

Appendix B

Biological Resources Assessment

Biological Resources Report

1400 Montefino Avenue

1400 Montefino Ave Project
City of Diamond Bar
Council District 3
County of Los Angeles, 91765

November 2025

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1 Executive Summary

Introduction: This report includes findings of a biological resources assessment conducted by South Environmental at 1400 Montefino Ave. in the City of Diamond Bar of Los Angeles County, California, for a proposed residential community development on two parcels (Assessor's Parcel Numbers [APNs] 8293-044-015 and 8293-044-016).

Proposed Development: The project proposes to demolish the existing office building and associated improvements and develop a residential community with 49 dwelling units within 28 residential buildings, in a mix of detached and attached condominiums up to three stories in height. The average plan size of the homes would be approximately 1,950 ft² across three home styles, ranging in size from approximately 1,940 to 1,988 ft², for a total residential floor area of approximately 95,585 ft². Primary on-site improvements would include new private drives, sidewalks, landscaping, lighting, utilities, and localized retaining walls, with the existing perimeter retaining walls largely remaining in place. The proposed development covers a total of 2.90-acres that contains developed/ ornamental landscaped cover type. Staging, parking, and access to the site during construction will occur on Montefino Ave. and the site itself. The project site is already entirely within a 200-ft radius from existing buildings and will continue to be maintained by removal of groundcover including periodic mowing/weed whacking and pruning of trees up to six feet in height. No new fuel modification is proposed.

Plant Communities/Sensitive Natural Communities: The proposed construction footprint will be on 2.90-acres of the Developed / Ornamental Landscaped land cover and would not have any impact to native plant communities or habitats. The proposed development impacts would occur in an area that is already disturbed by existing residential developments and non-native/invasive species. Developed/ornamental areas are unable to support special-status species. There is no new fuel modification or brush clearance proposed. Therefore, the project would not have any impact on native habitats, sensitive natural communities, or habitat for special-status species.

Special-Status Plants: No special-status plants were observed on the project site, and none are expected to occur because the project impacts would occur in a previously developed area and in landscaping where special-status plants would be absent; therefore, no impacts to special-status plants would result from the project.

Protected Trees and Shrubs: There are western sycamore trees just outside of the project site that are protected under the City of Diamond Bar Tree Preservation and Protection Ordinance. However, these trees are not directly in the development footprint and according to the project landscaping plan these trees will be unaffected by the project and will remain in place.

Special-Status Wildlife/Habitat: The proposed construction footprint will be within the Developed / Ornamental Landscaped land cover, and a total of 2.90-acre of impacts would result from the project. The proposed development impacts would occur in an area that is already developed and otherwise has ornamental species and is unable to support special-status species. No impacts to native plant communities or habitat for special-status species would result from the project. No new fuel modification is proposed, and no indirect impacts would result. Because no habitat for special-status species is present the project site has no potential to support special-status wildlife and it is unlikely that special-status wildlife would occur in the ornamental landscaping due to the level of disturbance and absence of native habitats. Therefore, the project would have no impact to special-status wildlife or habitat for special-status wildlife.

No special-status wildlife species were observed during the field visit, and of the 61 special-status wildlife in the region, none have the potential to occur within the impact areas due to the absence of native habitats. For these reasons there would be no impacts to special-status wildlife.

Many common birds and migratory BCC have the potential to nest on the site. The proposed development would require the removal of trees/shrubs that could provide potential nesting habitat for birds protected by the MBTA, MBPA, and the Fish and Game Code. If present at the time of vegetation removal, active nests, eggs, or young could be destroyed or otherwise disturbed to a point at which the young do not survive, which would be a violation of the MBTA, MBPA, and the Fish and Game Code. In addition, indirect impacts from noise or vibration have the potential to disturb an active bird nest to the point of failure if the nest is within immediate proximity to project activities, and this would also be a violation of the MBTA and Fish and Game Code. To avoid impacts to active bird nests, eggs, or young, preconstruction nesting bird surveys and monitoring is required per the MBTA and MBPA as described in **Regulatory Compliance Measure #1**.

Wildlife Movement: The project impacts would be within areas that lack wildlife movement opportunities as the entire site is currently developed with existing office buildings and associated developments and landscaping. No impacts to native habitats are proposed and the project would not have any impacts to movement areas because they do not occur in the proposed construction area. The project site is surrounded by dense urban development. No fencing or lighting is proposed within any native habitats, and all developments would be within previously developed areas or landscaped areas. No new fuel modification is proposed, and no indirect impacts would occur as a result. Therefore, the project would have no impact to wildlife movement areas.

Water Resources: There are no jurisdictional water resources (e.g., streams, wetlands) on or adjacent to the site. Therefore, the project will have no impact on water resources on the site.

Cumulative Impacts: The proposed project is not expected to impact protected biological resources as they are absent from the impact areas. With implementation of **Regulatory Compliance Measure #1** regarding preconstruction nesting bird surveys, the project would ensure compliance with applicable regulations and avoid impacts to nesting birds. Therefore, the project would not contribute to any cumulative impacts to biological resources in the region.

Conclusion: According to the findings in this report, the proposed development for 1400 Montefino Ave. (APNs 8293-044-015 and 8293-044-016) will not no impacts on biological resources per the thresholds of CEQA. With the implementation of the **Regulatory Compliance Measure #1** in this report the project will achieve compliance with all applicable regulations pertaining to biological resources.

2 Project Overview

This report includes findings of a biological resources assessment conducted by South Environmental at 1400 Montefino Ave. in the City of Diamond Bar, County of Los Angeles, California for a proposed residential community development on two parcels (Assessor's Parcel Numbers [APNs] 8293-044-015 and 8293-044-016). The parcels (project site) are in the City of Diamond Bar of Los Angeles County. This report identifies and assesses the potential impacts to sensitive or protected biological resources on the parcel and within a 500-foot buffer study area, indicates the regulations governing these resources, and discusses recommendations for avoiding or mitigating potential impacts (if any). The biological resources of the parcel were assessed based on a literature review and a field site survey.

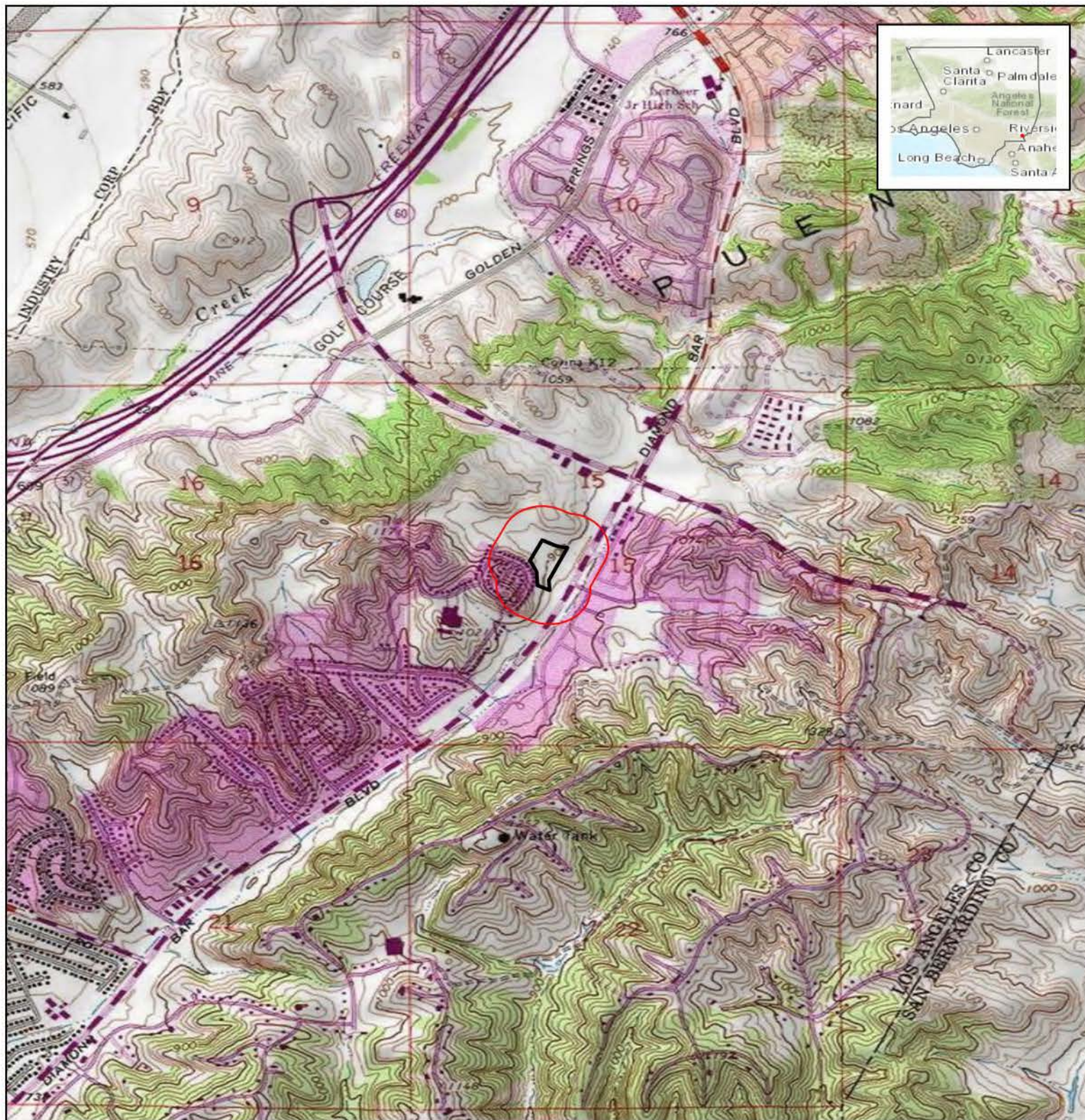
2.1 Project Location

The project site is at 1400 Montefino Ave. in the City of Diamond Bar, Los Angeles County and includes two parcels (APNs 8293-044-015 and 8293-044-016). Regional access to the site is provided via State Route (SR) 60 to the northwest. Local access to the site is provided directly from Montefino Ave, which connects to Diamond Bar Blvd. to the east and Grand Ave. to the north. The project is within the U.S. Geological Survey (USGS) Yorba Linda, California 7.5" topographical quad, and within Section 15 of Township 02 South and Range 09 West of the San Bernardino Principal Meridian.

According to the Los Angeles County Assessor GIS portal (County of Los Angeles 2025), the parcels are zoned as Commercial/ Industrial. As shown in Figure 2, the project site and study area contain a mixed commercial and residential area with existing homes, businesses, and roadways in all directions. Photographs of the study area are in Appendix A.

2.2 Site History

The project site is a developed commercial property with an office building and surrounding paved parking lots and ornamental landscaping. The site is generally level, with a gentle slope downward toward the east-southeast. Manufactured slopes and retaining walls define the western and southwestern edges of the developed pad. The site was previously cleared and graded and is underlain by engineered fill placed during mass grading in 1981–1982. Existing improvements include a two-story office building, paved drive aisles and parking areas, and landscaped frontage and perimeter planters. Mature trees, lawns, and trimmed shrubs are dispersed throughout the parking areas and along the property boundaries, contributing to a landscaped setting. Recorded storm drain and slope easements traverse the property. Vehicular access is provided from Montefino Avenue via a single driveway along the northern frontage.



Source: ESRI USA Topo Maps and World Topo Map 2025

1400 Montefino Avenue Residential Project

Figure 1. Regional Location

- Project Site
- Study Area (500-Foot Buffer)

Project Location is within Diamond Bar, California, in Los Angeles County on the USGS Yorba Linda 7.5-minute quadrangle map in Section 15 of Township 02 South and Range 09 West

Center Coordinate (Decimal Degrees):
Latitude: 33.9975124N Longitude: -117.8145828W



0 1,000 2,000 Feet
Scale: 1:24,000



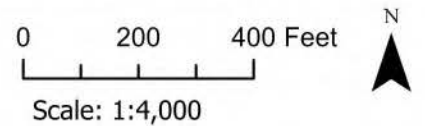


Source: NAIP Aerial Map 2025

1400 Montefino Avenue Residential Project

Figure 2. Project Vicinity

- Study Area (500-Foot Buffer)
- Project Site
- California Protected Area Database (CPAD)



2.3 Proposed Development

As shown in Figure 3 and in the Site Plan in Appendix D, the project proposes to demolish the existing office building and associated improvements and develop a residential community with 49 dwelling units within 28 residential buildings, in a mix of detached and attached condominiums of up to three stories in height. The average plan size of the homes would be approximately 1,950 ft² across three home styles, ranging in size from approximately 1,940 to 1,988 ft², for a total residential floor area of approximately 95,585 ft². Primary on-site improvements would include new private drives, sidewalks, landscaping, lighting, utilities, and localized retaining walls, with the existing perimeter retaining walls largely remaining in place. The proposed development covers a total of 2.90-acres that contains developed/ ornamental landscaped cover type. Staging, parking, and access to the site during construction will occur on Montefino Ave. and the site itself. None of the landscaped trees on the undeveloped slope would be impacted according to the project landscaping plan. No new fuel modification is proposed.

2.4 Existing Physical & Natural Geographic Site Features

Regionally, the project site is in the eastern edge of Los Angeles County and approximately 25 miles inland of the Pacific Ocean. Locally, it is just north of the Chino Hills/ Puente Hills and 4.50-miles south of the San Jose Hills. The project site is relatively flat throughout and is approximately 909 ft. (84.8 m.) average mean above sea level (amsl) in the northern region of the site and approximately 273 ft. (82.4 m.) amsl in the southern region.

The geology of the project site is comprised of two substrate types: Soquel Sandstone Member and facies, and surficial sediments (USGS 2025b). The Soquel Sandstone Member and facies contains mostly bedded sandstone, light gray, weathers tan, mostly medium-grained, arkosic, locally coarse and pebbly; with minor biotite; includes minor silt clay shale. The surficial sediments contain alluvial gravel, sand, and silt of valleys and floodplains.

According to the USDA NRCS Soils Database (USDA 2025), there are two soil types on the project site: Counterfeit-Urban land complex, 10 to 35 percent slopes, terraced, and Urban land-Sorrento-Arbolado complex, 2 to 9 percent slopes (Figure 4). Counterfeit-Urban land complex occurs on hillslopes/ backslope and is somewhat poorly drained. Urban land-Sorrento-Arbolado complex occurs on fan aprons/ footslope and fan remnants/ backslope and is well drained.

2.5 Characteristics of the Surrounding Area

The project site is within a densely developed region of Diamond Bar that contains mixed commercial and residential areas with existing houses and businesses in every direction. The developed areas include single- and multi-family home developments, businesses, ornamental landscaping, and roadways. There are no undeveloped natural habitats within the study area.

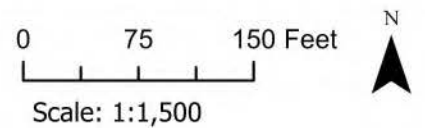


Source: NAIP Aerial Map 2025

1400 Montefino Avenue Residential Project

Figure 3. Proposed Development

-  Project Site
-  Mixed Use Development with Landscaping





Source: NAIP Aerial Map 2025

1400 Montefino Avenue Residential Project

Figure 4. Soils

- Project Site
- Study Area (500-Foot Buffer)
- Counterfeit-Urban land complex, 10 to 35 percent slopes, terraced
- Urban land-Sorrento-Arbolado complex, 2 to 9 percent slopes

0 175 350 Feet
Scale: 1:3,500



3 Flora Assessment

3.1 Flora Literature Review

The assessment of the flora of the project site began with a review of literature relating to the flora that is known to occur near the study area. The California Department of Fish and Wildlife (CDFW) California Natural Diversity Database online was reviewed to identify special-status plants and natural communities (CDFW 2025a) that have previously been recorded in the United States Geological Survey (USGS) Yorba Linda 7.5" quad that the project site is located within, and the eight surrounding USGS 7.5" quads: La Habra, Baldwin Park, San Dimas, Ontario, Prado Dam, Black Star Canyon, Orange, and Anaheim. Additional resources that were included in the review:

- Vegetation Classification of the Santa Monica Mountains National Recreation Area and Environs in Ventura and Los Angeles Counties California (California Department of Fish and Wildlife (CDFW), California Native Plant Society (CDFW & CNPS 2006)
- A Manual of California Vegetation Online. California Native Plant Society CNPS 2025a)
- Inventory of Rare and Endangered Plants of California online (CNPS 2025b)
- Google Earth online (Google 2025)

3.2 Flora Field Methodology

South Environmental conducted a field reconnaissance of the 1400 Montefino Ave. property to identify biological resources including plant communities and plant species. A 500-ft radius from the project site was drawn in ARCGIS to clearly delineate the project site and surrounding buffer study area. Sufficient time was allotted to collect data on the most prevalent plant species present on the project site and the overall study area. The most important plants were observed and recorded on the study area and identified to species except for species that could not be identified because of condition (dried out), lack of floral parts, or lack of access to an area (e.g., private property). Plant communities were identified according to Vegetation Classification of the Santa Monica Mountains National Recreation Area and Environs in Ventura and Los Angeles Counties California (CDFW & CNPS 2006) and mapped in ARCGIS.

When applicable, the field surveys complied with the Survey of California Vegetation (SCV) Classification and Mapping Standards (CDFW 2022) and the Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018). Species that could not be identified in the field were identified with digital photos and plant specimens using the Jepson Manual Vascular Plants of California (Baldwin et al., 2012) and other botanical sources.

3.3 Flora Data Analysis

The survey for biological resources on the study area was conducted on October 30, 2025, during the morning over a period of one hour by biologist Lucas South. The weather was sunny with a temperature of 80-84° F and 5 mph wind. The plants observed in the study area are listed in Table 1. Species with an asterisk (*) are considered as non-native invasive plants by the California Invasive Plant Council (Cal-IPC 2025). The California Native Plant Society (CNPS) has developed six categories of rarity known as the California Rare Plant Rank (CRPR), of which Ranks 1A, 1B, 2A, and 2B are particularly considered sensitive.

Table 1. Summary of Plants on the Study Area and Project Site

Common name	Scientific name	CRPR	On project site?
blackwood acacia	<i>Acacia melanoxylon</i>	--	No
century plant	<i>Agave americana</i>	--	Yes
foxtail agave	<i>Agave attenuata</i>	--	Yes
Parry's agave	<i>Agave parryi</i>	--	Yes
strawberry tree	<i>Arbutus unedo</i>	--	Yes
*pampas grass	<i>Cortaderia selloana</i>	--	Yes
jade plant	<i>Crassula ovata</i>	--	Yes
carrotwood	<i>Cupaniopsis anacardioides</i>	--	Yes
treasure flower	<i>Gazania rigens</i>	--	No
*English ivy	<i>Hedera helix</i>	--	Yes
red yucca	<i>Hesperaloe parviflora</i>	--	Yes
toyon	<i>Heteromeles arbutifolia</i>	--	Yes
*lantana	<i>Lantana camara</i>	--	Yes
Japanese privet	<i>Ligustrum japonicum</i>	--	Yes
southern magnolia	<i>Magnolia grandiflora</i>	--	No
punk tree	<i>Melaleuca quinquenervia</i>	--	No
oleander	<i>Nerium oleander</i>	--	Yes
*olive	<i>Olea europaea</i>	--	Yes
New Zealand flax	<i>Phormium sp.</i>	--	Yes
pine	<i>Pinus sp.</i>	--	Yes
western sycamore	<i>Platanus racemosa</i>	--	Yes
*Bradford pear	<i>Pyrus calleryana</i>	--	No
Indian hawthorn	<i>Raphiolepis indica</i>	--	No
vinegar tree	<i>Rhus typhina</i>	--	No
*Brazilian peppertree	<i>Schinus terebinthifolia</i>	--	Yes
cape honeysuckle	<i>Tecoma capensis</i>	--	No
*greater periwinkle	<i>Vinca major</i>	--	Yes
coastal rosemary	<i>Westringia fruticosa</i>	--	Yes
spineless yucca	<i>Yucca gigantea</i>	--	Yes
* = Non-native invasive species			

3.3.1 Plant Communities

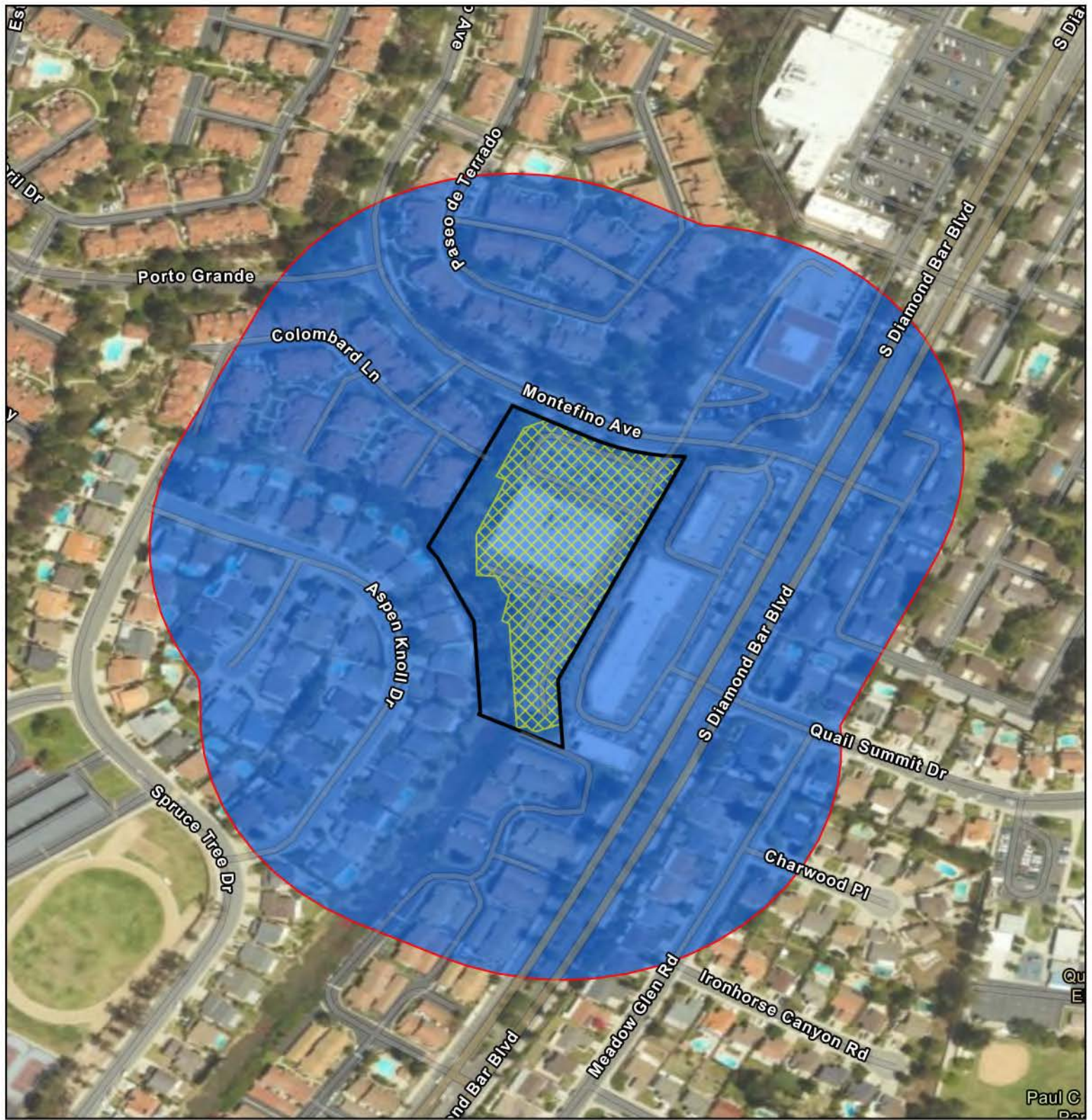
The study area is made up of one land cover type as shown in Figure 5 below. Table 2 below summarizes the cover type on the study area.

Table 2. Summary of Plant Communities and Cover Types

Plant Community/Cover Type	Acres on Study Area	Acres on Project Site	Acres Impacted by Development Footprint	Acres Impacted by New Fuel Modification¹	Global/State Rank
Developed / Ornamental Landscaped	43.68	3.94	2.90	0	Not Ranked
Total	43.68	3.94	2.90	0	-

3.3.1.1 Developed / Ornamental Landscaped

Developed areas with ornamental landscaping occur on 43.68-acres of the study area including 3.94-acres of the project site. A total of 2.90-acres of this land cover type will be permanently impacted by the proposed development. Developments in the study area include commercial and residential properties with ornamental landscaping, driveways, walkways, and roadways. The streets and southeast side of the project site are lined with street trees and other ornamental plants including Bradford pear, punk tree, southern magnolia, blackwood acacia, vinegar tree, and lantana. The parking lot has ornamental landscaping in planters throughout such as carrotwood, red yucca, coastal rosemary, strawberry tree, century plant, Parry's agave, and New Zealand flax. The western border has a large ornamental woodland that continues to border parcels. The woodland contains at least 15 large western sycamore trees and one toyon, which are native species. Otherwise, all other species were non-native and included English ivy, pampas grass, Japanese privet, Brazilian pepper tree, pines, olive, jade plant, spineless yucca, oleander, foxtail agave, and greater periwinkle. Developed and landscaped areas are highly disturbed by human presence and habitat loss, and therefore are not considered habitat for special-status species.

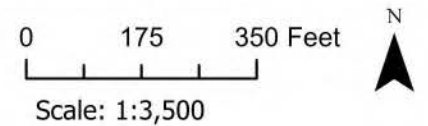


Source: NAIP Aerial Map 2025

1400 Montefino Avenue Residential Project

Figure 5. Plant Communities and Land Cover

- Project Site
- Study Area (500-Foot Buffer)
- Proposed Development Footprint
- Developed / Ornamental Landscaped



3.3.2 Special-Status Plants

According to the literature analysis presented in Appendix B, there are 41 special-status plants known to occur in the region. No special-status plants were observed during the survey, and none were assessed with the potential to occur on the site. No special-status plant species have been recorded within 0.25-miles of the site previously to the CNDDDB. Additionally, the site is not within designated Critical Habitat for any plant species (USFWS 2025b).

Overall, because of existing developments and disturbance in the impact area, there is no potential for special-status plant species to occupy the impact areas. No special-status plants were observed there during the survey, and none are expected to occur due to the level of disturbance from development and ornamental landscaping.

3.3.3 Sensitive Natural Communities

CDFW 2018 *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* defines sensitive natural communities as those that are "of limited distribution statewide or within a county or region and are often vulnerable to environmental effects of projects." CDFW has determined that a natural community is sensitive if it has a Global or State rarity rank of 1-3, which includes communities that are vulnerable (G3/S3), imperiled (G2/S2), and critically imperiled (G1/S1). CDFW uses the alliances and groups described in the Manual of California Vegetation Online to characterize California's natural communities and provides the California Natural Communities List online (most current is dated February 27, 2025) to list the current global and state rarity rank for each natural community characterized in the Manual.

The Developed/Ornamental Landscaped land cover type does not qualify for CDFW rankings and is also not considered a sensitive plant community.

3.3.4 Protected Trees

Chapter 22.38 of Diamond Bar Municipal Code requires the preservation and maintenance of native trees including oak, walnut, sycamore, willow, significant trees of cultural or historical value and pepper trees where appropriate (City of Diamond Bar 2025).

There are several western sycamore trees within the ornamental landscaping adjacent to the western border of the project site that meet size requirements for protection under the Ordinance. However, these trees are not directly in the development footprint and the landscaping plan for the project states that these landscaped trees would remain in place and would not be impacted by the project.

3.4 Project Impacts to Flora

3.4.1 Impacts to Plant Communities/Sensitive Plant Communities/Habitats

As shown in Figure 4 below and summarized in Table 2 above, the proposed construction footprint will be on 2.90-acres of the Developed / Ornamental Landscaped land cover and would not have any impact to native plant communities or habitats. The proposed development impacts would occur in an area that is already disturbed by existing residential developments and non-native/invasive species. Developed/ornamental areas are unable to support special-status species. There is no new fuel modification or brush clearance proposed. Therefore, the project would not have any impact on native habitats, sensitive natural communities, or habitat for special-status species.

3.4.2 Impacts to Special-Status Plants

No special-status plants were observed on the project site, and none are expected to occur because the project impacts would occur in a previously developed area and in landscaping where special-status plants would be absent; therefore, no impacts to special-status plants would result from the project.

3.4.3 Impacts to Protected Trees

There are western sycamore trees just outside of the project site that are protected under the City of Diamond Bar Tree Preservation and Protection Ordinance. However, these trees are not directly in the development footprint and according to the project landscaping plan these trees will be unaffected by the project and will remain in place.

3.4.4 Cumulative Impacts to Flora

There are no impacts to native habitats or plant communities or special-status plants that would result from the project. Therefore, the project would not contribute to any cumulative impacts to flora in the region.

4 Wildlife Assessment

4.1 Wildlife Literature Review

The assessment of the wildlife of the study area began with a review of literature relating to the fauna that is known to occur near the study area. The CDFW California Natural Diversity Database online (CDFW 2025a) was reviewed to identify special-status animals that have been previously recorded in the United States Geological Survey (USGS) Yorba Linda 7.5" quad that the project site is located within, and the eight surrounding USGS 7.5" quads: La Habra, Baldwin Park, San Dimas, Ontario, Prado Dam, Black Star Canyon, Orange, and Anaheim. Additional resources that were included in the review:

- United States Fish and Wildlife Service (USFWS) Environmental Conservation Online System (ECOS) Information for Planning and Consultation (IPaC) (USFWS 2025a)
- CDFW California Wildlife Habitat Relationships (CWHR) life history accounts and range maps online (CDFW 2025b)
- Bird species protected by the Migratory Bird Treaty Act (MBTA)

4.2 Wildlife Field Methodology

South Environmental conducted a field visit of 1400 Montefino Ave. to identify any biological resources present including endangered and threatened wildlife. A 500-ft radius from the project site was drawn in ARCGIS to clearly delineate the project site and surrounding buffer survey area. Data were collected on the most prevalent animals present on the project site and the overall study area.

Wildlife including mammals, reptiles, amphibians, and birds was observed and recorded on the survey area and identified to species. Animals were detected and identified via direct sighting, scat, calls, or based on discussion with people living in the area. Direct sightings of animals were with the naked eye or with binoculars when necessary. Binoculars were used to try and view wildlife in private areas where access was prohibited. Since wildlife moves swiftly, observation time of the animal was limited in some cases. In these instances, identification of the wildlife at the taxonomic level of species was not always possible and the wildlife was identified at the level of genus or animal group (e.g., hummingbird). When a special-status animal was detected, habitat conditions were documented including characterization of the animal's associated vegetative community and abiotic factors (e.g., soils).

4.3 Wildlife Data Analysis

4.3.1 Wildlife Field Survey

During the field visit by South Environmental on October 30, 2025, wildlife species known to inhabit the Whittier area were observed (or evidence of their presence was observed) in the study area and are summarized in Table 2 below.

Table 2. Summary of Wildlife in Study Area

Common name	Scientific name	Taxonomic Group	Status
*European honeybee	<i>Apis mellifera</i>	Insects	--
Common raven	<i>Corvus corax</i>	Birds	--
House finch	<i>Haemorhous mexicanus</i>	Birds	--
Black phoebe	<i>Sayornis nigricans</i>	Birds	--
* Indicates non-native species			

4.3.2 Special-Status Wildlife

No special-status animals were observed during the field visit and according to the literature analysis using the CNDDDB database and presented in Appendix B, there are 61 special-status animals known to occur in the region. No special-status wildlife species have been recorded within 0.25-miles of the site previously to the CNDDDB. Additionally, the site is not within designated Critical Habitat for any wildlife species (USFWS 2025b). In general, special-status wildlife would not be found on the proposed development site because there are existing developments, paved concrete, and landscaping with disturbance from maintenance activities that are not habitat for special-status species. There are no special habitat features such as rock outcrops, caves, thickets, or wetlands that special-status species use on the project site. Overall, the site was determined to be disturbed and devoid of wildlife habitat that could be used by special-status species. No special-status animals would occur as a result.

Migratory Birds: There is the potential for migratory Birds of Conservation Concern (BCC), a designation based on the U.S. Fish and Wildlife Service criteria, to use the study area for foraging, cover, or even nesting (USFWS – IPAC 2025a). While they are migratory in nature, some of these species are also year-round residents in southern California. These species either are not considered rare by the CDFW and therefore are not included in the CNDDDB Rarefind database, or they have not been observed within the nine quads that were used as part of the CNDDDB query. The following birds considered to be migratory BCC could potentially use the site:

- Allen’s hummingbird (*Selasphorus sasin*)

- Belding's Savannah Sparrow (*Passerculus sandwichensis beldingi*)
- Black Swift (*Cypseloides niger*)
- Black-chinned Sparrow (*Spizella atrogularis*)
- Bullock's oriole (*Icterus bullockii*)
- California Thrasher (*Toxostoma redivivum*)
- Lawrence's goldfinch (*Carduelis lawrencei*)
- Nuttall's woodpecker (*Picoides nuttalli*)
- oak titmouse (*Baeolophus inornatus*)
- olive-sided flycatcher (*Contopus cooperi*)
- Santa Barbara song sparrow (*Melospiza melodia graminea*)
- Wrentit (*Chamaea fasciata*)

4.4 Wildlife Project Impacts

4.4.1 Impacts to Wildlife Habitats

As shown in Figure 4 and summarized in Table 2, the proposed construction footprint will be within the Developed / Ornamental Landscaped land cover, and a total of 2.90-acre of impacts would result from the project. The proposed development impacts would occur in an area that is already developed and otherwise has ornamental species and is unable to support special-status species. No impacts to native plant communities or habitat for special-status species would result from the project. No new fuel modification is proposed, and no indirect impacts would result. Because no habitat for special-status species is present the project site has no potential to support special-status wildlife and it is unlikely that special-status wildlife would occur in the ornamental landscaping due to the level of disturbance and absence of native habitats. Therefore, the project would have no impact to special-status wildlife or habitat for special-status wildlife.

4.4.2 Impacts to Special-Status Wildlife

No special-status wildlife species were observed during the field visit, and of the 61 special-status wildlife in the region, none have the potential to occur within the impact areas due to the absence of habitat. For these reasons there would be no impacts to special-status wildlife.

4.4.3 Impacts to Nesting Birds

Many common birds and migratory BCC have the potential to nest on the site. The proposed development would require the removal of trees/shrubs that could provide potential nesting habitat for birds protected by the MBTA, MBPA, and the Fish and Game Code. If present at the time of vegetation removal, active nests, eggs, or young could be destroyed or otherwise disturbed to a point at which the young do not survive, which would be a violation of the MBTA,

MBPA, and the Fish and Game Code. In addition, indirect impacts from noise or vibration have the potential to disturb an active bird nest to the point of failure if the nest is within immediate proximity to project activities, and this would also be a violation of the MBTA and Fish and Game Code. To avoid impacts to active bird nests, eggs, or young, preconstruction nesting bird surveys and monitoring is required per the MBTA and MBPA as described in **Regulatory Compliance Measure #1** below.

Regulatory Compliance Measure #1: Preconstruction Nesting Bird Survey

- If possible, ground disturbing activities and vegetation removal (including tree trimming) should be timed to occur outside the bird nesting season (September 1 – January 31).
- If ground disturbing activities or vegetation removal (including tree trimming) are scheduled during the bird nesting season (February 1 – August 31) a preconstruction survey for nesting birds should be conducted within 72 hours prior to construction activities. The survey should be conducted by a qualified biologist with prior experience conducting nesting bird surveys for construction projects. The study area should include the project site and suitable habitat within a 300-foot buffer, or a buffer size determined by the qualified biologist based on level of proposed disturbance and access. If no active nests are found, no additional measures are required.
- If active nests are found the biologist will map the location and document the species and nesting stage. A no-work buffer will be established around the active nest as determined by the qualified biologist and based on the species sensitivity to disturbance and the type and duration of the disturbance. No construction activities shall occur within the no-work buffer until the biologist has determined the nest is no longer active.

4.4.4 Cumulative Impacts to Wildlife

The proposed project is not expected to impact special-status wildlife on the project site due to a lack of native habitats. With implementation of **Regulatory Compliance Measure #1** regarding preconstruction nesting bird surveys, the project would ensure compliance with applicable regulations and avoid impacts to nesting birds. Therefore, the project would not contribute to any cumulative impacts to wildlife in the region.

5 Wildlife Movement

5.1 Wildlife Movement Literature Review

The assessment of the potential for wildlife movement to and from the project site consisted of consulting the following resources:

- Google Earth online (Google 2025)
- United States Fish and Wildlife Service (USFWS) Environmental Conservation Online System (ECOS) Information for Planning and Consultation (IPaC) (USFWS 2025a)
- USFWS Designated and Proposed Critical Habitat GIS data online (USFWS 2025b)
- California Protected Areas Database Map online (CPAD 2025)
- South Coast Missing Linkages: A Wildland Network for the South Coast Ecoregion (SC Wildlands 2006).

Google Earth online was used to assess the level of connectivity of habitat to the site. The foremost considerations were whether there was a direct connection of high-quality habitat to the site — without interference from development — and whether the connecting habitat linked to large habitat tracts.

5.2 Wildlife Movement Field Methodology

During the South Environmental field visit the project site and surrounding 500-ft survey area were assessed for their potential use as a wildlife corridor or habitat linkage. The level of disturbance of the site and surrounding areas are by way of existing development that includes roads, houses and commercial structures, fences, and lighting. The survey area was assessed for the presence of a corridor of linkage of habitat that connects the project site to adjacent higher-quality habitat.

5.3 Wildlife Movement Data Analysis

The project site is not within designated Critical Habitat for any threatened or endangered species or protected lands (USFWS 2025a, 2025b, CPAD 2025). The project site itself is entirely developed and lacks native habitats and vegetation cover. Although there is an ornamental landscaped woodland along the western end of the project site, this area is entirely fenced, which would limit wildlife movement to primarily avian species. Additionally, the surrounding area is entirely developed commercial and residential areas with businesses, single- and multi-family residences, roadways, fences, and human disturbance that wildlife would tend to avoid for movement. The landscaped trees are fragmented from any native habitats or open space and do not connect to wildlife movement areas. There is a Significant Ecological Area (SEA) of Los Angeles County

outside of the study area approximately 1.50-miles to the south in the Firestone Boy Scout Reservation that contains expansive intact habitat that is considered an irreplaceable and essential corridor, especially special-status species. This area is separated from the site by dense urban development that blocks movement of wildlife on the project site.

Due to the lack of high-quality native habitats and the fragmented nature of the site (i.e. bordered by developments) the project development area and study area are not considered a wildlife movement area.

5.4 Impacts to Wildlife Movement

The project impacts would be within areas that lack wildlife movement opportunities as the entire site is currently developed with existing office buildings and associated developments and landscaping. No impacts to native habitats are proposed and the project would not have any impacts to movement areas because they do not occur in the proposed construction area. The project site is surrounded by dense urban development. No fencing or lighting is proposed within any native habitats, and all developments would be within previously developed areas or landscaped areas. No new fuel modification is proposed, and no indirect impacts would occur as a result. Therefore, the project would have no impact to wildlife movement areas.

5.5 Cumulative Impacts to Wildlife Movement

The project would have no impact to wildlife movement areas and therefore, would not contribute to the cumulative impacts to wildlife movement in the region.

6 Water Resources

6.1 Water Resources Literature Review

The assessment of the potential for water resources on the project site consisted of consulting the following resources:

- National Wetlands Inventory online (USFWS 2025c)
- National Hydrography Dataset online (USGS 2025a)

6.2 Water Resources Field Methodology

During the South Environmental field visit the survey area was inspected for the presence of potential jurisdictional features such as wetlands, streams, lakes, or other water features. No formal delineation of jurisdictional waters was performed, only a preliminary investigation was conducted. The survey was conducted by observing the landscape across the survey area and looking for the presence of water and topographic depressions that are associated with dense vegetation.

6.3 Water Resources Data Analysis

Based on the field visit and the literature review, there are no water resources on the project site or in the survey area. According to the NWI the closest water resource is Diamond Bar Creek, a freshwater forested/ shrub wetland and riverine habitat located approximately 0.65-miles to the north that runs through local parks including Sycamore Canyon Park and Summitridge Park. This water feature is separated from the project site by dense urban development. Therefore, there are no water resources on the site.

6.4 Impacts to Water Resources

Because there are no water resources on or adjacent to the site, there would be no impact to water resources.

6.5 Cumulative Impacts to Water Resources

Because there are no water resources on the site, there would be no cumulative impact to water resources.

7 Applicable Regulations and Permits

7.1 Regulations

7.1.1 Federal Regulations

7.1.1.1 Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) protects individuals as well as any part, nest, or eggs of any bird listed as migratory. In practice, federal permits issued for activities that potentially impact migratory birds typically have conditions that require pre-disturbance surveys for nesting birds. In the event nesting is observed, a buffer area with a specified radius must be established, within which no disturbance or intrusion is allowed until the young have fledged and left the nest, or it has been determined that the nest has failed. If not otherwise specified in the permit, the size of the buffer area varies with species and local circumstances (e.g., presence of busy roads, intervening topography, etc.), and is based on the professional judgment of a monitoring biologist. A list of migratory bird species protected under the MBTA is published by USFWS.

7.1.2 California Regulations

7.1.2.1 State of California Fish and Wildlife Code Section 3500

Section 3503.5 of the California Fish and Wildlife Code states that it is “unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.” Activities that result in the abandonment of an active bird of prey nest may also be considered in violation of this code. In addition, California Fish and Wildlife Code, Section 3511 prohibits the taking of any bird listed as fully protected, and California Fish and Wildlife Code, Section 3515 states that it is unlawful to take any non-game migratory bird protected under the MBTA.

7.1.2.2 California Migratory Bird Protection Act

The California Migratory Bird Protect Act (MBPA) was enacted in September 2019 to reinforce the MBTA at the state level. The Act states:

- “It is unlawful to take or possess any migratory nongame bird as designated in the federal Migratory Bird Treaty Act (16 U.S.C. Sec. 703 et seq.) before January 1, 2017, any additional migratory nongame bird that may be designated in that federal act after that date, or any

part of a migratory nongame bird described in this section, except as provided by rules and regulations adopted by the United States Secretary of the Interior under that federal act before January 1, 2017, or subsequent rules or regulations adopted pursuant to that federal act, unless those rules or regulations are inconsistent with this code.” This section is inactive on January 20, 2025, and the following language below will be adopted.

- “It is unlawful to take or possess any migratory nongame bird as designated in the federal Migratory Bird Treaty Act (16 U.S.C. Sec. 703 et seq.), or any part of a migratory nongame bird described in this section, except as provided by rules and regulations adopted by the United States Secretary of the Interior under that federal act.” **This section is operative starting on January 20, 2025.**

7.1.3 Local and Regional Regulations

7.1.3.1 *Diamond Bar General Plan 2040*

Diamond Bar's first General Plan document was adopted in 1995, shortly after the City's incorporation in 1989.

On December 17, 2019, the City Council adopted the updated Diamond Bar General Plan, which establishes the community's long-term vision for development and includes policies to carry out that vision by directing future growth in the city. Policies in the Plan guide decision-making and activity related to development, such as land use, transportation, conservation, environmental quality, recreation, public services, and safety. (City of Diamond Bar 2019).

7.1.3.2 *City of Diamond Bar Tree Preservation and Protection Ordinance (Municipal Code Chapter 22.38)*

The City of Diamond Bar Tree Preservation and Protection Ordinance states: “[The] general plan, as the overall policy document for the city, requires the preservation and maintenance of native trees including oak, walnut, sycamore, willow, significant trees of cultural or historical value and pepper trees where appropriate. The purpose of this chapter is to protect and preserve these trees and when removal is allowed as a result of new development to require their replacement (Ord. No. 02(1998), § 2, 11-3-98; Ord. No. 02(2003), 9-16-03).” Permits required in this chapter shall be issued as outlined in the parkway tree manual by the director (City of Diamond Bar 2025).

8 Conclusions

According to the findings in this report, the proposed development for 1400 Montefino Ave. (APNs 8293-044-015 and 8293-044-016) will not have impacts on biological resources per the thresholds of CEQA. With the implementation of the **Regulatory Compliance Measure #1** in this report the project will achieve compliance with all applicable regulations pertaining to biological resources.

Plant Communities/Sensitive Natural Communities: The proposed construction footprint will be on 2.90-acres of the Developed / Ornamental Landscaped land cover and would not have any impact to native plant communities or habitats. The proposed development impacts would occur in an area that is already disturbed by existing residential developments and non-native/invasive species. Developed/ornamental areas are unable to support special-status species. There is no new fuel modification or brush clearance proposed. Therefore, the project would not have any impact on native habitats, sensitive natural communities, or habitat for special-status species.

Special-Status Plants: No special-status plants were observed on the project site, and none are expected to occur because the project impacts would occur in a previously developed area and in landscaping where special-status plants would be absent; therefore, no impacts to special-status plants would result from the project.

Protected Trees and Shrubs: There are western sycamore trees just outside of the project site that are protected under the City of Diamond Bar Tree Preservation and Protection Ordinance. However, these trees are not directly in the development footprint and according to the project landscaping plan these trees will be unaffected by the project and will remain in place.

Special-Status Wildlife/Habitat: The proposed construction footprint will be within the Developed / Ornamental Landscaped land cover, and a total of 2.90-acre of impacts would result from the project. The proposed development impacts would occur in an area that is already developed and otherwise has ornamental species and is unable to support special-status species. No impacts to native plant communities or habitat for special-status species would result from the project. No new fuel modification is proposed, and no indirect impacts would result. Because no habitat for special-status species is present the project site has no potential to support special-status wildlife and it is unlikely that special-status wildlife would occur in the ornamental landscaping due to the level of disturbance and absence of native habitats. Therefore, the project would have no impact to special-status wildlife or habitat for special-status wildlife.

No special-status wildlife species were observed during the field visit, and of the 61 special-status wildlife in the region, none have the potential to occur within the impact areas due to the absence of native habitats. For these reasons there would be no impacts to special-status wildlife.

Many common birds and migratory BCC have the potential to nest on the site. The proposed development would require the removal of trees/shrubs that could provide potential nesting habitat for birds protected by the MBTA, MBPA, and the Fish and Game Code. If present at the time of vegetation removal, active nests, eggs, or young could be destroyed or otherwise disturbed to a point at which the young do not survive, which would be a violation of the MBTA, MBPA, and the Fish and Game Code. In addition, indirect impacts from noise or vibration have the potential to disturb an active bird nest to the point of failure if the nest is within immediate proximity to project activities, and this would also be a violation of the MBTA and Fish and Game Code. To avoid impacts to active bird nests, eggs, or young, preconstruction nesting bird surveys and monitoring is required per the MBTA and MBPA as described in **Regulatory Compliance Measure #1**.

Wildlife Movement: The project impacts would be within areas that lack wildlife movement opportunities as the entire site is currently developed with existing office buildings and associated developments and landscaping. No impacts to native habitats are proposed and the project would not have any impacts to movement areas because they do not occur in the proposed construction area. The project site is surrounded by dense urban development. No fencing or lighting is proposed within any native habitats, and all developments would be within previously developed areas or landscaped areas. No new fuel modification is proposed, and no indirect impacts would occur as a result. Therefore, the project would have no impact to wildlife movement areas.

Water Resources: There are no jurisdictional water resources (e.g., streams, wetlands) on or adjacent to the site. Therefore, the project will have no impact on water resources on the site.

Cumulative Impacts: The proposed project is not expected to impact protected biological resources as they are absent from the impact areas. With implementation of **Regulatory Compliance Measure #1** regarding preconstruction nesting bird surveys, the project would ensure compliance with applicable regulations and avoid impacts to nesting birds. Therefore, the project would not contribute to any cumulative impacts to biological resources in the region.

9 References

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Appendix A: Photograph Exhibit



Image 1.) View of 1400 Montefino Ave. commercial development with surrounding ornamental landscaping, facing southwest.



Image 2.) View of Montefino Ave. along the northern end of the project site, facing west. The street is lined with ornamental trees.



Image 3.) View of Montefino Ave. and project site (right), facing southeast.



Image 4.) View of project site from northeast corner of site and adjacent ornamental woodland (right), facing southwest.



Image 5.) View of project site from southeast corner of site, facing south.



Image 6.) View of southern project site and surrounding development, facing southwest.



Image 7.) View of western sycamore (*Platanus racemosa*) trees in the ornamental woodland along the western border and southern study area, facing southwest.



Image 8.) Depicts understory of ornamental woodlands that has non-native ornamental vegetation, facing northwest.



Image 9.) View of concrete channelized drainage and irrigation in the ornamental woodland, facing west.



Image 10.) Depicts paved parking lot in the south end of the project site, facing northeast.



Image 11.) Depicts residential developments in southern study area, facing south.



Image 12.) Depicts ornamental woodland dominated by non-native and ornamental species, facing northwest.



Image 13.) View of several western sycamore trees in the ornamental woodland, facing northeast.



Image 14.) View of ornamental woodland, facing southwest. The understory is highly disturbed by invasive species and pine needles that suppress understory vegetation.



Image 15.) View of north end of project site from hillside containing ornamental woodland to the west, facing east.

Appendix B: Special-Status Species Analysis

Special-Status Species Analysis

Special-status species are those plants and animals that, because of their recognized rarity or vulnerability to various causes of habitat loss or population decline, are recognized by federal, state, or other agencies as under threat from human-associated developments. Some of these species receive specific protection that is defined by federal or state endangered species legislation. Others have been designated as special-status based on adopted policies and expertise of state resource agencies or organizations with acknowledged expertise, or policies adopted by local governmental agencies such as counties, cities, and special districts to meet local conservation objectives. Special-status species include:

- Plants or wildlife listed or proposed for listing as threatened or endangered, or are candidates for possible future listing as threatened or endangered, under the federal Endangered Species Act or the California Endangered Species Act;
- Plants or wildlife that meet the definitions of rare or endangered under CEQA Guidelines Section 15380.
- Plants or wildlife covered under an adopted NCCP/HCP;
- Plants considered by the California Native Plant Society (CNPS) to be rare, threatened, or endangered (List 1A, 1B and 2 plants) in California;
- Plants listed by the CNPS as plants in which there is limited information about distribution (List 3);
- Plants listed as rare under the California Native Plant Protection Act (Fish and Game Code 1900 et seq.);
- Wildlife designated by CDFW as species of special concern;
- Wildlife "fully protected" in California (California Fish and Game Code Sections 3511, 4700, and 5050); and
- Wildlife protected by the Migratory Bird Treaty Act (MTBA).

9.1.1 Federally-Protected Status

All references to Federally-protected species in this BRA include the most current published status or candidate category to which each species has been assigned by USFWS. For purposes of this assessment the following acronyms are used for Federal status species, as applicable:

FE Federally-listed as Endangered

FT	Federally-listed as Threatened
FPE	Federally proposed for listing as Endangered
FPT	Federally proposed for listing as Threatened
FPD	Federally proposed for delisting
FC	Federal candidate species (former C1 species)

9.1.2 State-Protected Status

For the purposes of this BRA, the following acronyms are used for State status species, as applicable:

SE	State-listed as Endangered
ST	State-listed as Threatened
SR	State-listed as Rare
SCE	State candidate for listing as Endangered
SCT	State candidate for listing as Threatened
SFP	State Fully Protected
SSC	California Species of Special Concern

9.1.3 California Rare Plant Rank

The CNPS is a private plant conservation organization dedicated to the monitoring and protection of special-status species in California. CNPS has compiled an inventory comprised of the information focusing on geographic distribution and qualitative characterization of Rare, Threatened, or Endangered vascular plant species of California (CNPS 2018). The list serves as the candidate list for listing as Threatened and Endangered by CDFW. CNPS has developed six categories of rarity known as the California Rare Plant Rank (CRPR), of which Ranks 1A, 1B, 2A, and 2B are particularly considered sensitive:

Rank 1A	Presumed extinct in California.
Rank 1B	Plants Rare, Threatened, or Endangered in California and elsewhere.
Rank 2A	Presumed extinct in California, but more common elsewhere.
Rank 2B	Plants Rare, Threatened, or Endangered in California, but more common elsewhere.
Rank 3	Plants about which we need more information – a review list.
Rank 4	Plants of limited distribution – a watch list.

The CNPS recently added “threat ranks” which parallel the ranks used by the CNDDDB. These ranks are added as a decimal code after the CNPS List (e.g., Rank 1B.1). The threat codes are as follows:

- .1 Seriously threatened in California (over 80% of occurrences threatened/high degree and immediacy of threat);
- .2 Moderately threatened in California (20-80% occurrences threatened);
- .3 Not very threatened in California (<20% of occurrences threatened or no current threats known).

9.1.4 Potential to Occur Assessment

Special-status species that are **present** or are **high** or **medium** potential to occur within the parcel are based on one or more of the following:

- the direct observation of the species within the parcel during any field survey;
- a record reported in the CNDDDB; and
- the parcel is within known distribution of a species and contains appropriate habitat.
- present means the species is known to occur, high potential indicates the habitat is ideal and near known occurrences of the species, and medium indicates that the habitat may be less than ideal due to some lacking element but still usable by the species and within the known range.

Special-status species that are **low** potential) to occur are based on one of the following:

- the parcel has the general habitat types but lacks necessary habitat elements such as suitable microhabitat or soils; or
- the parcel is outside the known elevation range or distribution of the species, and has otherwise suitable habitats;

Special-status species that have no potential to occur on the parcel are labeled as **none** due to the absence of suitable habitat.

Special-Status Plants

Scientific Name	Common Name	Federal Listing	State Listing	CRPR	Other Status	Habitat	Micro Habitat	Potential to Occur on the Study Area
<i>Abronia villosa</i> var. <i>aurita</i>	chaparral sand-verbena	None	None	1B.1	BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden USFS_S-Sensitive	Chaparral, coastal scrub, desert dunes.	Sandy areas. -60-1570 m.	None. Study area is entirely developed and lacks native habitat.
<i>Allium marvinii</i>	Yucaipa onion	None	None	1B.2	BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden USFS_S-Sensitive	Chaparral.	In openings on clay soils. 850-1070 m.	None. Study area is entirely developed and lacks native habitat.
<i>Astragalus brauntonii</i>	Braunton's milk-vetch	Endangered	None	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_SBBG-Santa Barbara Botanic Garden	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. Study area is entirely developed and lacks native habitat.
<i>Astragalus hornii</i> var. <i>hornii</i>	Horn's milk-vetch	None	None	1B.1	BLM_S-Sensitive	Meadows and seeps, playas.	Lake margins, alkaline sites. 75-350 m.	None. Study area is entirely developed and lacks native habitat.
<i>Atriplex coulteri</i>	Coulter's saltbush	None	None	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland.	Ocean bluffs, ridgetops, as well as alkaline low places. Alkaline or clay soils. 2-460 m.	None. Study area is entirely developed and lacks native habitat.
<i>Atriplex parishii</i>	Parish's brittlescale	None	None	1B.1	BLM_S-Sensitive SB_CRES-San Diego Zoo CRES Native Gene Seed	Vernal pools, chenopod scrub, playas.	Usually on drying alkali flats with fine soils. 4-1420 m.	None. Study area is entirely developed and lacks native habitat.

Scientific Name	Common Name	Federal Listing	State Listing	CRPR	Other Status	Habitat	Micro Habitat	Potential to Occur on the Study Area
					Bank USFS_S-Sensitive			
<i>Baccharis malibuensis</i>	Malibu baccharis	None	None	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Coastal scrub, chaparral, cismontane woodland, riparian woodland.	In Conejo volcanic substrates, often on exposed roadcuts. Sometimes occupies oak woodland habitat. 150-320 m.	None. Study area is entirely developed and lacks native habitat.
<i>Berberis nevinii</i>	Nevin's barberry	Endangered	Endangered	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_SBBG-Santa Barbara Botanic Garden	Chaparral, cismontane woodland, coastal scrub, riparian scrub.	On steep, N-facing slopes or in low grade sandy washes. 90-1590 m.	None. Study area is entirely developed and lacks native habitat.
<i>Calochortus plummerae</i>	Plummer's mariposa-lily	None	None	4.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Coastal scrub, chaparral, valley and foothill grassland, cismontane woodland, lower montane coniferous forest.	Occurs on rocky and sandy sites, usually of granitic or alluvial material. Can be very common after fire. 60-2500 m.	None. Study area is entirely developed and lacks native habitat.
<i>Calochortus weedii</i> var. <i>intermedius</i>	intermediate mariposa-lily	None	None	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden USFS_S-Sensitive	Coastal scrub, chaparral, valley and foothill grassland.	Dry, rocky calcareous slopes and rock outcrops. 60-1575 m.	None. Study area is entirely developed and lacks native habitat.
<i>Calystegia felix</i>	lucky morning-glory	None	None	1B.1		Meadows and seeps, riparian scrub.	Sometimes alkaline, alluvial. 9-205 m.	None. Study area is entirely developed and lacks native habitat.
<i>Centromadia parryi</i> ssp. <i>australis</i>	southern tarplant	None	None	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank SB_SBBG-	Marshes and swamps (margins), valley and foothill grassland, vernal pools.	Often in disturbed sites near the coast at marsh edges; also in alkaline soils sometimes with saltgrass. Sometimes on	None. Study area is entirely developed and lacks native habitat.

Scientific Name	Common Name	Federal Listing	State Listing	CRPR	Other Status	Habitat	Micro Habitat	Potential to Occur on the Study Area
					Santa Barbara Botanic Garden		vernal pool margins. 0-975 m.	
<i>Centromadia pungens ssp. laevis</i>	smooth tarplant	None	None	1B.1	BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Valley and foothill grassland, chenopod scrub, meadows and seeps, playas, riparian woodland.	Alkali meadow, alkali scrub; also in disturbed places. 5-1170 m.	None. Study area is entirely developed and lacks native habitat.
<i>Chorizanthe parryi var. fernandina</i>	San Fernando Valley spineflower	None	Endangered	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden USFS_S-Sensitive	Coastal scrub, valley and foothill grassland.	Sandy soils. 15-1015 m.	None. Study area is entirely developed and lacks native habitat.
<i>Chorizanthe polygonoides var. longispina</i>	long-spined spineflower	None	None	1B.2	BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, coastal scrub, meadows and seeps, valley and foothill grassland, vernal pools.	Gabbroic clay. 30-1630 m.	None. Study area is entirely developed and lacks native habitat.
<i>Cladium californicum</i>	California saw-grass	None	None	2B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden USFS_S-Sensitive	Meadows and seeps, marshes and swamps (alkaline or freshwater).	Freshwater or alkaline moist habitats. -40-2150 m.	None. Study area is entirely developed and lacks native habitat.
<i>Dodecahema leptoceras</i>	slender-horned spineflower	Endangered	Endangered	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Chaparral, cismontane woodland, coastal scrub (alluvial fan sage scrub).	Flood deposited terraces and washes; associates include Encelia, Dalea, Lepidospartum, etc. Sandy soils. 200-765 m.	None. Study area is entirely developed and lacks native habitat.
<i>Dudleya multicaulis</i>	many-stemmed dudleya	None	None	1B.2	BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden USFS_S-Sensitive	Chaparral, coastal scrub, valley and foothill grassland.	In heavy, often clayey soils or grassy slopes. 1-910 m.	None. Study area is entirely developed and lacks native habitat.

Scientific Name	Common Name	Federal Listing	State Listing	CRPR	Other Status	Habitat	Micro Habitat	Potential to Occur on the Study Area
<i>Eriastrum densifolium</i> <i>ssp. sanctorum</i>	Santa Ana River woollystar	Endangered	Endangered	1B.1	SB_CalBG/RSABG- California/Rancho Santa Ana Botanic Garden	Coastal scrub, chaparral.	In sandy soils on river floodplains or terraced fluvial deposits. 180-705 m.	None. Study area is entirely developed and lacks native habitat.
<i>Hesperocypris</i> <i>forbesii</i>	Tecate cypress	None	None	1B.1	BLM_S-Sensitive SB_CalBG/RSABG- California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank SB_UCSC- UC Santa Cruz SB_USDA-US Dept of Agriculture USFS_S-Sensitive	Closed-cone coniferous forest, chaparral.	Primarily on north-facing slopes; groves often associated with chaparral. On clay or gabbro. 60-1650 m.	None. Study area is entirely developed and lacks native habitat.
<i>Horkelia cuneata</i> var. <i>puberula</i>	mesa horkelia	None	None	1B.1	BLM_S-Sensitive SB_CalBG/RSABG- California/Rancho Santa Ana Botanic Garden USFS_S-Sensitive	Chaparral, cismontane woodland, coastal scrub.	Sandy or gravelly sites. 15-1645 m.	None. Study area is entirely developed and lacks native habitat.
<i>Lasthenia glabrata</i> <i>ssp. coulteri</i>	Coulter's goldfields	None	None	1B.1	BLM_S-Sensitive SB_CalBG/RSABG- California/Rancho Santa Ana Botanic Garden SB_SBBG-Santa Barbara Botanic Garden	Coastal salt marshes, playas, vernal pools.	Usually found on alkaline soils in playas, sinks, and grasslands. 1- 1375 m.	None. Study area is entirely developed and lacks native habitat.
<i>Lepechinia</i> <i>cardiophylla</i>	heart-leaved pitcher sage	None	None	1B.2	SB_CalBG/RSABG- California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank USFS_S- Sensitive	Closed-cone coniferous forest, chaparral, cismontane woodland.	115-1345 m.	None. Study area is entirely developed and lacks native habitat.

Scientific Name	Common Name	Federal Listing	State Listing	CRPR	Other Status	Habitat	Micro Habitat	Potential to Occur on the Study Area
<i>Lepidium virginicum</i> <i>var. robinsonii</i>	Robinson's pepper-grass	None	None	4.3		Chaparral, coastal scrub.	Dry soils, shrubland. 4-1435 m.	None. Study area is entirely developed and lacks native habitat.
<i>Monardella australis</i> <i>ssp. jokerstii</i>	Jokerst's monardella	None	None	1B.1	USFS_S-Sensitive	Lower montane coniferous forest, chaparral.	Steep scree or talus slopes between breccia. Secondary alluvial benches along drainages and washes. 210-1740 m.	None. Study area is entirely developed and lacks native habitat.
<i>Monardella hypoleuca</i> <i>ssp. intermedia</i>	intermediate monardella	None	None	1B.3	BLM_S-Sensitive	Chaparral, cismontane woodland, lower montane coniferous forest (sometimes).	Often in steep, brushy areas. 195-1675 m.	None. Study area is entirely developed and lacks native habitat.
<i>Muhlenbergia californica</i>	California muhly	None	None	4.3	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Coastal scrub, chaparral, lower montane coniferous forest, meadows and seeps.	Usually found near streams or seeps. 100-2000 m.	None. Study area is entirely developed and lacks native habitat.
<i>Muhlenbergia utilis</i>	aparejo grass	None	None	2B.2		Meadows and seeps, marshes and swamps, chaparral, coastal scrub, cismontane woodland.	Sometimes alkaline, sometimes serpentinite. 25-2325 m.	None. Study area is entirely developed and lacks native habitat.
<i>Nama stenocarpa</i>	mud nama	None	None	2B.2		Marshes and swamps.	Lake shores, river banks, intermittently wet areas. -68-815 m.	None. Study area is entirely developed and lacks native habitat.
<i>Nasturtium gambelii</i>	Gambel's water cress	Endangered	Threatened	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_SBBG-Santa Barbara Botanic Garden	Marshes and swamps.	Freshwater and brackish marshes at the margins of lakes and along streams, in or just above the water level. 5-305 m.	None. Study area is entirely developed and lacks native habitat.
<i>Navarretia prostrata</i>	prostrate vernal pool navarretia	None	None	1B.2	BLM_S-Sensitive	Coastal scrub, valley and foothill grassland, vernal pools, meadows and seeps.	Alkaline soils in grassland, or in vernal pools. Mesic, alkaline sites. 3-1235 m.	None. Study area is entirely developed and lacks native habitat.

Scientific Name	Common Name	Federal Listing	State Listing	CRPR	Other Status	Habitat	Micro Habitat	Potential to Occur on the Study Area
<i>Nolina cismontana</i>	chaparral nolina	None	None	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_SBBG-Santa Barbara Botanic Garden USFS_S-Sensitive	Chaparral, coastal scrub.	Primarily on sandstone and shale substrates; also known from gabbro. 140-1100 m.	None. Study area is entirely developed and lacks native habitat.
<i>Penstemon californicus</i>	California beardtongue	None	None	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_USDA-US Dept of Agriculture USFS_S-Sensitive	Chaparral, lower montane coniferous forest, pinyon and juniper woodland.	Stony slopes and shrubby openings; sandy or granitic soils. 240-2290 m.	None. Study area is entirely developed and lacks native habitat.
<i>Pentachaeta aurea ssp. allenii</i>	Allen's pentachaeta	None	None	1B.1		Valley and foothill grasslands, coastal scrub.	Openings in scrub or grassland. 75-520 m.	None. Study area is entirely developed and lacks native habitat.
<i>Phacelia stellaris</i>	Brand's star phacelia	None	None	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Coastal scrub, coastal dunes.	Open areas. 3-370 m.	None. Study area is entirely developed and lacks native habitat.
<i>Pseudognaphalium leucocephalum</i>	white rabbit-tobacco	None	None	2B.2		Riparian woodland, cismontane woodland, coastal scrub, chaparral.	Sandy, gravelly sites. 35-515 m.	None. Study area is entirely developed and lacks native habitat.
<i>Sagittaria sanfordii</i>	Sanford's arrowhead	None	None	1B.2	BLM_S-Sensitive	Marshes and swamps.	In standing or slow-moving freshwater ponds, marshes, and ditches. 0-605 m.	None. Study area is entirely developed and lacks native habitat.
<i>Senecio aphanactis</i>	chaparral ragwort	None	None	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, cismontane woodland, coastal scrub.	Drying alkaline flats. 20-1020 m.	None. Study area is entirely developed and lacks native habitat.

Scientific Name	Common Name	Federal Listing	State Listing	CRPR	Other Status	Habitat	Micro Habitat	Potential to Occur on the Study Area
<i>Sidalcea neomexicana</i>	salt spring checkerbloom	None	None	2B.2	USFS_S-Sensitive	Playas, chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub.	Alkali springs and marshes. 3-2380 m.	None. Study area is entirely developed and lacks native habitat.
<i>Symphyotrichum defoliatum</i>	San Bernardino aster	None	None	1B.2	BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank USFS_S-Sensitive	Meadows and seeps, cismontane woodland, coastal scrub, lower montane coniferous forest, marshes and swamps, valley and foothill grassland.	Vernally mesic grassland or near ditches, streams and springs; disturbed areas. 3-2045 m.	None. Study area is entirely developed and lacks native habitat.
<i>Thysanocarpus rigidus</i>	rigid fringedpod	None	None	1B.2	BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden USFS_S-Sensitive	Pinyon and juniper woodland.	Dry, rocky slopes and ridges of oak and pine woodland in arid mountain ranges. 425-2165.	None. Study area is entirely developed and lacks native habitat.

Special-Status Animals

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
<i>Actinemys pallida</i>	southwestern pond turtle	Reptiles	Proposed Threatened	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable USFS_S-Sensitive	Aquatic		None. Study area is entirely developed and lacks native habitat.
<i>Agelaius tricolor</i>	tricolored blackbird	Birds	None	Threatened	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_EN-Endangered USFWS_BCC-Birds of Conservation Concern	Highly colonial species, most numerous in Central Valley and vicinity. Largely endemic to California.	Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	None. Study area is entirely developed and lacks native habitat.
<i>Aimophila ruficeps canescens</i>	southern California rufous-crowned sparrow	Birds	None	None	CDFW_WL-Watch List	Resident in Southern California coastal sage scrub and sparse mixed chaparral.	Frequents relatively steep, often rocky hillsides with grass and forb patches.	None. Study area is entirely developed and lacks native habitat.
<i>Ammodramus savannarum</i>	grasshopper sparrow	Birds	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	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.	None. Study area is entirely developed and lacks native habitat.
<i>Anniella stebbinsi</i>	Southern California legless lizard	Reptiles	None	None	CDFW_SSC-Species of Special Concern USFS_S-Sensitive	Generally south of the Transverse Range, extending to northwestern Baja California. Occurs in sandy or loose loamy soils under sparse vegetation. Disjunct populations in the Tehachapi and Piute Mountains in Kern County.	Variety of habitats; generally in moist, loose soil. They prefer soils with a high moisture content.	None. Study area is entirely developed and lacks native habitat.
<i>Antrozous pallidus</i>	pallid bat	Mammals	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive	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.	None. Study area is entirely developed and lacks native habitat.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
<i>Aquila chrysaetos</i>	golden eagle	Birds	None	None	BLM_S-Sensitive CDF_S-Sensitive CDFW_FP-Fully Protected CDFW_WL-Watch List IUCN_LC-Least Concern	Rolling foothills, mountain areas, sage-juniper flats, and desert.	Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.	None. Study area is entirely developed and lacks native habitat.
<i>Ardea herodias</i>	great blue heron	Birds	None	None	CDF_S-Sensitive IUCN_LC-Least Concern	Colonial nester in tall trees, cliffsides, and sequestered spots on marshes.	Rookery sites in close proximity to foraging areas: marshes, lake margins, tide-flats, rivers and streams, wet meadows.	None. Study area is entirely developed and lacks native habitat.
<i>Arizona elegans occidentalis</i>	California glossy snake	Reptiles	None	None	CDFW_SSC-Species of Special Concern	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.	None. Study area is entirely developed and lacks native habitat.
<i>Asio otus</i>	long-eared owl	Birds	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	Riparian bottomlands grown to tall willows and cottonwoods; also, belts of live oak paralleling stream courses.	Require adjacent open land, productive of mice and the presence of old nests of crows, hawks, or magpies for breeding.	None. Study area is entirely developed and lacks native habitat.
<i>Aspidoscelis hyperythra</i>	orange-throated whiptail	Reptiles	None	None	CDFW_WL-Watch List IUCN_LC-Least Concern USFS_S-Sensitive	Inhabits low-elevation coastal scrub, chaparral, and valley-foothill hardwood habitats.	Prefers washes and other sandy areas with patches of brush and rocks. Perennial plants necessary for its major food: termites.	None. Study area is entirely developed and lacks native habitat.
<i>Aspidoscelis tigris stejnegeri</i>	coastal whiptail	Reptiles	None	None	CDFW_SSC-Species of Special Concern	Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland and riparian areas.	Ground may be firm soil, sandy, or rocky.	None. Study area is entirely developed and lacks native habitat.
<i>Astur cooperii</i>	Cooper's hawk	Birds	None	None	CDFW_WL-Watch List IUCN_LC-Least Concern	Woodland, chiefly of open, interrupted or marginal type.	Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river flood-plains; also, live oaks.	None. Study area is entirely developed and lacks native habitat.
<i>Athene cunicularia</i>	burrowing owl	Birds	None	Candidate Endangered	BLM_S-Sensitive CDFW_SSC-Species of Special Concern	Open, dry annual or perennial grasslands, deserts, and scrublands	Subterranean nester, dependent upon burrowing mammals, most	None. Study area is entirely developed and lacks native habitat.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
					IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	characterized by low-growing vegetation.	notably, the California ground squirrel.	
<i>Bombus crotchii</i>	Crotch's bumble bee	Insects	None	Candidate Endangered	IUCN_EN-Endangered	Coastal California east to the Sierra-Cascade crest and south into Mexico.	Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum.	None. Study area is entirely developed and lacks native habitat.
<i>Bombus pensylvanicus</i>	American bumble bee	Insects	None	None	IUCN_VU-Vulnerable		Long-tongued; forages on a wide variety of flowers including vetches (Vicia), clovers (Trifolium), thistles (Cirsium), sunflowers (Helianthus), etc. Nests above ground under long grass or underground. Queens overwinter in rotten wood or underground.	None. Study area is entirely developed and lacks native habitat.
<i>Branchinecta sandiegonensis</i>	San Diego fairy shrimp	Crustaceans	Endangered	None	IUCN_EN-Endangered	Endemic to San Diego and Orange County mesas.	Vernal pools.	None. Study area is entirely developed and lacks native habitat.
<i>Buteo swainsoni</i>	Swainson's hawk	Birds	None	Threatened	BLM_S-Sensitive IUCN_LC-Least Concern	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, and 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.	None. Study area is entirely developed and lacks native habitat.
<i>Campylorhynchus brunneicapillus sandiegonensis</i>	coastal cactus wren	Birds	None	None	CDFW_SSC-Species of Special Concern USFS_S-Sensitive USFWS_BCC-Birds of Conservation Concern	Southern California coastal sage scrub.	Wrens require tall opuntia cactus for nesting and roosting.	None. Study area is entirely developed and lacks native habitat.
<i>Chaetodipus fallax fallax</i>	northwestern San Diego pocket mouse	Mammals	None	None		Coastal scrub, chaparral, grasslands, sagebrush, etc. in western San Diego, Riverside, San Bernardino, and Los Angeles Counties, inclusive of Orange County.	Sandy, herbaceous areas, usually in association with rocks or coarse gravel.	None. Study area is entirely developed and lacks native habitat.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
<i>Choeronycteris mexicana</i>	Mexican long-tongued bat	Mammals	None	None	CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened	Occasionally found in San Diego County, which is on the periphery of their range.	Feeds on nectar and pollen of night-blooming succulents. Roosts in relatively well-lit caves, and in and around buildings.	None. Study area is entirely developed and lacks native habitat.
<i>Coccyzus americanus occidentalis</i>	western yellow-billed cuckoo	Birds	Threatened	Endangered	BLM_S-Sensitive USFS_S-Sensitive	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.	None. Study area is entirely developed and lacks native habitat.
<i>Coturnicops noveboracensis</i>	yellow rail	Birds	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive USFWS_BCC-Birds of Conservation Concern	Summer resident in eastern Sierra Nevada in Mono County.	Freshwater marshlands.	None. Study area is entirely developed and lacks native habitat.
<i>Crotalus ruber</i>	red-diamond rattlesnake	Reptiles	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive	Chaparral, woodland, grassland, and desert areas from coastal San Diego County to the eastern slopes of the mountains.	Occurs in rocky areas and dense vegetation. Needs rodent burrows, cracks in rocks or surface cover objects.	None. Study area is entirely developed and lacks native habitat.
<i>Diplectrona californica</i>	California diplectronan caddisfly	Insects	None	None				None. Study area is entirely developed and lacks native habitat.
<i>Dipodomys merriami parvus</i>	San Bernardino kangaroo rat	Mammals	Endangered	Endangered	CDFW_SSC-Species of Special Concern	Alluvial scrub vegetation on sandy loam substrates characteristic of alluvial fans and flood plains.	Needs early to intermediate seral stages.	None. Study area is entirely developed and lacks native habitat.
<i>Elanus leucurus</i>	white-tailed kite	Birds	None	None	BLM_S-Sensitive CDFW_FP-Fully Protected IUCN_LC-Least Concern	Rolling foothills and valley margins with scattered oaks and river bottomlands or marshes next to deciduous woodland.	Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.	None. Study area is entirely developed and lacks native habitat.
<i>Empidonax traillii eximius</i>	southwestern willow flycatcher	Birds	Endangered	Endangered		Riparian woodlands in Southern California.		None. Study area is entirely developed and lacks native habitat.
<i>Eremophila alpestris actia</i>	California horned lark	Birds	None	None	CDFW_WL-Watch List IUCN_LC-Least Concern	Coastal regions, chiefly from Sonoma County to San Diego County. Also main part of San Joaquin	Short-grass prairie, "bald" hills, mountain meadows, open coastal plains, fallow grain fields, alkali flats.	None. Study area is entirely developed and lacks native habitat.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
						Valley and east to foothills.		
<i>Eumops perotis californicus</i>	western mastiff bat	Mammals	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern	Many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral, etc.	Roosts in crevices in cliff faces, high buildings, trees and tunnels.	None. Study area is entirely developed and lacks native habitat.
<i>Euphydryas editha quino</i>	quino checkerspot butterfly	Insects	Endangered	Candidate Endangered		Sunny openings within chaparral and coastal sage shrublands in parts of Riverside and San Diego counties.	Hills and mesas near the coast. Need high densities of food plants <i>Plantago erecta</i> , <i>P. insularis</i> , and <i>Orthocarpus purpureus</i> .	None. Study area is entirely developed and lacks native habitat.
<i>Falco columbarius</i>	merlin	Birds	None	None	CDFW_WL-Watch List IUCN_LC-Least Concern	Seacoast, tidal estuaries, open woodlands, savannahs, edges of grasslands and deserts, farms and ranches.	Clumps of trees or windbreaks are required for roosting in open country.	None. Study area is entirely developed and lacks native habitat.
<i>Falco peregrinus anatum</i>	American peregrine falcon	Birds	Delisted	Delisted	CDF_S-Sensitive	Near wetlands, lakes, rivers, or other water; on cliffs, banks, dunes, mounds; also, human-made structures.	Nest consists of a scrape or a depression or ledge in an open site.	None. Study area is entirely developed and lacks native habitat.
<i>Gila orcuttii</i>	arroyo chub	Fish	None	None	AFS_VU-Vulnerable CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable USFS_S-Sensitive	Native to streams from Malibu Creek to San Luis Rey River basin. Introduced into streams in Santa Clara, Ventura, Santa Ynez, Mojave and San Diego river basins.	Slow water stream sections with mud or sand bottoms. Feeds heavily on aquatic vegetation and associated invertebrates.	None. Study area is entirely developed and lacks native habitat.
<i>Glyptostoma gabrielense</i>	San Gabriel chestnut	Mollusks	None	None		Terrestrial.		None. Study area is entirely developed and lacks native habitat.
<i>Gonidea angulata</i>	western ridged mussel	Mollusks	None	None	IUCN_VU-Vulnerable	Primarily creeks and rivers and less often lakes. Originally in most of state, now extirpated from Central and Southern California.		None. Study area is entirely developed and lacks native habitat.
<i>Haliaeetus leucocephalus</i>	bald eagle	Birds	Delisted	Endangered	BLM_S-Sensitive CDF_S-Sensitive CDFW_FP-Fully Protected IUCN_LC-	Ocean shore, lake margins, and rivers for both nesting and	Nests in large, old-growth, or dominant live tree with open branches, especially	None. Study area is entirely developed and lacks native habitat.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
					Least Concern USFS_S-Sensitive	wintering. Most nests within 1 mile of water.	ponderosa pine. Roosts communally in winter.	
<i>Icteria virens</i>	yellow-breasted chat	Birds	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	Summer resident; inhabits riparian thickets of willow and other brushy tangles near watercourses.	Nests in low, dense riparian, consisting of willow, blackberry, wild grape; forages and nests within 10 ft of ground.	None. Study area is entirely developed and lacks native habitat.
<i>Lasiurus cinereus</i>	hoary bat	Mammals	None	None	IUCN_LC-Least Concern	Prefers open habitats or habitat mosaics, with access to trees for cover and open areas or habitat edges for feeding.	Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water.	None. Study area is entirely developed and lacks native habitat.
<i>Lasiurus xanthinus</i>	western yellow bat	Mammals	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	Found in valley foothill riparian, desert riparian, desert wash, and palm oasis habitats.	Roosts in trees, particularly palms. Forages over water and among trees.	None. Study area is entirely developed and lacks native habitat.
<i>Laterallus jamaicensis coturniculus</i>	California black rail	Birds	None	Threatened	BLM_S-Sensitive CDFW_FP-Fully Protected IUCN_EN-Endangered	Inhabits freshwater marshes, wet meadows and shallow margins of saltwater marshes bordering larger bays.	Needs water depths of about 1 inch that do not fluctuate during the year and dense vegetation for nesting habitat.	None. Study area is entirely developed and lacks native habitat.
<i>Lepus californicus bennettii</i>	San Diego black-tailed jackrabbit	Mammals	None	None		Intermediate canopy stages of shrub habitats and open shrub / herbaceous and tree / herbaceous edges.	Coastal sage scrub habitats in Southern California.	None. Study area is entirely developed and lacks native habitat.
<i>Myotis yumanensis</i>	Yuma myotis	Mammals	None	None	BLM_S-Sensitive IUCN_LC-Least Concern	Optimal habitats are open forests and woodlands with sources of water over which to feed.	Distribution is closely tied to bodies of water. Maternity colonies in caves, mines, buildings or crevices.	None. Study area is entirely developed and lacks native habitat.
<i>Neolarra alba</i>	white cuckoo bee	Insects	None	None		Known only from localities in Southern California.	Cleptoparasitic in the nests of perdita bees.	None. Study area is entirely developed and lacks native habitat.
<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	Mammals	None	None	CDFW_SSC-Species of Special Concern	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.	None. Study area is entirely developed and lacks native habitat.
<i>Nyctinomops femorosaccus</i>	pocketed free-tailed bat	Mammals	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	Variety of arid areas in Southern California; pine-juniper woodlands, desert	Rocky areas with high cliffs.	None. Study area is entirely developed and lacks native habitat.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
						scrub, palm oasis, desert wash, desert riparian, etc.		
<i>Nyctinomops macrotis</i>	big free-tailed bat	Mammals	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	Low-lying arid areas in Southern California.	Need high cliffs or rocky outcrops for roosting sites. Feeds principally on large moths.	None. Study area is entirely developed and lacks native habitat.
<i>Oncorhynchus mykiss irideus</i> pop. 10	steelhead - southern California DPS	Fish	Endangered	Endangered	AFS_EN-Endangered	Federal listing refers to populations from Santa Maria River south to southern extent of range (San Mateo Creek in San Diego County).	Southern steelhead likely have greater physiological tolerances to warmer water and more variable conditions.	None. Study area is entirely developed and lacks native habitat.
<i>Pantosteus santaanae</i>	Santa Ana sucker	Fish	Threatened	None	AFS_TH-Threatened CDFW_SSC-Species of Special Concern IUCN_EN-Endangered	Endemic to Los Angeles Basin south coastal streams.	Habitat generalists, but prefer sand-rubble-boulder bottoms, cool, clear water, and algae.	None. Study area is entirely developed and lacks native habitat.
<i>Phrynosoma blainvillii</i>	coast horned lizard	Reptiles	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	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.	None. Study area is entirely developed and lacks native habitat.
<i>Polioptila californica californica</i>	coastal California gnatcatcher	Birds	Threatened	None	CDFW_SSC-Species of Special Concern	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.	None. Study area is entirely developed and lacks native habitat.
<i>Riparia riparia</i>	bank swallow	Birds	None	Threatened	BLM_S-Sensitive IUCN_LC-Least Concern	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert.	Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	None. Study area is entirely developed and lacks native habitat.
<i>Salvadora hexalepis virgulata</i>	coast patch-nosed snake	Reptiles	None	None	CDFW_SSC-Species of Special Concern	Brushy or shrubby vegetation in coastal Southern California.	Require small mammal burrows for refuge and overwintering sites.	None. Study area is entirely developed and lacks native habitat.
<i>Setophaga petechia</i>	yellow warbler	Birds	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	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.	None. Study area is entirely developed and lacks native habitat.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
<i>Spea hammondi</i>	western spadefoot	Amphibians	Proposed Threatened	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands.	Vernal pools are essential for breeding and egg-laying.	None. Study area is entirely developed and lacks native habitat.
<i>Sternula antillarum browni</i>	California least tern	Birds	Endangered	Endangered	CDFW_FP-Fully Protected	Nests along the coast from San Francisco Bay south to northern Baja California.	Colonial breeder on bare or sparsely vegetated, flat substrates: sand beaches, alkali flats, land fills, or paved areas.	None. Study area is entirely developed and lacks native habitat.
<i>Taricha torosa</i>	Coast Range newt	Amphibians	None	None	CDFW_SSC-Species of Special Concern	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.	None. Study area is entirely developed and lacks native habitat.
<i>Taxidea taxus</i>	American badger	Mammals	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	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.	None. Study area is entirely developed and lacks native habitat.
<i>Thamnophis hammondi</i>	two-striped gartersnake	Reptiles	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive	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.	None. Study area is entirely developed and lacks native habitat.
<i>Thamnophis sirtalis pop. 1</i>	south coast gartersnake	Reptiles	None	None	CDFW_SSC-Species of Special Concern	Southern California coastal plain from Ventura County to San Diego County, and from sea level to about 850 m.	Marsh and upland habitats near permanent water with good strips of riparian vegetation.	None. Study area is entirely developed and lacks native habitat.
<i>Vireo bellii pusillus</i>	least Bell's vireo	Birds	Endangered	Endangered		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.	None. Study area is entirely developed and lacks native habitat.

Appendix C:

Literature Review

The **Special-Status Flora and Wildlife** that are subject to the legislation, policies, or assessments indicated in Appendix B (Special-Status Species) are queried for each project site using several online literature resources:

Special-Status Flora and Wildlife

- California Department of Fish and Wildlife, California Natural Diversity Database (CNDDB), Rarefind 5 link [CNDDB Maps and Data \(ca.gov\)](#)
- United States Fish and Wildlife Service (USFWS) Environmental Conservation Online System (ECOS) Information for Planning and Consultation (IPaC) link <https://ecos.fws.gov/ipac/>

Special-Status Flora

- Online database of the California Native Plant Society, Inventory of Rare and Endangered Plants link [CNPS Rare Plant Inventory](#).

Special-Status Wildlife

- CDFW. 2025b. California Wildlife Habitat Relationships (CWHR) life history accounts and range maps link <https://wildlife.ca.gov/Data/CWHR/Life-History-and-Range>

The designation of **Plant Communities** is dependent on the geographic area where the project site occurs. In Southern California, there are two primary vegetation community classification systems. These community classifications also indicate whether the community is considered a sensitive natural community by the CDFW. These two main literature sources are as follows:

- Vegetation Classification of the Santa Monica Mountains National Recreation Area and Environs in Ventura and Los Angeles Counties California (CDFW, CNPS 2006)
- California Native Plant Society (CNPS), A Manual of California Vegetation Online link <http://vegetation.cnps.org/>

The potential for **Wildlife Movement** at a project site is assessed with several sources that cover geographic connectivity in terms of current development, established wildlife corridors, critical habitat established by the Fish and Wildlife Service, and federal, state, and local protected areas including parks, forests, and reserves. The sources queried for wildlife movement are listed below:

- California Protected Areas Database (CPAD) online link <https://www.calands.org/>
- GreenInfo Network, Park Information online link <https://www.greeninfo.org>
- Google Maps, online link <https://maps.google.com>
- SC Wildlands, South Coast Missing Linkages: A Wildland Network for the South Coast Ecoregion.
- US Fish and Wildlife Service Dedicated and Proposed Critical Habitat GIS Data online link <https://www.fisheries.noaa.gov/national/endangered-species-conservation/critical-habitat#critical-habitat-designations,-maps,-and-gis-data>

The potential for **Water Resources**, for example wetlands, streams, rivers, marshes, on the project site was assessed with two literature sources. These water sources may be U.S. jurisdictional water resources subject to state and federal regulations or not.

- US Fish and Wildlife Service. National Wetlands Inventory Online Wetlands Mapper link <https://www.fws.gov/wetlands/data/mapper.html>
- US Geological Survey. National Wetlands Inventory Online Wetlands Mapper link <https://www.fws.gov/wetlands/data/mapper.html>

Appendix D: Biologist's Resume

EDUCATION

B.S., Wildlife Ecology, University of Wisconsin-Madison, 2004

CERTIFICATIONS

Certified Wildlife Biologist, The Wildlife Society 2014

Certified Technical Service Provider (TSP) for Fish and Wildlife Management Plans, USDA NRCS 2017

Authorized Desert Tortoise Biologist – Numerous BOs

Unmanned Aircraft System Pilot Certification, FAA #4177603

TRAINING

Wetland Delineation Training Course – The Wetland Institute (2014)

Southwest Willow Flycatcher Workshop, 2017

USGS Desert Tortoise Health Assessment and Tissue Collection Techniques Training, 2009

Matthew South

PRINCIPAL BIOLOGIST

Matthew South founded South Environmental in 2018. He is a certified wildlife biologist with over 18 years of professional experience providing natural resources consulting services for a wide variety of clients that include residential, commercial, government, utility, infrastructure, research, and non-profit projects. For the last 15 years, Mr. South has been an environmental consultant in southern California acting as a Wildlife Biologist and Geographic Information System (GIS) Analyst. In early 2018 he started South Environmental and has since been supporting clients in Los Angeles, Ventura, Santa Barbara, San Bernardino, and Riverside Counties.

Mr. South's background in ecology has led to a passion for conservation planning and resources assessments for the purpose of preservation and management. The integration of the latest technologies such as advanced GIS systems, mobile computing, and drone sensing allows him to innovate new data collection, analysis, and collaboration tools for the environmental sciences that produce more accurate data and better-informed resource managers.

EXPERTISE

- **Conservation and Management Planning.** Mr. South's has extensive experience preparing mitigation and monitoring plans, habitat conservation plans, and technical biological resources management plans that are compliant with federal, state, and local regulations. Mr. South is the only active NRCS TSP for Fish and Wildlife Plans Certified in California.
- **Biological Resources Assessment.** Mr. South has completed dozens of biological resources assessments throughout southern California.
- **Rare Plants and Arborist Services.** Mr. South has surveyed and assessed thousands of native and landscaped trees in southern California. He is a certified arborist with 5-years of tree survey experience working closely with some of the most experienced arborists in California. In addition, he has performed hundreds of hours of rare plant surveys and habitat assessments.
- **Wetland & Jurisdictional Delineations.** Mr. South has conducted dozens of jurisdictional and wetland delineations per the guidelines and methods from the US Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and the state Regional Water Quality Control Boards (RWQCB).
- **GIS.** Mr. South is an expert at spatial data collection and analysis using ESRI mobile and desktop software products and Trimble hardware.

SELECT PROJECT EXPERIENCE

Hope Gardens Sequoia Building Project, Los Angeles County, California (2021-present). South Environmental was retained by Union Rescue Mission to provide biological and cultural resources services for the Hope Gardens Sequoia Building Project located at 12249 Lopez Canyon Drive in unincorporated Los Angeles County, California, which proposes demolition of the existing building on the site and construction of a new facility. Mr. South served as the principal biologist and prepared the Biological Resources Assessment, Jurisdictional Delineation, Oak Tree Report, and Oak Woodlands Management Plan.

St. Andrews Recreation Center Project, City of Los Angeles Department of Recreation and Parks, California (2023). South Environmental was retained to conduct a Biological Resources Assessment (BRA) and Tree Survey Report for the St. Andrew's Recreation Center at 8701 S St. Andrew's Place in the City of Los Angeles, California for development on one parcel (Assessor's Identification Number [AIN] 6036-009-900) owned by the City of Los Angeles and administered by the Department of Recreation and Parks (RAP). The parcel (study area) is in the Empowerment Congress Southwest Area Neighborhood Council in the south-central part of the City and within the South Los Angeles Community Plan Area. This report identified sensitive or protected biological resources on the parcel and indicated the regulations governing these resources. The biological resources of the parcel was assessed based on a literature review and a field site survey. The Tree Report included a description of the survey area; methods used to survey the trees involving assessment of tree structure, health, and mapping; and the results of the survey including photographs of each tree.

Bronson Canyon Playground Project, City of Los Angeles Department of Recreation and Parks, California (2023). South Environmental was retained to prepare a BRA, jurisdictional delineation, and rare plant survey for the City of Los Angeles RAP Bronson Canyon Playground Project located at 3200 Canyon Drive in the City of Los Angeles, California, for the proposed construction of a playground and access improvements including a new pedestrian walkway on a parcel owned by the City of Los Angeles in Griffith Park with the Assessor's Identification Number [AIN] 5583-025-900. The BRA identified and assessed the potential impacts to sensitive or protected biological resources on the project site (development areas and associated work areas), indicated the regulations governing these resources, and discussed recommendations for avoiding or mitigating these impacts. The biological resources of the project site were assessed based on a literature review and a field site survey.

Bell Creek Brush Clearance Project, City of Los Angeles Department of Recreation and Parks, California (2023). South Environmental was retained to prepare an Invasive Plant Treatment and Monitoring Plan (plan) detailing the proposed actions to compensate for the temporary impacts to plant communities from the Bell Creek Brush Clearance Project under a Lake and Streambed Alteration Agreement. The implementation of the plan was consistent with measures included in that agreement, including measure 2.22 regarding invasive species management being conducted to ensure protection of the existing wildlife habitat. Implementation of clearance activities under the plan were designed to reduce the presence of and prevent the spread of non-native and invasive plant species within the Bell Creek area. The plan outlined monitoring and treatment methods to control the spread of non-native and invasive plant species in the project treatment areas and identified priority species and priority treatment areas to focus efforts and resources toward achieving the final success criteria. The biological resources of the parcel were assessed based on a literature review and a field site survey.

EDUCATION

B.S., Ecology, Evolution, &
Organismal Biology, California
State University, Monterey Bay,
2017

M.S., Conservation and
Restoration Science, University
of California, Irvine, 2022

SKILLS

-Scientific collection and
management of field data

-Technical writing

-Project management and
risk assessment

-Plant and animal
identification through
dichotomous keys, field
guides, and experience

-Statistical analyses through
R Studio

TRAINING

California Bumble Bee Atlas
Workshop. 2025

CERTIFICATIONS

-Wilderness First Aid
Certification

Dana Briggs Wyler

BIOLOGIST

Dana Briggs Wyler is a current environmental professional and recent graduate from University of California, Irvine's Masters in Conservation and Restoration Science program. Here, she specialized in project management, restoration design, and field monitoring in areas with sensitive species. She has extensive field data collection and restoration experience in central and southern California learned while in school. While at UCI, she was involved with a project monitoring a fuel modification zone using native plant species to support regional biodiversity, especially Least Bell's Vireo and California Gnatcatcher. She also participated in a restoration and monitoring program of native grasslands in Irvine aimed to provide data for community resilience to fire. More recently, she worked for Southern California Coastal Water Research Project as a toxicologist where she conducted research and assessments of southern California's water resources.

EXPERTISE

- **Field Data Collection.** Dana has extensive experience collecting data in diverse terrestrial and aquatic habitats in both southern and central California.
- **Biological Monitoring.** Dana has diverse experience identifying wildlife species throughout the Southern California region.
- **Plant Identification.** Dana is proficient in identifying native, non-native, and invasive plant species throughout southern California, specifically in coastal, wetland, riparian, and chaparral.
- **Technical Writing.** Dana has prepared numerous biological resource assessments reports for the city of Los Angeles. Reports include detail-oriented descriptions of biological resources, surveys for special-status species, biological resources maps, and assessments of potential impacts to biological resources from development.
- **Data Management and Analysis.** Dana has significant expertise in statistical analyses as well as producing statistical figures through R Studio. She has extensive experience working with both single data sets as well as large databases.

SELECT PROJECT EXPERIENCE

Desert Hot Springs Project Viento Monitoring (2024). Dana was a monitor for a warehouse construction project in Desert Hot Springs, California. The project site hosted 3 burrowing owl nests with both adult burrowing owls and their young. Dana assisted in establishing Environmentally Sensitive Areas around the burrows, training construction crew in environmental procedures, documenting onsite compliance, and submitting project compliance reports.

Trader Joe's Palmdale Warehouse Project (2023-2024). Dana was a monitor for a long-term monitoring project in Palmdale California. The project constructed a Trader Joe's distribution Center on 130-acres in the City of Palmdale. The project had an ITP and LSAA that covers Mohave Ground Squirrel, western Joshua tree, 2 streams on the site, special-status reptiles, rare plants, Crotch's bumble bee, Swainson's hawk, and several other species. Dana assisted in compliance with the permitting documents and conducted preconstruction rare plant and Mojave ground squirrel surveys.

South Environmental, Monitoring Biologist. Ramona Expressway (2023-2024). As a Biologist for South Environmental, Dana's responsibilities were to provide WEAP trainings and biological monitoring for the Ramona Expressway project with First Carbon. Duties included:

- Conduct Worker Environmental Awareness Program (WEAP) training to all onsite construction personnel to describe species of concern and requirements to protect them under the Endangered Species Act and the Western Riverside Multi-Species Habitat Conservation Plan and mitigation measures being implemented on the project site to conserve the species of concern.
- Monitoring construction activities for the duration of project activities to ensure that all practicable measures are being employed to avoid incidental disturbance of habitat and species:
 - establish environmentally sensitive areas around sensitive biological resources on the project site during the construction phase.
 - ensure that vegetation clearance activities limit disturbance to the smallest practical area and that construction personnel and activities do not enter environmentally sensitive areas.
 - perform daily pre-construction sweeps of work areas prior to initiation of daily construction activities.
 - inspect open trenches, pits, and pipes or other materials within which a covered species or other sensitive species may become entrapped or hide within.
 - Summarize relevant findings in a letter report that will be prepared at the completion of ground disturbing activities.

Aliso Canyon Emergency Monitoring Project Southern California Gas (2023). Dana was the lead monitor for a long-term project that included the removal of sediment from catch basins where sensitive wetlands and wildlife such as coast range newts occur. Dana was responsible for overseeing the monitoring effort, daily reports, and overall project compliance. Dana oversaw the relocation of over 50 coast range newts during the project and created a new coast range newt management plan.

City of LA Recreation and Parks City Park Brush Clearance Monitoring within Riparian Areas (2023). Dana was the primary monitor that conducted nesting bird surveys and compliance monitoring at White Point Park where brush clearance is performed annually to meet LA Fire Department requirements. The work was within and near riparian areas and wetland and riparian vegetation and wildlife were the target species. Also, Dana monitored nesting coastal California gnatcatchers at this site and protected the nest during the project.

City of Los Angeles Biological Resources Assessments (2023 – present). Dana conducts site assessments for biological resources, surveys for special-status plants and animals, maps and characterizes plant communities and wetlands/streams, and assesses potential impacts to biological resources from proposed developments. Dana has worked on the following reports:

- 41 Mar Vista Biological Resources Report in the Santa Monica Mountains Local Coastal Program (LCP)
- 4801 Knob Hill Drive Biologist's Statement of Biological Resources
- 1746 Mandeville SB9 Statement of Habitat
- 2460 Sunset Plaza SB9 Statement of Habitat
- 21050 San Miguel SB9 Statement of Habitat
- 11496 Orum SB9 Statement of Habitat & California Wildlife Habitat Relationship (CWHR) Assessment
- 230 Carolwood Biologist's Statement of Biological Resources
- 2383 Mandeville Canyon Biologist's Statement of Biological Resources
- 4960 Calvin SB9 Statement of Habitat
- 8152 Ellenbogen SB9 Statement of Habitat
- 10826 Tuxford Statement of Habitat

Dana has also conducted the following monitoring projects:

- Ramona Expressway monitoring biologist
- Glenoaks/ SoCal Edison compliance monitoring
- White Point nesting bird survey and monitoring

Southern California Coastal Water Research Project (2021 – 2022). Dana was a laboratory and field assistant for coastal wetlands project. Dana later was promoted to research technician in the toxicology department where she coordinated and implemented a water toxicology experiment that support southern California wetlands and waters.

EDUCATION

B.S., Physics and Astronomy,
University of Rochester, 2022

B.A., Religious Studies, University
of Rochester, 2022

SKILLS

-Scientific collection and
management of field data

-Technical Writing

- Compliance monitoring

-Python for data analysis
and data visualization

-Grant writing and
coordination of award
usage

Lucas South

BIOLOGIST

Lucas South is a biologist conducting compliance monitoring and biological resources assessments in southern California. They are a graduate of the University of Rochester, with a Bachelor of Science in Astrophysics. During their degree they gained extensive lab experience in experimental data collection and technical writing (3 years), winning 3 grants for their work in granular physics. More recently they have endeavored to apply their skills to the area of biological monitoring and conservation. They have experience in avian biological monitoring for a major environmental consulting firm during which they conducted field biological research in the Midwestern region. Since relocating to southern California, Lucas has focused on compliance monitoring and nesting bird surveys and has been the lead monitor for several large-scale projects, including City of Los Angeles and Southern California Gas projects.

Mr. South's educational background in physics and planetary science has led to an interest in researching environmental impacts on earth, especially in the context of continuing climate change. Their professional experience in biological monitoring has created a specific interest in avian species. They also seek to apply skills of data analytical techniques with Python and technical writing toward facilitating different research projects centered around the conservation of critical natural resources.

EXPERTISE

- **Compliance Monitoring.** Mr. South has extensive experience monitoring utilities and large-scale construction projects for environmental compliance measures, as well as providing environmental training for construction personnel. Mr. South is cross-trained in paleontological monitoring.
- **Biological Resource Assessment.** Mr. South is experienced in conducting resources assessments, nesting bird surveys, and small mammal surveys.
- **Bird and Bat Identification.** Mr. South has experience in identifying migratory and resident bird and bat species throughout the Midwestern region and southern California, including identification of endangered species.
- **Data Acquisition.** Mr. South has experience with data acquisition systems that utilize GIS, as well as laboratory data management systems.
- **Scientific Writing.** Mr. South has expertise in writing scientific reports, presentations, and grant proposals, having contributed to 3 journal publications, and acquired 3 grants, as well as having written dozens of technical reports detailing survey results.

SELECT PROJECT EXPERIENCE

Jackson Street Improvements Paleontological Monitoring (2025). Lucas was the lead paleontological monitor for a street improvement project in Indio, California. The project site required monitoring for paleontological resources such as fossils found during excavation. Lucas trained construction crew in fossil find procedures, documented onsite compliance, and documented more than 5 nonsignificant paleontological finds.

Highway 74 Sewer Extension Project Monitoring (2025). Lucas was a primary monitor for a sewer extension project in Perris, California. The project site required monitoring for burrowing owls, nesting birds, and jurisdictional resources. Lucas assisted in training construction crew in environmental procedures, documenting onsite compliance, ensuring resource avoidance, and conducting preconstruction surveys for burrowing owl and nesting birds.

Desert Hot Springs Project Viento Monitoring (2024). Lucas was a primary monitor for a warehouse construction project in Desert Hot Springs, California. The project site hosted 3 burrowing owl nests with both adult burrowing owls and their young. Lucas assisted in establishing Environmentally Sensitive Areas around the burrows, training construction crew in environmental procedures, documenting onsite compliance, and submitting project compliance reports. The monitor's main duty was to observe and analyze owl behavior to determine whether any change of work method was required.

Trader Joe's Palmdale Warehouse Project (2023-2024). Lucas was the lead monitor for a long-term monitoring project in Palmdale California. The project constructed a Trader Joe's distribution Center on 130-acres in the City of Palmdale. The project had an ITP and LSAA that covered Mohave Ground Squirrel, western Joshua tree, 2 streams on the site, special-status reptiles, rare plants, Crotch's bumble bee, Swainson's hawk, and several other species. Lucas oversaw compliance with all of the permitting documents on a full-time basis and conducted preconstruction rare plant and Mojave ground squirrel surveys. Lucas conducted Worker Environmental Awareness Programs for 300+ workers over the course of the project and worked with the Designated Biologist to monitor several active bird nests on the site and relocate several small mammals.

Aliso Canyon Emergency Monitoring Project Southern California Gas (2023). Lucas was a monitor for a long-term project that included the removal of sediment from catch basins where sensitive wetlands and wildlife such as coast range newt occurs. Lucas was responsible for conducting monitoring, daily reports, and project compliance. Lucas conducted surveys in wetlands for coast range newt and conducted compliance monitoring during the project. Lucas relocated 19 coast range newt larvae for the project.

Southern California Gas (SCG) On-Call Biological and Cultural Services (2023). Lucas was a biologist on the contract and typically performed construction and compliance monitoring for projects such as the L133 DeRate Project, State Street Valve Project, and the Glen Oaks Pipeline Maintenance Project. Other duties include preconstruction surveys for nesting birds and other special-status species and monitoring reports that include BMP and photoplates for preconstruction and post construction compliance reports. For these projects Lucas has identified and protected numerous species such as San Joaquin antelope squirrel, San Joaquin kit fox, several kangaroo rats, blunt-nosed leopard lizard, and pocket mice, as well as general compliance monitoring for BMPs.

City of LA Recreation and Parks City Park Brush Clearance Monitoring within Riparian Areas (2023). Lucas was the primary monitor that conducted nesting bird surveys and compliance monitoring at 5 parks where brush clearance is performed annually to meet LA Fire Department requirements. The work was within and near riparian areas and wetland and riparian vegetation and wildlife were the target species.

City of Los Angeles Biological Resources Assessments (2023 – present). Lucas conducts site assessments for biological resources, surveys for special-status plants and animals, maps and characterizes plant communities and wetlands/streams, and assesses potential impacts to biological resources from proposed developments. Lucas has worked on the following reports:

- 4933 Cerrillos Drive
- Bakersfield Commerce Center
- 434 Chautauqua Boulevard
- Colton Truck and Trailer Repair Project
- 18942 Arminta Street SB9 Report
- 1851 Stanley Avenue SB9 Report
- Brookside Golf Course Lighting Impact Assessment
- 1903 Hanscom Drive Biological Constraints Analysis
- 4875 Onteora Sensitive Natural Community Assessment
- 2526 Briarcrest Road BRA
- 64 Beverly Park Biologist's Statement
- 360 S Mapleton Biologist's Statement
- 700 Paseo Del Mar Biologist's Statement
- 4119 & 4123 Rolle Street Biologist's Statement
- 13433 Newcomb Drive Biologist's Statement
- Sunset Jewelbox Lighting Impact Assessment

Appendix E: Site Plan

LEGAL DESCRIPTION

PRELIMINARY TITLE REPORT NO. FBDO-2402120
(FIDELITY NATIONAL TITLE)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP NO. 14894, IN THE CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 153, PAGES 71 AND 72 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXISTING EASEMENTS

ITEM LETTERS INDICATED WITH A HEXAGON (◻) REFLECT ITEMS WHICH ARE PLOTTED HEREON:

- 4 AN EASEMENT FOR SLOPE PURPOSES RECORDED MAY 27, 1981, IN BOOK 981, PAGE 82, OFFICIAL RECORDS.
- 6 AN EASEMENT FOR STORM DRAIN PURPOSES IN FAVOR OF THE COUNTY OF LOS ANGELES, RECORDED NOVEMBER 3, 1981, REC. NO. 81-1089987, OFFICIAL RECORDS.

BENCHMARK

LA COUNTY BENCHMARK NO. 4243, ELEVATION 880.012' (NAVD88), OTTERBEIN QUAD 2013

RDBM TAG IN EAST CATCH BASIN DIAMOND BAR BLVD 2 FEET S/O BCR @ SE CORNER QUAIL SUMMIT DR.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MONTEFINO AVENUE BEING NORTH 63°48'45" WEST ON PARCEL MAP 14894, P.M.B 153/71-72

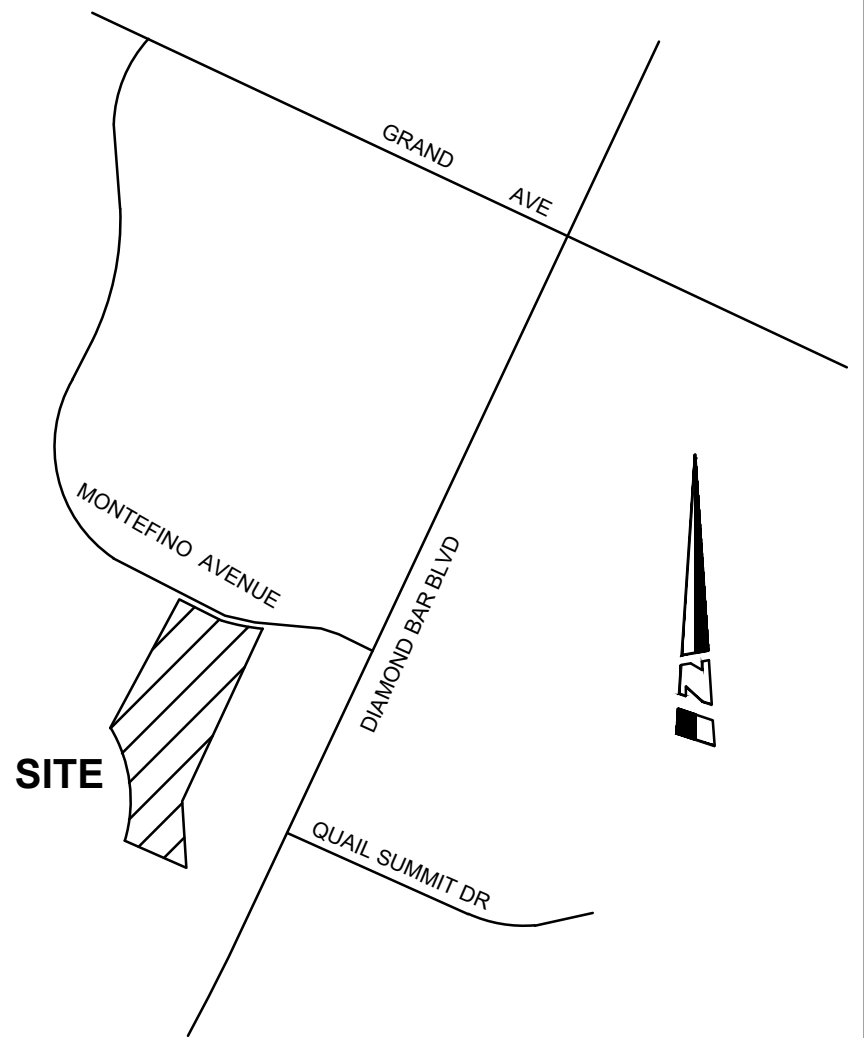
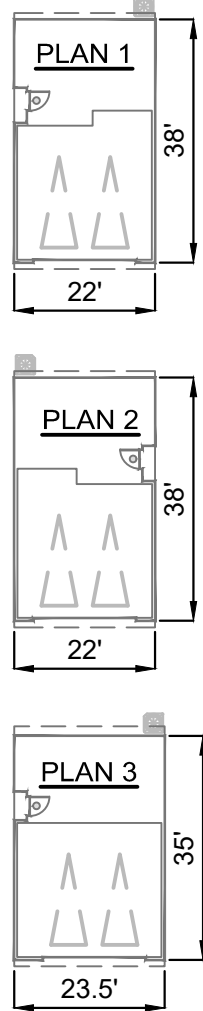
PROJECT INFORMATION

- ASSESSORS PARCEL NUMBER(S): 8293-044-015, 8293-044-016
- FEMA FLOOD ZONE: ZONE X
- FEMA FLOOD MAP: 06037C17880F
- NUMBER OF UNITS: 49
- EXISTING LAND USE: COMMERCIAL
- PROPOSED LAND USE: SINGLE & MULTIFAMILY RESIDENTIAL
- EXISTING ZONING/SPECIFIC PLAN DESIGNATION: C-3
- PROPOSED ZONING/SPECIFIC PLAN DESIGNATION: RMH OR RM
- TOTAL GROSS AREA: 3,935 AC
- DEVELOPMENT AREA: 2,786 AC (EXCLUDES EXISTING SLOPE)
- NET DENSITY: 12.45 DU/AC
- LOT COVERAGE TABULATION:
 - TOTAL FOOTPRINT AREA: 39,850 SF
 - TOTAL GROSS AREA: 171,392 SF
 - LOT COVERAGE: 23.25% OF GROSS AREA
- PARKING TABULATION:
 - PRIVATE GARAGE: 98 SPACES
 - OPEN PARKING: 21 SPACES
 - TOTAL PARKING: 119 SPACES

TECHNICAL SITE PLAN
1400 MONTEFINO AVENUE

CITY OF DIAMOND BAR,
IN THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

UNIT LEGEND



VICINITY MAP

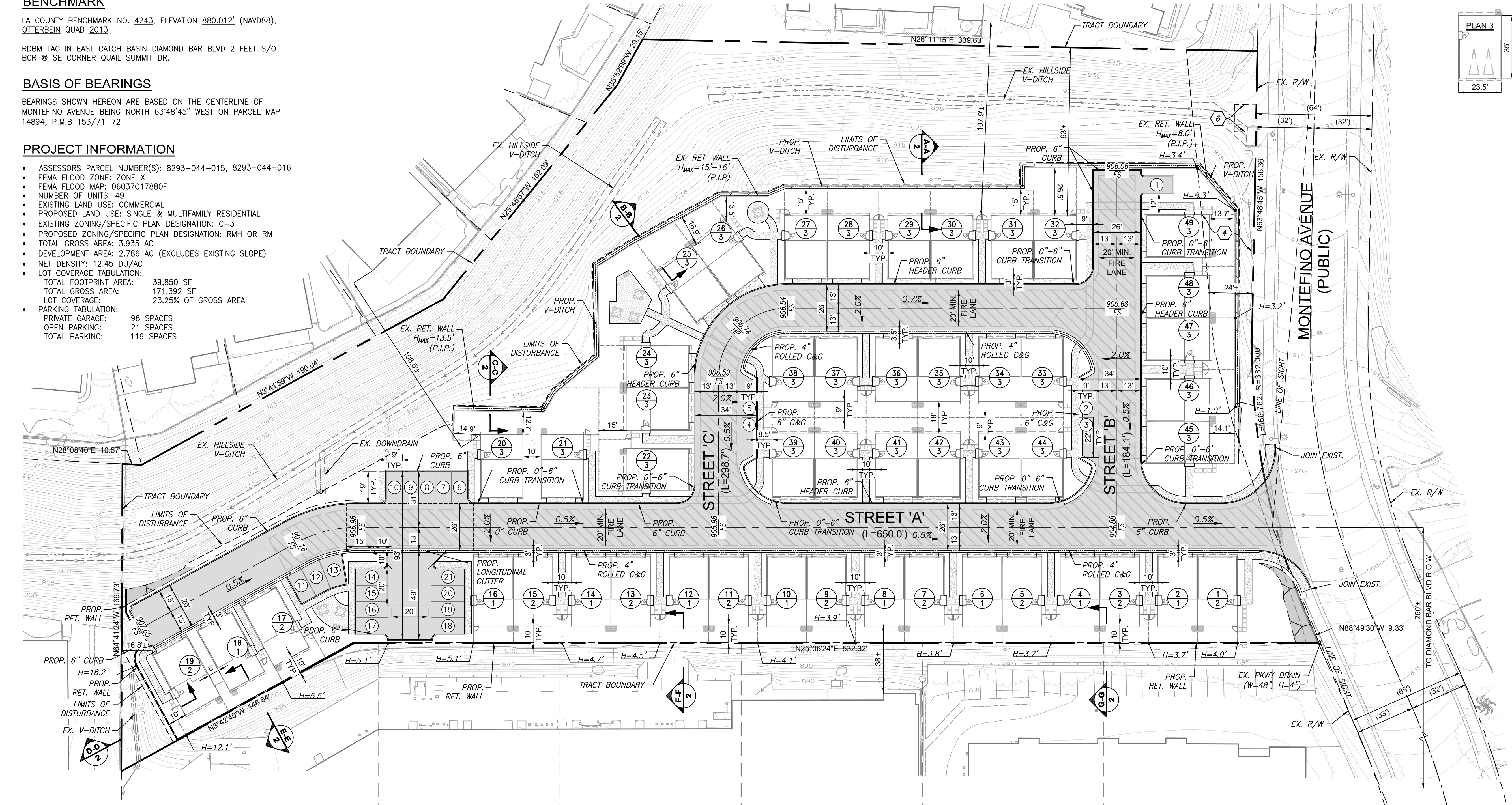
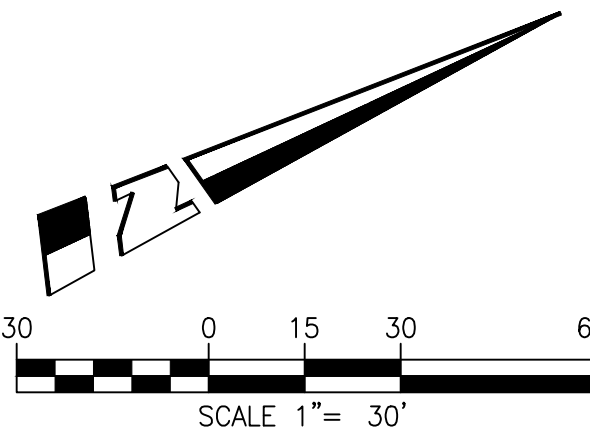
NOT TO SCALE

SHEET INDEX

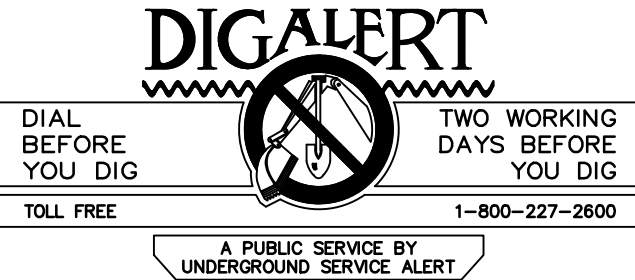
SITE PLAN	1
TYPICAL SECTIONS	2

LEGEND:

- TRACT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED PROPERTY LINE
- PROPOSED STREET CENTERLINE
- EXISTING RIGHT OF WAY
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- EXISTING EASEMENT
- LIMITS OF DISTURBANCE
- PROPOSED AC/AB PAVEMENT
- SLOPE (2:1 UNLESS NOTED OTHERWISE)
- SITE FIRE LANE
- GUEST PARKING (OPEN SPACES)
- UNIT NUMBER
- PLAN TYPE



UTILITY NOTE



BENCHMARK

LA COUNTY BENCHMARK NO. 4243

ELEVATION 880.012' (NAVD88)

OTTERBEIN QUAD 2013

RDBM TAG IN EAST CATCH BASIN DIAMOND BAR BLVD 2 FEET S/O BCR @ SE CORNER QUAIL SUMMIT DR.

ISSUE DRAWING LOG:

MARK	DATE	DESCRIPTION
1	4/14/2025	PRELIMINARY DESIGN 1ST SUBMITTAL
2	8/4/2025	PLANNING APPLICATION 1ST SUBMITTAL

INTRACORP SW, LLC

895 DOVE STREET, SUITE 400
NEWPORT BEACH, CA 92660



2603 Main Street, Suite 600
Irvine, California 92614-4250
949.988.5815
www.huitt-zollars.com

1400 MONTEFINO AVENUE

CITY OF DIAMOND BAR
COUNTY OF LOS ANGELES

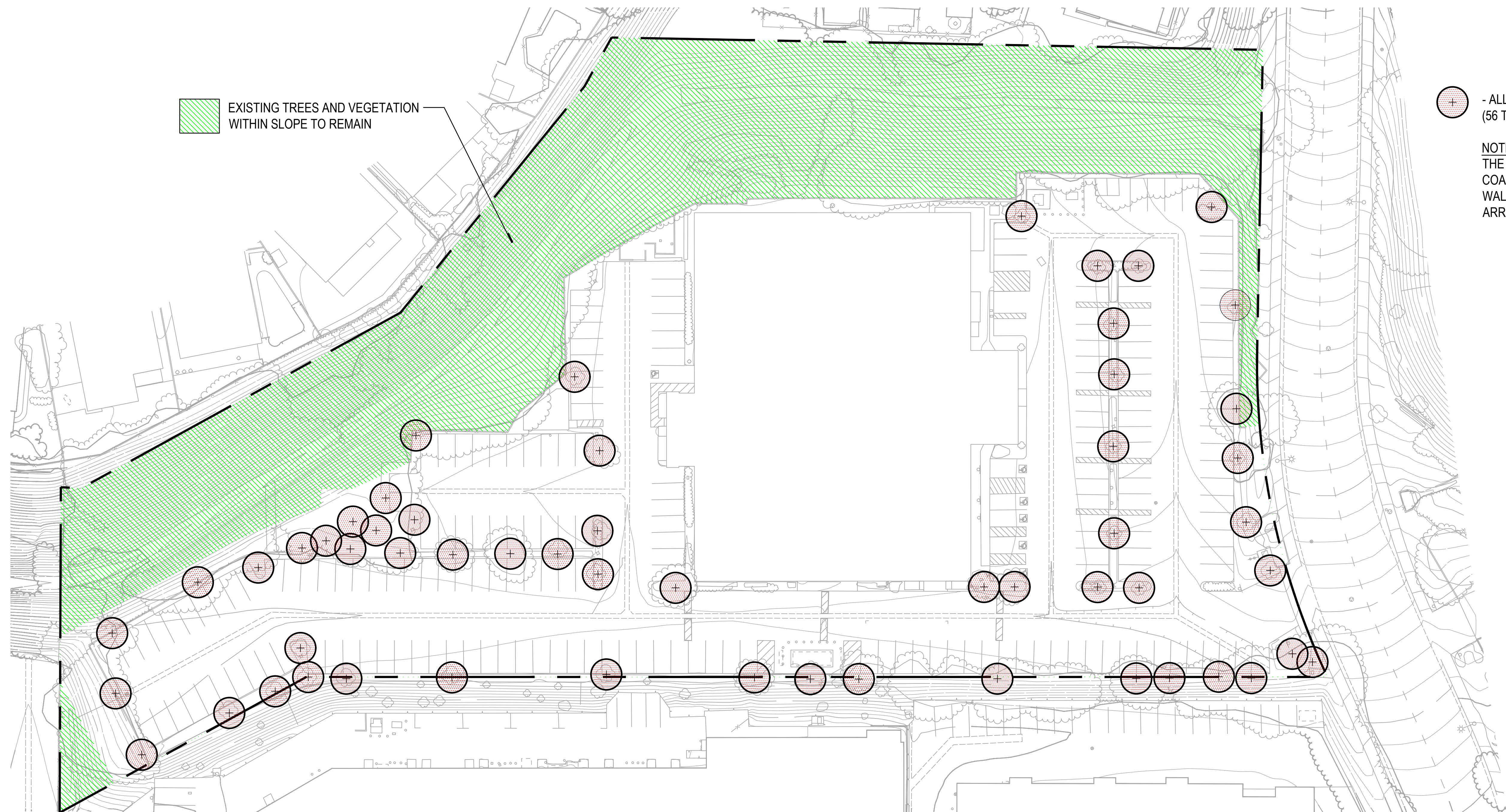
TECHNICAL SITE PLAN

HZ PROJECT NO.: R317913.01

DRAWN BY:

REVIEWED BY:

APPROVED BY:



- ALL EXISTING TREES TO BE REMOVED
(56 TOTAL)

NOTE:
THE PROPERTY CONTAINS NO NATIVE
COAST LIVE OAK, CALIFORNIA BLACK
WALNUT, CALIFORNIA SYCAMORE, OR
ARROYO WILLOW TREES.



L-4

SHEET 04 OF 04

1400 MONTEFINO AVENUE

CITY OF DIAMOND BAR, CA

INTRACORP SW, LLC
895 DOVE ST., SUITE 400
NEWPORT BEACH, CA 92660

LANDSCAPE CONCEPT PLAN
EXISTING TREE SURVEY

GMP JOB NO. 25-037-00
SCALE: SEE SHEET
DRAWN: LO
CHECKED: JP



3176 Lionshead Ave
Suite 102
Carlsbad, CA 92010
gmp@landarch.com
T 858 558 8977
LANDSCAPE
ARCHITECTURE
& PLANNING

PROJECT NAME: October-04-2025