Survey

Tree #	Description	Diam.	Ht	Canopy	Condition	Comments/Impact
593	Coast live oak 2 stems	8"/11"	30'	35'	C	Preseve in place no encroachment of TPZ
594	Coast live oak	17"	40'	40'	B	Preseve in place no encroachment of TPZ
595	Coast live oak	24"	40'	40'	C	Large branch wounds, Preseve in place no encroachment of TPZ
596	Coast live oak 5 stems	5"-9"	20'	30'	C	Stump regrowth, Preseve in place no encroachment of TPZ
597	Coast live oak	8"	25'	20'	C	Preserve. 125' from grading area
598	Coast live oak	26"	30'	30'	C-	Major fire damage, preserve. 70' from grading area
567	Coast live oak 2 stems	9"/16"	30'	30'	C-	Fire damage, stress and decline. 190' from grading area
568	Coast live oak	14"	30'	30'	C	Preserve in place. 170' from grading area
569	Coast live oak 4 stems	3"/4"/ 4"12"	25'	25'	C	Preserve in place. 160' from retaining wall
599	Coast live oak 4 stems	7"-9"	25'	25'	C	Preserve in place. 65' from retaining wall
586	Coast live oak 2 stems	9"/9"	20'	18'	C	Stump regrowth. Preseve in place no encroachment of TPZ
587	Coast live oak	5"	12'	12'	C	Stump regrowth. Preserve, 35' from retaining wall
588	Coast live oak 6 stems	5"-8"	25'	20'	C-	Stump regrowth. Preserve, 25' from retaining wall
589	Coast live oak	15"	30'	25'	C-	Fire damage, stressed, large trunk cavity. 30' from retaining wall

Date: February 2022
Job name: ROBB Property
23755 Newhall Ave.
Santa Clarita, CA

Arbor Essence
Tree Survey

Tree #	Description		Diam.	Ht	Canopy	Condition	Comments/Impact
585	Coast live oak	3 stems	4"-6"	15'	3'	F	Dead tree. Remove, 30' from retaining wall
3908	Coast live oak	4 stems	2"-5"	15'	7'	D-	1/2 dead, stump regrowth. 30' from retaining wall
582	Coast live oak		10"	25'	15'	C	Poropsed removal. Too close to retaining wall
583	Coast live oak	2 stems	6"/6"	18'	15'	C	Stump regrowth. Preserve, 5' encroachment of TPZ
570	Coast live oak	3 stems	4"-6"	12'	10'	D-	Stump regrowth, 60% dead. 75' from retaining wall
571	Coast live oak	multi	2"-4"	10'	10'	F	Dead tree, remove
579	Coast live oak	2 stems	6"/10"	20'	15'	C-	Stump regrowth, stressed. 60' from retaining wall
575	Coast live oak	3 stems	4"-8"	25'	15'	C	Preserve in place. 60' from retaining wall
3909	Coast live oak	2 stems	7"/8"	25'	15'	D	50% dead. 52' from retaining wall
576	Coast live oak	2 stems	8"/10"	15'		F	Dead tree, remove
577	Coast live oak	3 stems	4"/5"	15'	15'	C	Stump regrowth. Preserve, no encroachment
604	Coast live oak	3 stems	4"/5"/ 6"	15'	15'	C	Stump regrowth. Preserve, 5' encroachment of TPZ
559	Coast live oak	3 stems	15"/15"/ 16"	35'	35'	C-	1 stem has failed. Remove, in grading area
561	Coast live oak	5 stems	4"/4"/8"/9 "/17"	30'	30'	C	Stump regrowth. 37' from grading area

Date: February 2022
Job name: ROBB Property
23755 Newhall Ave.
Santa Clarita, CA

Arbor Essence
Tree Survey

Tree #	Description	Diam.	Ht	Canopy	Condition	Comments/Impact
562	Coast live oak 4 stems	5"-8"	20'	20'	C	Stump regrowth. 45' from area of grading
540	Coast live oak 5 stems	3"/10"/12" 14"/15"	25'	30'	D	14" stem dead, stump regrowth. Remove, in building footprint
530	Coast live oak Heritage tree	45"	45'	40'	C-	Preserve. Fire damage, large trunk cavity. Encroachment, 10' into TPZ, retaining wall
532	Coast live oak	16"	35'	30'	B	Preserve, 4' encroachment of TPZ
531	Coast live oak	12"	25'	16'	B	Encroachment, 15' from retaining wall
546	Coast live oak 5 stems	3"-8"	18'	15'	C	Stump regrowth. Preseve in place 5' encroachment of TPZ
545	Coast live oak 5 stems	9"/10"/10"/ 10"/14"	25'	30'	C	Preserve, 10' major encroachment of TPZ
3910	Coast live oak 5 stems	7"-11"	25'	25'	B	Porposed removal, In building footprint
548	Coast live oak 2 stems	11"/30"	40'	40'	C	Preserve, 10' encroachment of TPZ
549	Coast live oak	10"	15'	15'	C	Preserve, no encroachment
550	Coast live oak	4.5"	12'	20' E	C-	Preserve, no encroachment
551	Coast live oak 2 stems	10"/16"	35'	30'	B	Preserve, no encroachment
552	Coast live oak	28"	40'	35'	B	Trunk cavity, beehive. Preserve, 10' encroachment of TPZ

Date: February 2022
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Santa Clarita, CA

Arbor Essence
Tree Survey

Tree #	Description	Diam.	Ht	Canopy	Condition	Comments/Impact
553	Coast live oak 3 stems	3"/4"/8"	18'	15'	C	Preserve, 15' from retaining wall
3911	Coast live oak 2 stems	5"/20"	15'	15'	C-	Major fire damage, large trunk cavity. Oreserve, 28' from retaining wall
558	Coast live oak 2 stems	8"/10"	20'	25'	C	Stump growth. Remove, in footprint of parking area
555	Coast live oak 4 stems	5"-11"	20'	20'	C	Preserve. Major encroachment, 10' into TPZ
556	Coast live oak multi	2"-6"	15'	15'	C-	Preserve, 5' encroachment of TPZ
541	Coast live oak 4 stems	1"/13"/ 16"/20"	35'	35'	B	Remove, in area of grading
542	Coast live oak	21"	30'	30'	C-	Remove, in area of grading
543	Coast live oak	13"	25'	30'	B	Remove, in parking area
535	Coast live oak 6 stems	6"-12"	25'	25'	B	Preserve in place 5' encroachment into TPZ
536	Coast live oak 2 stems	14"/16"	35'	35'	B	Remove, too close to retaining wall
537	Coast live oak multi	4"-8"	20'	20'	C-	1/2 tree failed, basal cavity, beetles. Remove, too close to retaining wall
3912	Coast live oak 3 stems	3"/4"/5"	12'	12'	B	Remove, in building footprint
3913	Coast live oak 2 stems	24"/30"	50'	50'	B	Preserve in place. 140' from development
3914	Coast live oak	17"	30'	20' N	B	Preserve in place. 125' from development

Date: February 2022
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23755 Newhall Ave.
Santa Clarita, CA

Arbor Essence
Tree Survey

Tree #	Description	Diam.	Ht	Canopy	Condition	Comments/Impact
3915	Coast live oak	12"	25'	18'	B	Preserve in place. 130' from development
3916	Coast live oak 2 stems	10"/12"	15'	12'	D	Preserve in place. 100' from development
3917	Coast live oak 4 stems	4"-10"	25'	20'	C-	Stump regrowth. 60' from devlopment
3918	Coast live oak 3 stems	3"/7"/ 12"	25'	25'	C-	Stump regrowth. 65' from devlopment
3919	Coast live oak 4 stems	6"-9"	20'	30'	C-	Stump regrowth. 60' from devlopment
3920	Coast live oak 2 stems	2.5"/6"	18'	10'	C	Stump regrowth. 55' from devlopment
3921	Coast live oak	38"	50'	50'	C	Preserve in place. 75' from development. No encroachment
534	Coast live oak 5 stems	4"-8"/38"	50'	50'	C	Preserve, encroachment
809	Scrub oak multi stemmed	3"-5"	12"	15'	C	Preserve in place. 85' from grading area
806	Scrub oak	4"	12'	10'	C	Preserve in place. 50' from grading area
603	Coast live oak	10"	25'	25'	B	Removal, in footprint of driveway
805	Scrub oak	2"2"3"	10'	10'	C	Preserve in place. 80' from grading area
816	Scrub oak	9@3" 1@4"	10'	15'	B	Remove, in building footprint
817	Scrub oak	6@2"	10'	10'	B	Remove, in building footprint

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23755 Newhall Ave.
Santa Clarita, CA

Arbor Essence
Tree Survey

Tree #	Description	Diam.	Ht	Canopy	Condition	Comments/Impact
819	Scrub oak	4"/5"/5"	10'	10'	C	Remove, in area of grading
3922	Scrub oak	5@1" 1@3"	12'	12'	B	Remove, in area of grading
3923	Scrub oak	1"/2"	8'	8'	C	Remove, in area of grading
3924	Scrub oak	5@2"	8'	10'	C	Remove, in area of grading
3925	Scrub oak	4@2"	8'	8'	B	Remove, in area of grading
3926	Scrub oak	3@2"	7'	7'	B	Remove, in footprint of driveway
3927	Scrub oak	3@2"	7'	7'	B	Remove, in building footprint
3928	Scrub oak	2"/3"	7'	7'	C	Remove, in building footprint
803	Scrub oak	2@2", 2@4"	10'	15'	C	Proposed removal
3929	Scrub oak	2"2"3"	7'	7'	C	Remove, in area of grading
3945	Scrub oak	4@2", 4@4"	10'	20'	C	Proposed removal
3930	Scrub oak	2"	6'	6'	B	Remove, in building footprint
3931	Scrub oak	2"2"	6'	6'	B	Remove, in building footprint
3932	Scrub oak	4@3"	10'	10'	B	Remove, in parking area
3933	Scrub oak	2"3"3"	10'	10'	B	Remove, in parking area

Date: February 2022
Job name: ROBB Property
23755 Newhall Ave.
Santa Clarita, CA

Arbor Essence
Tree Survey

Tree #	Description	Diam.	Ht	Canopy	Condition	Comments/Impact
3934	Scrub oak	2"2"3"	8'	8'	C	Remove, in area of grading
3935	Scrub oak	5@3"	10'	15'	B	Preserve in place. 15' from grading area
3936	Scrub oak	6@2"	10'	15'	B	Preserve in place. Preserve, 5' encroachment into TPZ
3937	Scrub oak	3@2"	8'	10'	C	Remove, in building footprint
3938	Scrub oak	4@2" 1@3"	10'	12'	C	Remove, in parking area
3939	Scrub oak	4@2"	10'	12'	C	Removal, in footprint of driveway
3940	Scrub oak	2@2" 2@3"	10'	12'	B	Remove, in building footprint
3941	Scrub oak	2@3" 4@2"	10'	12'	B	Remove, in area of paving
3942	Scrub oak	3@3" 6@2"	10'	15'	B	Preserve in place. 50' from retaining wall, 30' from paving
3943	Scrub oak	4"	10'	12'	C-	Preserve in place. 30' from area of paving
3944	Scrub oak	2@3" 2@4"	10'	12'	C-	Preserve in place. 40' from retaining wall
10 trees	Scrub oak located above 805/806	2@2" 2@3"	8'	8'	B	Preserve in place, 140 from development
2 trees	Scrub oak located near 3941	2@2" 2@3"	8'	8'	C	Preseve, no encroachment
4 trees	Scrub oak located east of 553/556	2@2" 2@3"	8'	8'	B	Preserve, no encroachment

Date: February 2022
Job name: ROBB Property
23755 Newhall Ave.
Santa Clarita, CA

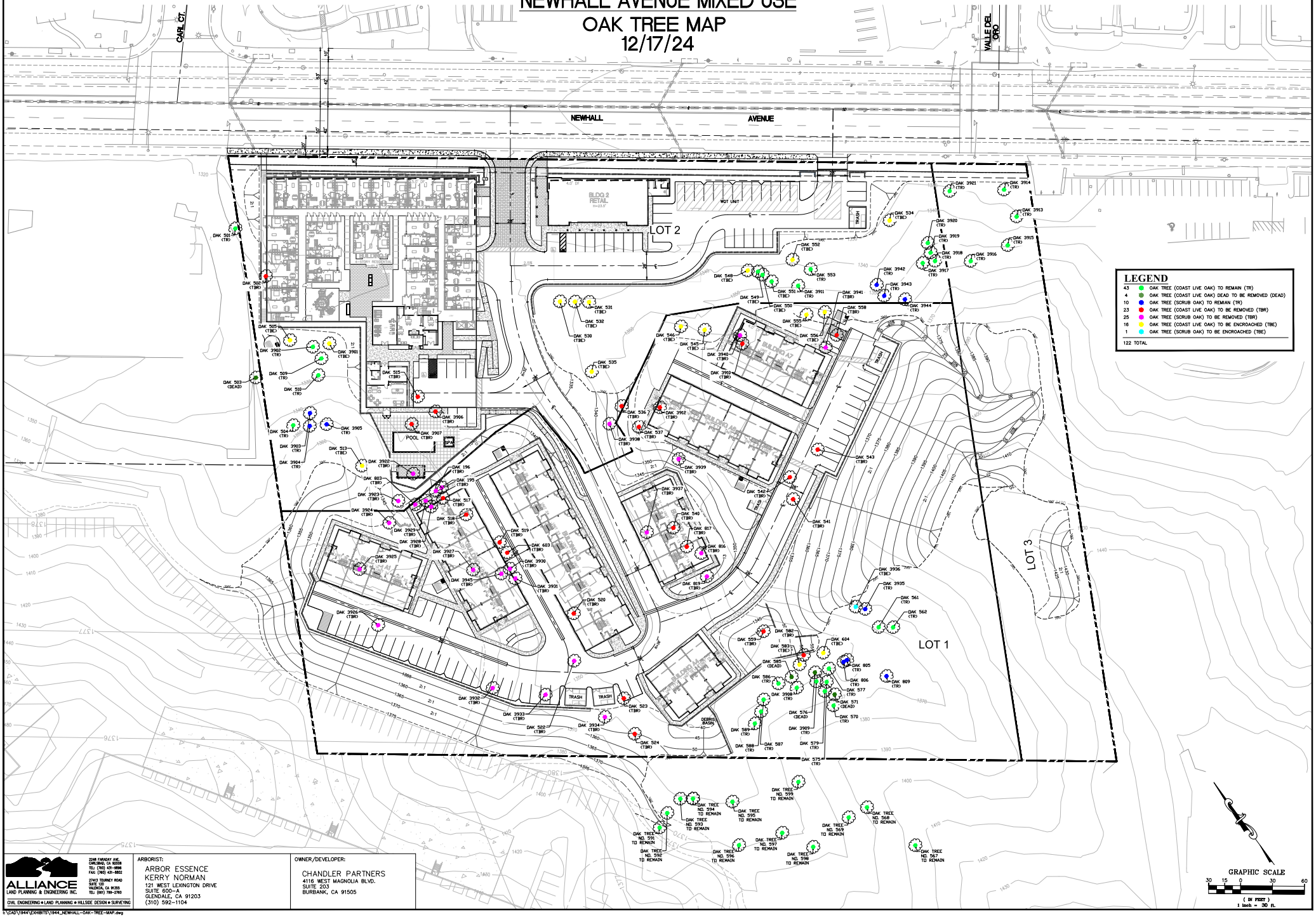
Arbor Essence
Tree Survey

Tree #	Description	Diam.	Ht	Canopy	Condition	Comments/Impact
	Dead Tree					
	Proposed encroachments of TPZ					
	Major Encroachment					
	Proposed removals					
	Heritage Tree					

NEWHALL AVENUE MIXED USE

OAK TREE MAP

12/17/24



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ARBORIST:
ARBOR ESSENCE
KERRY NORMAN
121 WEST LEXINGTON DRIVE
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OWNER/DEVELOPER:
CHANDLER PARTNERS
4116 WEST MAGNOLIA BLVD.
SUITE 203
BURBANK, CA 91505

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ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 501

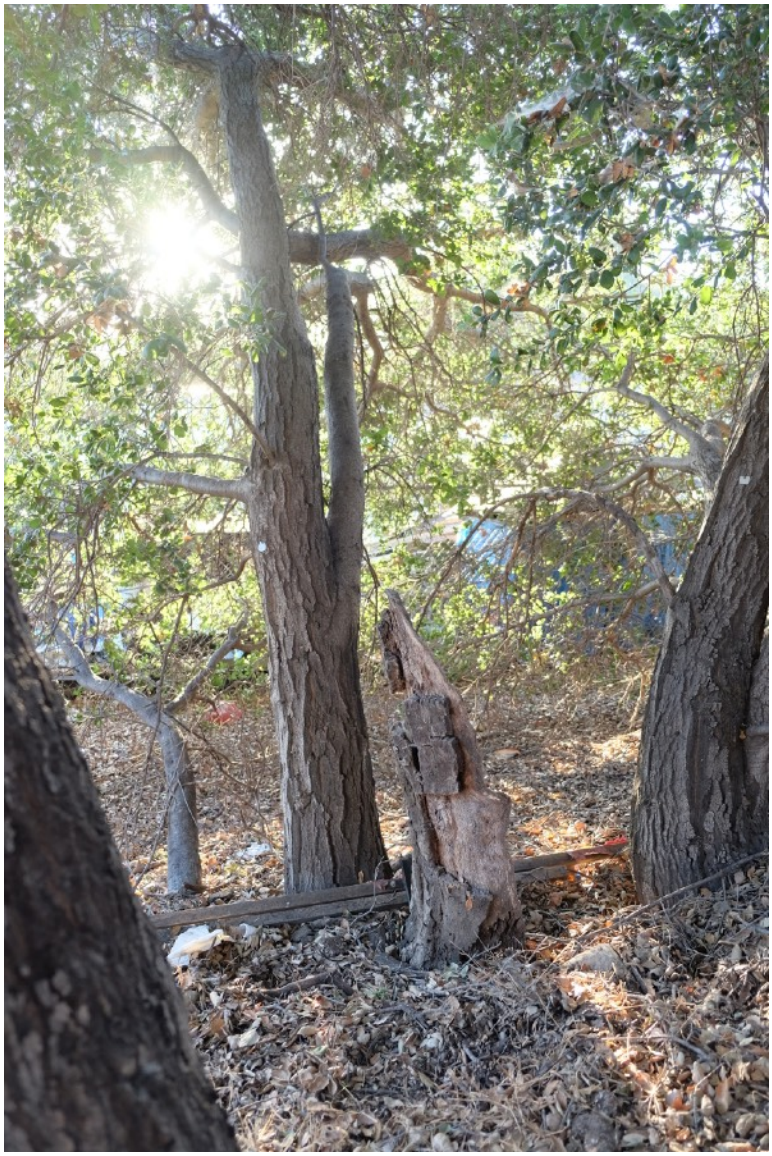
Coast live oak 502

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 505

Coast live oak 503

ROBB Property
Oak Tree Report
November 6, 2019



Coast live oak 509

Coast live oak 3901

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 510

Coast live oak 504

ROBB Property
Oak Tree Report
November 6, 2019

Scrub oak 3903

Scrub oak 3904

ROBB Property
Oak Tree Report
November 6, 2019

Scrub oak 3905

Coast live oak 513

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 515

Coast live oak 3906

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 3907

Coast live oak 517

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 518

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 519

Coast live oak 519

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 520

Coast live oak 522

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 523

Coast live oak 524

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 591

Coast live oak 592

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 593

Coast live oak 594

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 595

Coast live oak 595

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 596

Coast live oak 597

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 598

Coast live oak 567

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 569

Coast live oak 568

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 599

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 589

Coast live oak 589

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 588

Coast live oak 587

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 586

Coast live oak 585, dead

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 3908/584

Coast live oak 582

ROBB Property
Oak Tree Report
November 6, 2019

Cost live oak 583

Coast live oak 570

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 571

Coast live oak 579

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 575

Coast live oak 3909

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 577

Cost live oak 576, dead

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 604

Coast live oak 559

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 561

Coast live oak 562

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 540

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 530, Heritage

Coast live oak 530, Heritage

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 532

Coast live oak 531

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 546

Coast live oak 545

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 3910

Coast live oak 548

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 549

Coast live oak 550

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 551

ROBB Property
Oak Tree Report
November 6, 2019

Cost live oak 552

Coast live oak 552

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 553

Coast live oak 3911

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 558

Coast live oak 556

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 555

Coast live oaks 541, 542, 543

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 535

Coast live oak 536

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 537

Coast live oak 537

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 3912

Coast live oak 3913, Heritage

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 3914

Coast live oak 3915

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 3916

Coast live oak 3917

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 3918

Coast live oak 3919

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 3920

Coast live oak 3921, Heritage

ROBB Property
Oak Tree Report
November 6, 2019

Coast live oak 534, Heritage

Scrub oak 809

ROBB Property
Oak Tree Report
November 6, 2019

Scrub oak 806

Cost live oak 603

ROBB Property
Oak Tree Report
November 6, 2019

Scrub oak #3945

Scrub oak 803

ROBB Property
Oak Tree Report
November 6, 2019

Scrub oak 195

Scrub oak 196