

Biological Resources Report

23161 Mill Creek Drive, City of Laguna Hills, California

Prepared For:

City of Laguna Hills
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Laguna Hills, CA 92653

Prepared By:



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Table of Contents

Executive Summary	1
1 Project Overview	5
1.1 Project Location	5
1.2 Site History	5
1.3 Existing Physical & Natural Geographic Site Features	8
1.4 Proposed Development.....	8
1.5 Characteristics of the Surrounding Area	10
2 Flora Assessment.....	12
2.1 Flora Literature Review.....	12
2.2 Flora Field Methodology.....	12
2.3 Flora Data Analysis	12
2.4 Project Impacts to Flora.....	19
3 Wildlife Assessment	21
3.1 Wildlife Literature Review	21
3.2 Wildlife Field Methodology.....	21
3.3 Wildlife Data Analysis	22
3.4 Project Impacts to Wildlife	24
4 Wildlife Movement.....	27
4.1 Wildlife Movement Literature Review	27
4.2 Wildlife Movement Field Methodology.....	27
4.3 Wildlife Movement Data Analysis	27
4.4 Impacts to Wildlife Movement.....	28
4.5 Cumulative Impacts to Wildlife Movement.....	28
5 Water Resources.....	29
5.1 Water Resources Literature Review.....	29
5.2 Water Resources Field Methodology	29
5.3 Water Resources Data Analysis.....	29
5.4 Impacts to Water Resources	29
5.5 Cumulative Impacts to Water Resources	30



6	Applicable Regulations and Permits.....	31
6.1	Regulations.....	31
7	Conclusions.....	33
8	References.....	36

Figures

Figure 1.	Regional Location.....	6
Figure 2.	Project Vicinity.....	7
Figure 3.	Proposed Development.....	11
Figure 4.	Plant Communities and Cover Types.....	14

Appendices

- Appendix A: Photograph Exhibit
- Appendix B: Special-Status Species Assessment
- Appendix C: Literature Search
- Appendix D: Biologist's Resume
- Appendix E: Site Plan

Executive Summary

Introduction: This report includes findings of a biological resources assessment conducted by South Environmental at 23161 Mill Creek Drive in the City of Laguna Hills, California. This report includes biological resources within the project site and surrounding 500 feet (study area). The 500 feet surrounding the property are referred to throughout this report as the “study area.” The 500 foot buffer area was chosen so indirect impacts from construction sound and vibration could be studied.

Proposed Development: The applicant proposes to redevelop an existing commercial lot currently developed with an office building and paved parking lot into a 43-townhome residential development at 23161 Mill Creek Drive in the City of Laguna Hills, California, for a total project footprint of 2.43 acres (Figure 3 and Appendix E). The proposed project is designed to include a concrete masonry block wall with cap or a mechanically stabilized earth wall surrounding the project site, a 3-foot 6-inch high steel cable guard rail along the western and southern project site boundaries, a 6-feet high split face block wall with precision cap in between each unit, and a 6-feet high tubular steel view fence along the northern and eastern project site boundaries. The entrance will include a 7-feet high cultured stone veneer entry wall with cap.

Plant Communities/Sensitive Natural Communities/Wildlife Habitat: The project would be constructed entirely on Developed/ Ornamental Landscaped (2.43-acres) cover type, which is not a sensitive natural community. Developments and ornamental landscaping are not habitat for special-status species as these species occur in native habitats. The project proposes development within areas already developed that do not support special-status species. The Hardstem and California Bulrush Marsh and California Sycamore Riparian Woodland plant communities are considered sensitive natural communities, and the marsh occurs 340 feet southeast of the Project Site and the woodland occurs 140 feet to the northeast of the Project Site. The Eucalyptus Grove community is 57 feet from the project footprint and Mill Creek Road buffers the area between the sensitive marsh and riparian woodland communities and the development. The Hardstem and California Bulrush community is 340 feet from the project footprint and Mill Creek road and the Eucalyptus Grove community buffer the area between this community and the development, and no impact is expected to occur. Similarly, there is Mill Creek Drive and existing developments between the riparian woodland and the project site that would create a buffer to any potential indirect impacts to this community. Therefore, no direct or indirect impact to native plant communities would result from the project because the project would be constructed on an existing development and the site is separated from any potential habitat areas by existing developments that would reduce or eliminate any potential indirect effects from construction and/or operation to a level that is insignificant.

Special-Status Plants: No special-status plants were observed on the project site, and it is unlikely that any would occur due to existing development and lack of native habitat. Of the 45 special-status plants known to occur in the region, only six had a low potential of occurring in the Hardstem and

California Bulrush Marsh plant community and are unlikely to be found there. However, this habitat does not occur on the project site itself and has a buffer of the Eucalyptus Grove between the two areas and would be unaffected by the project. Plants offsite would not be affected by any indirect impacts as no new fuel modification or brush clearance is proposed, and the project construction noise and vibration would have no effect on offsite plants. Therefore, the project would have no direct or indirect impact on special-status plants.

Protected Trees: Trees protected under the Laguna Hills Tree Preservation Ordinance were observed in the study area. Based on the proposed development footprint, however, these trees are not within the project footprint or at risk of being damaged/ removed for the proposed development because they are not in the impact areas. Therefore, the project will not impact protected trees.

Special-Status Wildlife: The proposed construction footprint of 2.43-acres will be on an existing developed/ ornamental landscaped area. The staging would occur on the project site also where the existing parking lots occur. These impacts would occur in disturbed areas where special-status species habitat is absent, and no special-status species would occur. The remaining native habitat within the study area is already highly disturbed by the surrounding developments and the resulting fragmentation and invasive species, and the project would have no effect on these areas as they are separated from the project site by Mill Creek Road. Indirect impacts from construction or operation of the project would not occur to the offsite native habitats as there are existing barriers such as Mill Creek and buildings and parking areas that separate the project site from these areas, and the separation acts as a buffer to any potential construction or operational impacts in these offsite area. No new fuel modification is proposed and lighting would not occur so indirect impacts would not occur. Because the project impacts, both construction and operational, will occur on areas unable to support special-status species and are not considered native wildlife habitats as a result of the disturbance, the project would have no impact on habitat for special-status wildlife.

No special-status wildlife species were observed during the field visit, likely due to the presence of developed/ ornamental landscaped areas and disturbance of the remaining native habitat. Of the 64 special-status animals known to occur in the region, four had a medium potential of occurring within the Eucalyptus Grove habitat, the California Sycamore Riparian Woodland habitat, Veeh's Reservoir and/or the Hardstem and California Bulrush Marsh habitat. These species include tricolored blackbird (*Agelaius tricolor*), southwestern pond turtle (*Actinemys pallida*), Cooper's hawk (*Astur cooperii*), and yellow warbler (*Setophaga petechia*). The project would have no impact on these areas or marsh habitat or water features within or near the study area. In addition, no new fuel modification would occur. As described above the project would have not direct or indirect impacts to the potential native habitat for these species in offsite areas.

Cooper's hawk is not yet considered rare, threatened, or endangered and is a watchlist species, which indicates that it is not yet at in a position where the project could have a significant impact per CEQA. Cooper's hawk could perch on trees on the project site but is more likely to nest near the reservoir as

there is no foraging habitat on the project site and it is abundant at the reservoir. The project would avoid impacts to nesting birds (including potential Cooper's hawk nests within the buffer area) as discussed below in Section 3.4.3 and would avoid any impacts to Cooper's hawk if perching or nesting on the site during construction. Required regulatory compliance with the MBTA and nesting bird survey described below would ensure that impacts to Cooper's hawk would be avoided.

Therefore, the project would have no impact on special-status wildlife because no native habitat would be impacted and impacts to special-status species would be avoided or less than significant in the case of the Cooper's hawk.

There is the potential for nesting birds — including migratory Birds of Conservation Concern (BCC) and Cooper's hawk. Compliance with applicable law would avoid impacts to nesting birds.

Wildlife Movement: Due to the surrounding developments, barriers, and human presence, there is low potential for wildlife to be found moving through the project site. The project would occur on Developed/ Ornamental Landscape cover and would not result in a loss of native habitats or areas important for wildlife movement. No new fuel modification is proposed and impacts direct or indirect would not occur to the movement areas east of the project site at Veeh's Reservoir. The project will not impact any of the water features within the study area, which are not directly adjacent to the project site and are separated from the project site by other developments. Additionally, new barriers such as proposed walls and lighting are not in any existing movement area and no wildlife would be deterred by the project. Therefore, there will be no impacts to wildlife movement from project development.

Water Resources: There are water resources within the study area including Veeh Reservoir and nearby riverine/ wetland habitats adjacent to the reservoir, but none on the project site itself. As mentioned, these water features are already heavily disturbed by the surrounding developments and modifications to their banks and inflow/outflow and are highly contained. These wetlands and aquatic resources are outside of the proposed impact areas and would be unaffected by the development. Additionally, there are other developments, such as roads and commercial buildings creating a buffer zone between these water features and the project site that would prevent encroachment or impacts from the proposed development. Therefore, project development will have no impact on water resources.

Cumulative Impact: The project would avoid impacts to protected biological resources. Therefore, the project would not contribute to any cumulative impacts to protected biological resources in the region.

Conclusion: Based on the analysis in this report, the proposed redevelopment of a commercially developed parcel into a residential community with associated structures and ornamental landscaping at 23161 Mill Creek Dr. would not result in any impacts to biological resources in the City of Laguna Hills.

1 Project Overview

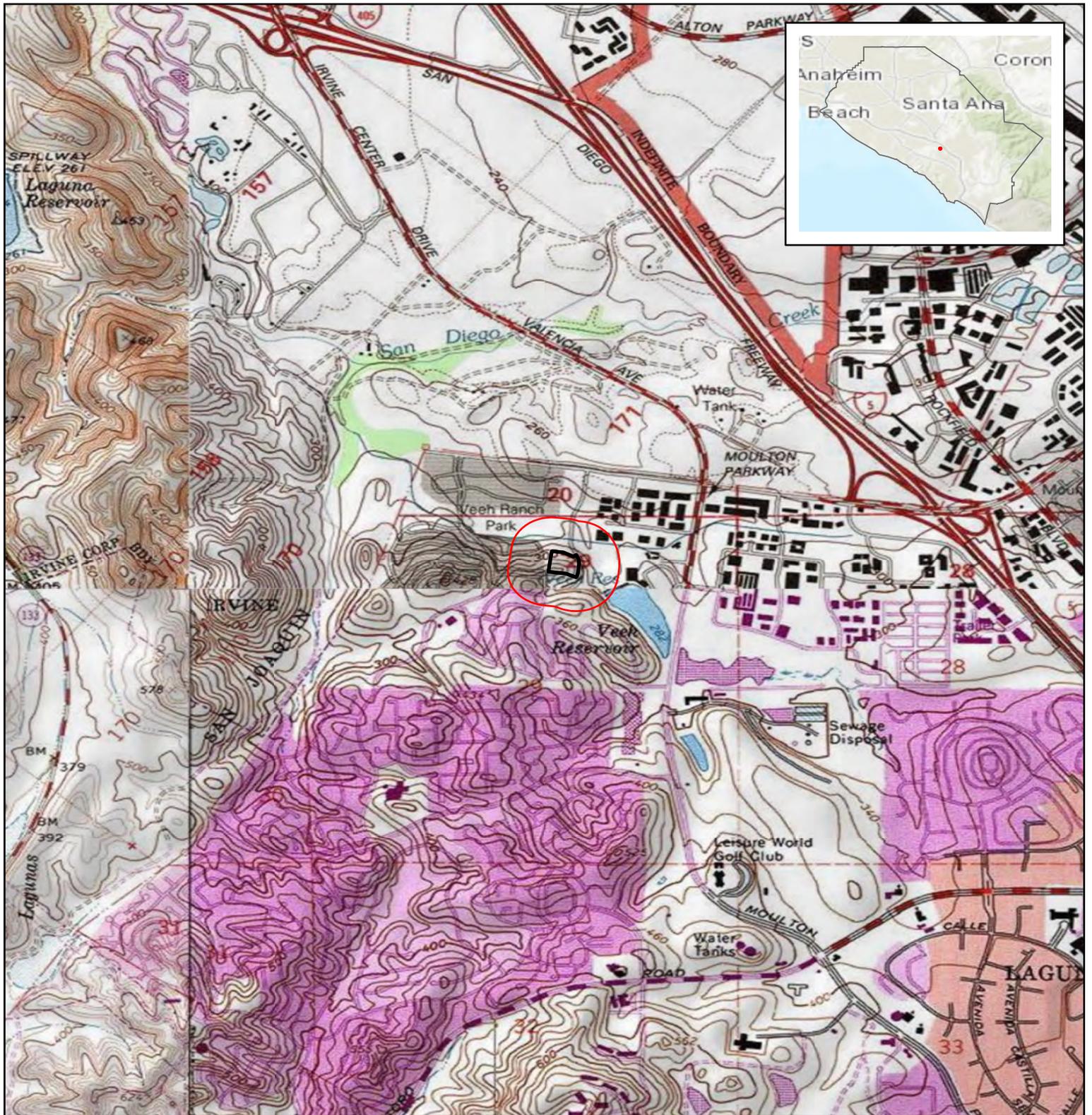
This report includes the findings of a Biological Resources Assessment (BRA) conducted by South Environmental for a proposed redevelopment of an office building location into single-family detached homes at 23161 Mill Creek Drive in the City of Laguna Hills, California. The purpose of this report is to identify and characterize biological resources that occur on the project site and surrounding 500 feet, quantify and assess potential impacts to protected biological resources. The 500 feet surrounding the property are referred to throughout this report as the “study area”. The 500 foot buffer area was chosen so indirect impacts from construction sound and vibration could be studied. The scope of this report includes a description of the proposed development, methods used to assess the biological resources, the environmental setting including technical characterizations and maps of vegetation communities, an assessment of the potential for special-status plants and animals to occur on the study area, a description of the regulatory setting and, an analysis of the potential for the project to impact biological resources according to the thresholds of the California Environmental Quality Act (CEQA). Representative photographs of the study area are in Appendix A.

1.1 Project Location

The project site is located at 23161 Mill Creek Dr. and includes one parcel (Assessor Parcel Number [APN] 588-142-07) on the San Juan Capistrano United State Geological Survey (USGS) 7.5-minute quad in Section 29 of Township 6 South and Range 8 West San Bernardino Principal Meridian. The project site includes approximately 2.43 acres located on Mill Creek Drive in the City of Laguna Hills, Orange County, California (Figure 1 and Figure 2). Relative to the project site, Highway 5 is approximately 0.72-miles to the northeast, Highway 73 is approximately 2.65-miles to the south, and Highway 133 is approximately 1.20-miles to the west. Photographs of the study area are shown in Appendix A.

1.2 Site History

The parcel is currently fully developed into a commercial lot with an office building, a paved parking lot, and ornamental landscaping that is adjacent to other office and commercial buildings. The surrounding area is also mostly developed with other commercial buildings, a residential neighborhood to the west, parking lots, and roadways. Accompanying structures in the area include roadways, parking lots, driveways, and ornamentally landscaped areas that are extensions of surrounding developments.



Source: ESRI USA Topo Maps and World Topo Map 2024

23161 Mill Creek Project

Figure 1. Regional Location

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

Project Location is within Laguna Hills, California, in Orange County on the USGS San Juan Capistrano 7.5-minute quadrangle map in Section 29 of Township 06 South and Range 08 West

Center Coordinate (Decimal Degrees):
 Latitude: 33.6241863N Longitude: -117.7354765W



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



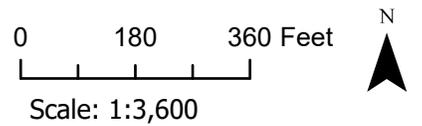


Source: Bing Aerial Imagery 2024

23161 Mill Creek Project

Figure 2. Project Vicinity

- Project Site
- Study Area (500-Foot Buffer)
- California Protected Area Database (CPAD)
- USFWS - National Wetlands Inventory (NWI)



1.3 Existing Physical & Natural Geographic Site Features

Regionally, the project site is in south Orange County approximately 7.00-miles inland of the Pacific Ocean. The project site is within a developed urban setting with an existing development throughout the entire project site that includes an office building, a parking lot, and ornamental landscaping. The site is also surrounded by dense urban development with similar commercial buildings, parking lots, and urban parks to the south, east, and north; and a residential neighborhood to the west. There are a few water features in the study area including a riverine habitat approximately 350-feet to the north, a freshwater forested/shrub wetland approximately 200-feet to the east that is connected to Veeh Reservoir (which is a developed and maintained reservoir) approximately 460-feet southeast of the project site, and Laguna Coast Wilderness Park approximately 1.10-miles to the west outside of the study area. Because these water features are within highly urbanized areas, they have been modified with concrete containment and developed reservoir infrastructure and are heavily impacted by surrounding developments. Besides the water features mentioned above, the study area surrounding the project site is fully developed with asphalt/ concrete, buildings, and ornamental landscaping.

The project site is on a slight slope with an elevation of approximately 266-feet above mean sea level (amsl) near the northern edge and slopes upward to 316-feet amsl near the south end (USGS 2024b). The climate in the region is Mediterranean, with average summer high temperatures (°F) in the low-80s and average winter lows in the mid-40s. Average yearly rainfall is 14-inches, and the wettest months are December – March, and almost no precipitation between June-August.

The geology of the site is comprised of one formation, the Sespe Formation. This formation is a widespread fossiliferous sedimentary geologic unit a metamorphosed marine sedimentary rock, which was formed during the Miocene era.

Two soil types occur on the project site (USDA/NRCS 2024):

- Alo variant clay, 15 to 30 percent slopes, occurs on 100% of the project site and the western/southern region of the study area. This soil is often found on hills/ backslopes and is well-drained.
- Alo variant clay, 30 to 50 percent slopes, occurs in the northern and eastern edges of the study area. This soil is often found on hills/ backslopes and is well-drained.

1.4 Proposed Development

The proposed project consists of the demolition of the existing office building and associated surface parking lot and landscaping to construct 36 single-family attached condominium residential units, parking, on-site roadways, and associated infrastructure at a density of 14.8 dwelling units per acre (du/ac). Two units will be deed-restricted for very low-income households, while the remaining 34 units are designated as above-moderate income. The proposed project would be constructed on the 2.43-

acre parcel located at 23161 Mill Creek Drive. The project site has a City of Laguna Hills General Plan land use designation of Mixed Use and is zoned MXU – Mixed Use.

Architecture

The 36 residential units will feature two plan types – Plan 1 and Plan 2. Each plan type will feature four bedrooms and four bathrooms. Eighteen (18) units will consist of Plan 1, which has a total unit area of 1,991 square feet, while the remaining 18 units will consist of Plan 2, which will have a total unit area of 2,033 square feet. The proposed project has a density of 14.8 du/ac, 64 percent maximum lot coverage, 300 feet minimum lot width, and 360 feet minimum lot depth. The proposed project will also build to a minimum setback of 20 feet to the front, five feet to the side (interior), 20 feet to the side street, and 7.5 feet to the rear. The proposed project also includes 14,500 square feet of private open space in the form of balconies and private yards.

Landscaping

The proposed project includes a landscape coverage of 20 percent and a minimum building separation of 6.5 feet. Landscaping will be distributed throughout the project site in the form of large accent trees, medium accent trees, perimeter screening trees, small accent trees, shrub and groundcover, and vines and espaliers.

Walls/Fences

The proposed project is designed to include a concrete masonry block wall with cap or a mechanically stabilized earth wall surrounding the project site, a 3-foot 6-inch high steel cable guard rail along the western and southern project site boundaries, a 6-feet high split face block wall with precision cap in between each unit, and a 6-feet high tubular steel view fence along the northern and eastern project site boundaries. The entrance will include a 7-feet high cultured stone veneer entry wall with cap.

Utilities

The proposed project includes a series of area drains and catch basins to collect street flow. The southern half of the project site drains out to Mill Creek Drive through a proposed parkway culvert near the proposed driveway. The north half of the project site drains out to Mill Creek Drive through a second proposed parkway culvert near the northeast corner of the project site.

Parking/Site Access

The proposed project is designed to provide 90 parking spaces based on the combination of spaces in attached garages and uncovered parking stalls. Access to the project site is proposed via one full-access gated driveway along Mill Creek Drive. The existing driveway at the project site will be modified to include a gate entry with call box, a monument signage wall, separate entrance and exit points, and

fire lane entrance signs. The driveway will be a minimum of 40 feet wide and features a gated entry and exit.

The proposed development is shown in Figure 3 and in Appendix E.

1.5 Characteristics of the Surrounding Area

The project is embedded in a developed community with commercial and residential developments in all directions in a somewhat hilly landscape with relatively little open green space in the surrounding area. Although most of the surrounding area is developed, there are some waterways in the study area that have been modified or impacted by surrounding urban development, but none are directly adjacent to the project site itself. The Veeh Reservoir creates a freshwater pond habitat with some riverine and freshwater forested/shrub wetland habitat just outside of the reservoir. The zoning in the area is for residential and commercial developments including single-family dwellings, office buildings, and retail shops. Further out from the study area is San Diego Creek 0.63-mile to the north and Laguna Coast Wilderness Park 1.0-mile to the west within Emerald Canyon. Landmarks in the area include Veeh Ranch Park 0.06-miles to the north, Laguna Woods Village Golf Course located 0.50-mile to the southeast, and the Irvine Spectrum Center 2.21-miles to the north.

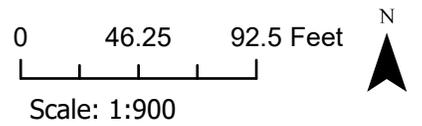


Source: Bing Aerial Imagery 2024

23161 Mill Creek Project

Figure 3. Proposed Development

-  Project Site
-  Townhome Residential Development with Landscaping



2 Flora Assessment

2.1 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 2024a) that have previously been recorded in the United States Geological Survey (USGS) San Juan Capistrano 7.5" quad in which the project site is located, and the seven surrounding USGS 7.5" quads: Laguna Beach, Tustin, El Toro (formerly Lake Forest), Santiago Peak, Canada Gobernadora, San Clemente, and Dana Point. Additional resources that were included in the review:

- A Manual of California Vegetation Online. California Native Plant Society CNPS 2024a)
- Inventory of Rare and Endangered Plants of California online (CNPS 2024b)
- Google Earth online (Google 2024)

2.2 Flora Field Methodology

South Environmental conducted a field reconnaissance on November 25, 2024, 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. 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 California Natural Community List (most recent list is June 1, 2023) 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.

2.3 Flora Data Analysis

The survey for biological resources at 23161 Mill Creek Dr. was conducted on November 25, 2024, during the morning by biologist Dana Briggs. The weather was cloudy with a temperature between 61-62° F, no precipitation, 1 mph wind. A total of 17 plant species were identified on the study area; three are native to this region of California: common duckweed (*Lemna minor*), western sycamore (*Platanus racemosa*), and California bulrush (*Schoenoplectus californicus*) and 14 of the observed plants were non-native due to the ornamental landscaping and disturbed regions throughout the

study area, including five invasive species. All plants observed are listed in Table 1. Species marked with a dagger (†) are native species; species marked with an asterisk (*) are considered as non-native invasive plants by the California Invasive Plant Council (Cal-IPC 2024).

Table 1. Summary of Plants on Study Area

Scientific name	Common Name	CRPR	On parcel?
<i>Acacia melanoxylon</i>	*Blackwood	--	No
<i>Agave americana</i>	Century plant	--	Yes
<i>Agave attenuate</i>	Foxtail agave	--	Yes
<i>Bougainvillea glabra</i>	Bougainvillea	--	Yes
<i>Carya ovata</i>	Shagbark hickory	--	No
<i>Corymbia citriodora</i>	Lemon-scented gum	--	No
<i>Hedera canariensis</i>	*Algerian ivy	--	Yes
<i>Hesperaloe parviflora</i>	Red yucca	--	Yes
<i>Lantana camara</i>	*Lantana	--	Yes
<i>Lemna minor</i>	+Common duckweed	--	No
<i>Ligustrum japonica</i>	Japanese privet	--	Yes
<i>Magnolia grandiflora</i>	Southern magnolia	--	Yes
<i>Oxalis pes-caprae</i>	*Bermuda buttercup	--	Yes
<i>Pinus canariensis</i>	Canary island pine	--	No
<i>Platanus racemosa</i>	+Western sycamore	--	No
<i>Schinus molle</i>	*Peruvian peppertree	--	No
<i>Schoenoplectus californicus</i>	+California bulrush	--	No
* Indicates non-native invasive species			
+ Indicates native species			

2.3.1 Plant Communities

The study area is made up of two cover types and four plant communities as shown in Figure 4 and summarized in Table 2. There are no native plant communities or habitats on the project site as it is fully developed. Global and State rarity rankings for plant communities stated below range from 1 to 5, with rankings 1-3 being considered rare.



Source: Bing Aerial Imagery 2024

23161 Mill Creek Project

Figure 4. Plant Communities and Land Cover

- | | |
|---------------------------------------|---------------------------------------|
| Project Site | Duckweed Blooms |
| Study Area (500-Foot Buffer) | Eucalyptus Grove |
| Proposed Development Footprint | Hardstem and California Bulrush Marsh |
| California Sycamore Riparian Woodland | Veech Reservoir |
| Developed / Ornementally Landscaped | |

0 150 300 Feet
 Scale: 1:3,000



Table 2. Summary of Plant Communities and Cover Types

Plant Community/Cover Type	Acres on Study Area	Acres on Project Site	Acres Impacted by Project	Impacts from New Fuel Modification	Global/State Rank*
Developed/ Ornamental Landscaped	31.96	2.43	2.43	0	N/A
Veeh Reservoir	0.18	0	0	0	N/A
Hardstem and California Bulrush Marsh	0.13	0	0	0	GNR/S3S4
California Sycamore Riparian Woodland	0.40	0	0	0	G3/S3
Duckweed Blooms	0.19	0	0	0	G5/S4?
Eucalyptus Grove	2.66	0	0	0	GNA/SNA
Total	35.52	2.43	0	0	-

* G3 = Vulnerable — At moderate risk of extinction or collapse due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors

G5 = Secure — At very low risk of extinction or collapse due to a very extensive range, abundant populations or occurrences, and little to no concern from declines or threats.

GNA = Not Applicable — A conservation status rank is not applicable because the species or ecosystem is not a suitable target for conservation activities. A global conservation status rank may be not applicable for several reasons, related to its relevance as a conservation target. For species, typically the species is a hybrid without conservation value, or of domestic origin. For ecosystems, the type is typically non-native (e.g. many ruderal vegetation types), agricultural (e.g. pasture, orchard) or developed (e.g. lawn, garden, golf course).

GNR = Unranked — Global rank not yet assessed.

N/A = Not Applicable as it is not a naturally occurring plant community.

S3 = Vulnerable— At moderate risk of extirpation in the jurisdiction due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.

S4 = Apparently Secure— At a fairly low risk of extirpation in the jurisdiction due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.

S#? = Inexact Numeric Rank—Denotes inexact numeric rank.

S# = Range Rank —A numeric range rank (e.g., S2S3 or S1S3) is used to indicate any range of uncertainty about the status of the species or ecosystem. Ranges cannot skip more than two ranks (e.g., SU is used rather than S1S4).

SNA = Not Applicable —A conservation status rank is not applicable because the species or ecosystem is not a suitable target for conservation activities

Developed/ Ornamental Landscaped

A Developed/Ornamental cover type occurs on 31.96-acres of the study area including 2.43-acres of the project site where the proposed development would occur. The Developed Area includes the current office building and surrounding parking lot in the project site, as well as other commercial buildings, single-family houses, and roadways within the study area. The Ornamental Landscaped cover type has a diversity of non-native ornamental trees, shrubs, and forbs throughout the landscaped portions of the parcel and surrounding neighborhood including Japanese privet (*Ligustrum japonica*),



lantana (*Lantana camara*), bougainvillea (*Bougainvillea glabra*), foxtail agave (*Agave attenuate*), red yucca (*Hesperaloe parviflora*), lemon-scented gum (*Corymbia citriodora*), southern magnolia (*Magnolia grandiflora*), Algerian ivy (*Hedera canariensis*), Peruvian peppertree (*Schinus molle*), blackwood (*Acacia melanoxylon*), shagbark hickory (*Carya ovata*), Bermuda buttercup (*Oxalis pes-caprae*), and Canary Island pine (*Pinus canariensis*), as well as a few native species including western sycamore (*Platanus racemosa*). These areas are highly disturbed due to the presence of human development, frequent landscaping maintenance, and high presence of non- native and invasive plants. Therefore, special-status species are not expected to occur in this cover type.

Veeh Reservoir

Veeh Reservoir occurs on 0.18-acres of the study area southeast of the project site, but not the project site itself. This palustrine freshwater pond has a man-made barrier that keeps this water feature permanently flooded. The banks are dominated by native California bulrush marsh habitat (discussed below), but the habitat borders end abruptly by concrete and other human developments with no other high-quality native habitats adjacent to this water feature. This cover type is highly disturbed due man-made modifications to the water feature, surrounding human developments, and high presence of non-native and invasive plants. Therefore, special-status species have a low potential to occur in this cover type.

Hardstem and California Bulrush Marsh

A Hardstem and California Bulrush Marsh occurs on 0.13-acre of the study area southeast of the Project Site, but not the project site itself. This native community extends along the banks of Veeh Reservoir and the riverine and freshwater forested/shrub habitats connected to this water feature in the northeastern study area. California bulrush is dominant in the shrub layer, and the tree layer is mostly open with lemon-scented gum trees present. This plant community is surrounded by developments and subject to fuel modification as per Orange County Fire Department regulations to reduce fuel load within 170-feet of structures. No other native species were observed within the plant community due to fencing and private properties surrounding the habitat and limiting access, but it is possible that other native species would occur within this community. This community has a global/ state rarity rank ranking of GNR/S3S4, which is not ranked at the global level, but its state rarity rank is a range between S3 (vulnerable) and S4 (apparently secure) because there is uncertainty about the status of this community. Therefore, this community will be considered rare based on its state rarity ranking.

California Sycamore Riparian Woodland

California Sycamore Riparian Woodland occurs on 0.40-acres of the study area northeast of the Project Site, but not the project site itself. This native community extends along the riverine and freshwater forested/shrub water feature in the northeastern study area. California sycamore (*Platanus racemosa*) is dominant in the shrub layer, and the tree layer is mostly open with lemon-scented gum trees present

as well. This plant community is surrounded by developments and subject to fuel modification as per Orange County Fire Department regulations to reduce fuel load within 170-feet of structures. No other native species were observed within the plant community due to fencing and private properties surrounding the habitat and limiting access, but it is possible that other native species would occur within this community. This community has a global/ state rarity rank ranking of G3/S3, which is considered vulnerable at the global/state level. This plant community is highly disturbed due man-made modifications to the water feature, surrounding urban developments, and high presence of non-native and invasive plants. Therefore, special-status species have a low potential to occur in this plant community.

Duckweed Blooms

Duckweed Blooms occurs on 0.19-acres of the study area, but not the project site itself. This native community extends along the riverine water feature in the northern study area and freshwater forested/shrub water feature in the northeastern study area. Duckweed (*Lemna minor*) is dominant in the surface layer of the water, which was very still. Other nearby plants observed included Peruvian peppertrees along the banks of the riverine habitat. This plant community is surrounded by developments and subject to fuel modification as per Orange County Fire Department regulations to reduce fuel load within 170-feet of structures. No other native species were observed within the plant community due to fencing and private properties surrounding the habitat and limiting access, but it is possible that other native species would occur within this community. This community has a global/ state rarity rank ranking of G5/S4?, which is not considered rare at the global or state level. The CNDDDB uses a question mark to represent a rank qualifier, denoting an inexact or uncertain numeric rank, and while the number of S4 indicates the species is currently believed not be at risk there is some uncertainty about this finding. This plant community is highly disturbed due man-made modifications to the water feature, surrounding urban developments, and the high presence of non-native and invasive plants. Therefore, special-status species have a low potential to occur in this plant community.

Eucalyptus Grove

A Eucalyptus Grove occurs on 2.66-acres of the study area, but not the project site itself. This semi-native community extends along riverine and freshwater forested/shrub water features connected to Veeh Reservoir in the eastern study area. Lemon-scented gum is the dominant species in the tree layer, but the community is disturbed by the surrounding ornamental landscaping and has St. Augustine grass (*Stenotaphrum secundatum*) in the understory. Because it is not a native community, it is not considered rare or threatened habitat for sensitive species. Additionally, it is not within the Coastal Zone, so it is not expected to host monarch butterfly for overwintering.

2.3.2 Special-Status Plants

According to the literature analysis presented in Appendix B, there are 45 special-status plants known to occur in the region. No special-status plants were observed on the project site during the field visit and none are expected to occur due to the level of development and the lack of native habitats. There is only a low potential for a few special-status plants to occur in the Hardstem and California Bulrush Marsh habitat within the study area, but not the project site itself due to the developments and lack of native habitat. Due to the low potential for occurrence these species are considered unlikely to occur and would be unaffected by the project as they are likely absent and the project would not have any impact on the bulrush marsh, which is separated from the project impact areas by Mill Creek Road. No special-status plant species have been recorded for the site previously and included in the CNDDDB or database of the CNPS. The site is not within designated Critical Habitat for any plant species (USFWS 2024b). The following six plants had a low potential to occur within the California Bulrush Marsh in the study area: southern tarplant (*Centromadia parryi* ssp. *Australis*), Los Angeles sunflower (*Helianthus nuttallii* ssp. *parishii*), California satintail (*Imperata brevifolia*), mud nama (*Nama stenocarpa*), Gambel's water cress (*Nasturtium gambelii*), San Bernardino aster (*Symphotrichum defoliatum*).

2.3.3 Sensitive Plant 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 considers a natural community 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 to list the current global and state rarity rank for each natural community characterized in the Manual. The Hardstem and California Bulrush Marsh has a state rarity range ranking of S3S4, which may be vulnerable because there is uncertainty about the status of this community. As mentioned, this community is within the study area, but not the project site itself. The California Sycamore Riparian Woodland has a global/state rank of G3/S3, which is considered vulnerable. This community also lies within the study area, northeast of the project site itself. (CNPS 2024a)

2.3.4 Protected and Significant Trees/Shrubs

The City of Laguna Hills has established “Laguna Hills Municipal Code City Tree Ordinance” (Laguna Hills 2025). Under this ordinance, no person, other than the City, is authorized to trim, damage, or remove public (city-owned) trees without an appropriate permit. There are protected public trees within the study area along the public roads (such as Mill Creek Drive) and at Veeh Ranch Park 200-

feet northwest of the project site , but not on the project site. Protected public trees include those on “any public highway, street, easement, way, place, alley, sidewalk, park, square, plaza, open space, creek, public facility, or any other similar public property owned by the city”.

2.4 Project Impacts to Flora

2.4.1 Impacts to Native Plant Communities/Sensitive Natural Communities

The project would be constructed entirely on Developed/ Ornamental Landscaped (2.43-acres) cover type, which is not a sensitive natural community. Developments and ornamental landscaping are not habitat for special-status species as these species occur in native habitats. The project proposes development within areas already developed that do not support special-status species. The Hardstem and California Bulrush Marsh and California Sycamore Riparian Woodland plant communities are considered sensitive natural communities, and the marsh occurs 340 feet southeast of the Project Site and the woodland occurs 140 feet to the northeast of the Project Site. The Eucalyptus Grove community is 57 feet from the project footprint and Mill Creek Road buffers the area between the sensitive marsh and riparian woodland communities and the development. The Hardstem and California Bulrush community is 340 feet from the project footprint and Mill Creek road and the Eucalyptus Grove community buffer the area between this community and the development, and no impact is expected to occur. Similarly, there is Mill Creek Drive and existing developments between the riparian woodland and the project sit that would create a buffer to any potential indirect impacts to this community. Therefore, no direct or indirect impact to native plant communities would result from the project because the project would be constructed on an existing development and the site is separated from any potential habitat areas by existing developments that would reduce or eliminate any potential indirect effects from construction and/or operation to a level that is insignificant.

2.4.2 Impacts to Special-Status Plants

No special-status plants were observed on the project site, and it is unlikely that any would occur due to existing development and lack of native habitat. Of the 45 special-status plants known to occur in the region, only six had a low potential of occurring in the Hardstem and California Bulrush Marsh plant community and are unlikely to be found there. However, this habitat does not occur on the project site itself and has a buffer of the Eucalyptus Grove between the two areas and would be unaffected by the project. Plants offsite would not be affected by any indirect impacts as no new fuel modification or brush clearance is proposed, and the project construction noise and vibration would have no affect on offsite plants. Therefore, the project would have no direct or indirect impact to special-status plants.

2.4.3 Impacts to Protected and Significant Trees and Shrubs

Trees protected under the Laguna Hills Tree Preservation Ordinance were observed in the study area. Based on the proposed development footprint, however, these trees are not within the project footprint or at risk of being damaged/ removed for the proposed development. Therefore, the project will not impact protected and significant trees/ shrubs.

2.4.4 Cumulative Impacts to Flora

The project would not result in any impacts to protected flora. Therefore, the project would not result in cumulative impacts to flora in the region.

3 Wildlife Assessment

3.1 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 2024a) was reviewed to identify special-status animals that have been previously recorded in the USGS San Juan Capistrano 7.5" quad in which the project site is located, and the seven surrounding USGS 7.5" quads: Laguna Beach, Tustin, El Toro (formerly Lake Forest), Santiago Peak, Canada Gobernadora, San Clemente, and Dana Point (CDFW 2024a). 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 2024a)
- CDFW California Wildlife Habitat Relationships (CWHR) life history accounts and range maps online (CDFW 2024b)
- Bird species protected by the Migratory Bird Treaty Act (MBTA)

3.2 Wildlife Field Methodology

South Environmental conducted a field visit of 23161 Mill Creek Drive 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 study area. The 500 foot buffer area was chosen so indirect impacts from construction sound and vibration could be studied. During this field visit, data were collected on animal species present on the project site and the overall study area.

Wildlife including mammals, reptiles, amphibians, and birds was observed and recorded on the study area and identified to species level. 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).

3.3 Wildlife Data Analysis

3.3.1 Wildlife Field Survey

During the field visit by South Environmental on November 25, 2024, a few common wildlife species were observed in the study area and are summarized in Table 3 below. Due to the high degree of development and urbanization in the study area, there were relatively few wildlife observations on the project site itself.

Table 3. Summary of Wildlife on Study Area

Scientific Name	Common name	Taxonomic Group	Status
<i>Apis mellifera</i> *	European honeybee	Insect	--
<i>Corthylio calendula</i>	ruby-crowned kinglet	Bird	--
<i>Corvus brachyrhynchos</i>	American crow	Bird	--
<i>Junco hyemalis</i>	dark-eyed junco	Bird	--
<i>Leiothlypis celata</i>	orange-crowned warbler	Bird	--
<i>Melozone crissalis</i>	California towhee	Bird	--
<i>Psaltiriparus minimus</i>	bushtit	Bird	--
<i>Sayornis nigricans</i>	black phoebe	Bird	--
<i>Selasphorus sasin</i>	Allen's hummingbird	Bird	--
<i>Setophaga coronata</i>	yellow-rumped warbler	Bird	--
<i>Tyrannus vociferans</i>	Cassin's kingbird	Bird	--
<i>*non-native species</i>			

3.3.2 Special-Status Wildlife

No special-status animals were observed during the field visit and there was no other evidence of special-status animals, for example, tracks, scat, carcasses, or bones at the site. According to the literature analysis using the CNDDDB database as presented in Appendix B, there are 64 special-status animals known to occur in the none quad search area. One special-status wildlife species, tricolored blackbird (*Agelaius tricolor*), has been recorded to the CNDDDB in the Veeh Reservoir to the southeast of the project site. However, special-status wildlife is unlikely to occur on the project impact areas as they are either developed or disturbed and isolated from higher quality habitat. Of the 64 special-status animals known to occur in the search area, four had a medium potential of occurring within the Hardstem and California Bulrush Marsh habitat adjacent to riverine, forested wetland, and reservoir water features:

Tricolored Blackbird (*Agelaius tricolor*)

Tricolored blackbird is state-listed as threatened, a CDFW species of special concern, an IUCN endangered species, and USFWS bird of conservation concern. This bird was recorded within the Veeh Reservoir to the CNDDDB in 1986-1987 when a colony of 100+ individuals was recorded and had been present for 2-3 years prior. However, this species has not been observed there since and there are no recent CNDDDB or eBird records of this species occurring at Veeh Reservoir. It is likely that this species does not have a nesting colony at this location any longer as the CNDDDB data describes that the species was not observed during surveys conducted in 2014. Nonetheless, it is possible the species could return because the level of development currently on the Study Area is similar to the development in the 1980s when this species was observed in the area. This species has a **medium/low potential to occur** within the Hardstem and California Bulrush Marsh habitat or California Sycamore Riparian Woodland habitat adjacent to Veeh Reservoir and riverine habitats in the study area. This species would not be found on the project site.

Southwestern Pond Turtle (*Actinemys pallida*)

Southwestern pond turtle is a proposed threatened species at the federal level and CDFW species of special concern. This reptile is often found in freshwater habitats with abundant vegetation and areas for basking, such as Veeh Reservoir in the southeastern study area. However, this habitat is highly disturbed by the surrounding developments and is not adjacent to other high-quality habitats. Southwestern pond turtle has a **medium potential to occur** within Veeh Reservoir, but not on the project site itself.

Cooper's Hawk (*Astur cooperii*)

Cooper's hawk is a CDFW watchlist species that nests in open, interrupted, or marginal type riparian woodland and canyon bottoms. This bird was recorded to eBird at Veeh's Reservoir in 2024. It could nest within the Eucalyptus Grove or California Sycamore Riparian Woodland within the study area because it is adjacent to Veeh Reservoir and riverine habitats in the study area. However, the trees on the project site are less desirable as there is no foraging area and it is more likely that the Cooper's Hawk would nest and forage at the reservoir than on the Project Site. Cooper's hawk has a **medium potential to occur** within the Veeh Reservoir in the study area, but not on the project site.

Yellow Warbler (*Setophaga petechia*)

Yellow warbler is a CDFW species of special concern that is found in riparian plant associations in close proximity to water, often in willow shrubs and thickets, and in other riparian plants including cottonwoods, sycamores, ash, and alders. This bird was recorded to eBird at Veeh's Reservoir in 2022. It has potential to occur within the Hardstem and California Bulrush Marsh habitat and Eucalyptus

Grove near water in the study area because it is adjacent to Veeh Reservoir and riverine habitats in the study area. This species would not be found on the project site due to lack of habitat. Yellow warbler has a **medium potential to occur** within the Hardstem and California Bulrush Marsh habitat and Eucalyptus Grove in the study area.

Nesting Birds

There is the potential for nesting migratory birds to use the survey area for foraging, cover, or even nesting. Common urban birds were observed during the field survey and migratory birds may be passing through and temporarily nest on the site. The U.S. Fish and Wildlife Service (USFWS) assesses migratory birds and ranks those that are considered Birds of Conservation Concern (BCC). Some migratory birds assessed by the USFWS are also year-round residents in southern California. The following birds considered to be migratory and BCC by the USFWS have some potential to utilize the project site and/or study area:

- Allen's hummingbird (*Selasphorus sasin*)
- Black-chinned sparrow (*Spizella atrogularis*)
- Bullock's oriole (*Icterus bullockii*)
- California thrasher (*Toxostoma redivivum*)
- Common yellowthroat (*Gethlypis trichas sinuosa*)
- Western grebe (*Aechmophorus occidentalis*)

3.4 Project Impacts to Wildlife

3.4.1 Impacts to Wildlife Habitat

The proposed construction footprint of 2.43-acres will be on an existing developed/ ornamental landscaped area. The staging would occur on the project site also where the existing parking lots occur. These impacts would occur in disturbed areas where special-status species habitat is absent, and no special-status species would occur. The remaining native habitat within the study area is already highly disturbed by the surrounding developments and the resulting fragmentation and invasive species, and the project would have no effect on these areas as they are separated from the project site by Mill Creek Road. Indirect impacts from construction or operation of the project would not occur to the offsite native habitats as there are existing barriers such as Mill Creek and buildings and parking areas that separate the project site from these areas, and the separation acts as a buffer to any potential construction or operational impacts in these offsite area. No new fuel modification is proposed and lighting would not be required during construction so indirect impacts would not occur. Because the project impacts, both construction and operational, will occur on areas unable to support special-status species and are not considered native wildlife habitats as a result of the disturbance, the project would have no impact on habitat for special-status wildlife.

3.4.2 Impacts to Special-Status Wildlife

No special-status wildlife species were observed during the field visit, likely due to the presence of developed/ ornamental landscaped areas and disturbance of the remaining native habitat. Of the 64 special-status animals known to occur in the region, four had a medium potential of occurring within the Eucalyptus Grove habitat, the California Sycamore Riparian Woodland habitat, Veeh's Reservoir and/or the Hardstem and California Bulrush Marsh habitat. These species include tricolored blackbird, southwestern pond turtle, Cooper's hawk, and yellow warbler. The project would have no impact on these areas or marsh habitat or water features within or near the study area. In addition, no new fuel modification would occur. As described above the project would have not direct or indirect impacts to the potential native habitat for these species in offsite areas.

The Cooper's hawk could perch on trees on the project site but is more likely to nest near the reservoir as there is no foraging habitat on the project site and it is abundant at the reservoir. The project would, however, comply with the requirements of the Migratory Bird Treaty Act (including as to potential Cooper's hawk nests within the buffer area) as discussed below in Section 3.4.3. In addition, Cooper's hawk is not yet considered rare, threatened, or endangered and is a watchlist species, which indicates that it is not yet at in a position where the project could have a significant impact per CEQA. The regulatory compliance with the MBTA described below would ensure that impacts to Cooper's hawk would be avoided. The project has no potential to have a significant impact on Cooper's hawk per CEQA thresholds as it is a watchlist species.

Therefore, the project would have no impact on special-status wildlife because no native habitat would be impacted and impacts to special-status species would be avoided or less than significant in the case of the Cooper's hawk.

3.4.3 Impacts to Nesting Birds

The proposed development may require the removal of shrubs or trees that could provide potential nesting habitat for common urban birds, and migratory BCC birds protected by the MBTA, MBPA, and the Fish and Wildlife Code (including Cooper's hawk). If present at the time of vegetation removal there could be direct impacts on active nests, eggs, or young. These 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 Wildlife 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 Wildlife Code. The Project would be required to comply with the MBTA as described below.

MBTA Compliance

- 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.

3.4.4 Cumulative Impacts to Wildlife

The project would avoid impacts to protected wildlife and habitat as none would occur on the site. The site is entirely developed and would be redeveloped by the project. Native habitats would be avoided and no impacts would occur to Cooper's hawk and nesting birds with compliance with the MBTA. Therefore, the project would have no cumulative impact on wildlife.

4 Wildlife Movement

4.1 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 2024)
- United States Fish and Wildlife Service (USFWS) Environmental Conservation Online System (ECOS) Information for Planning and Consultation (IPaC) (USFWS 2024a)
- USFWS Designated and Proposed Critical Habitat GIS data online (USFWS 2024b)
- California Protected Areas Database Map online (CPAD 2024)
- South Coast Missing Linkages: A Wildland Network for the South Coast Ecoregion (SC Wildlands 2008).

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.

4.2 Wildlife Movement Field Methodology

During the South Environmental field reconnaissance on November 25, 2024, the project site and surrounding 500-ft study area were assessed for their potential use as a wildlife corridor or habitat linkage. The level of disturbance of the site and surrounding areas by way of development including roads, house and commercial structures, fences, and lighting were noted as they pertain to the connectivity of the site to high-quality habitat. The study area was assessed for the presence of a corridor of linkage of habitat that connects the site to adjacent high-quality habitat. Included in this assessment of a corridor were stream areas or those with unique natural features (e.g., rock outcrops) which wildlife are known to frequently use as habitat linkages.

4.3 Wildlife Movement Data Analysis

The project site is within dense urban development that lacks native habitat. The development of commercial and residential buildings and roadways has removed the surrounding native habitat, which only remains in small patches near the Veeh Reservoir and adjacent riverine/wetland features in the study area. There are nearby water features in the study area including the Veeh Reservoir in the southeastern study area, an adjacent freshwater forested/shrub wetland in the eastern study area, and a riverine feature in the northern study area. These connect to other riparian and riverine water features outside of the study area, but these water features pass through densely populated urban spaces, are

heavily disturbed by the surrounding developments, and have been modified in many areas to control flooding and inflow/outflow. Veeh Ranch Park, which lies in the northern study area, is a protected area that contains a section of the riverine water feature in the northern study area (CPAD 2024). However, this park does not contain native habitat that would support special-status species and is highly disturbed by routine landscaping and surrounding urban development. For these reasons, wildlife have a low potential to utilize the study area for movement other than localized movement at the Reservoir. Wildlife, especially special-status, are more likely to utilize the Laguna Coast Wilderness Park located 1.00-miles to the west, which contains approximately 7,000 acres of undeveloped coastal canyon and riparian habitat that connects to other expansive high-quality wildlands in southern California.

4.4 Impacts to Wildlife Movement

Due to the surrounding developments, barriers, and human presence, there is low potential for wildlife to be found moving through the project site. The project would occur on Developed/ Ornamental Landscape cover and would not result in a loss of native habitats or areas important for wildlife movement. No new fuel modification is proposed and impacts direct or indirect would not occur to the movement areas east of the project site at Veeh's Reservoir. The project will not impact any of the water features within the study area, which are not directly adjacent to the project site and are separated from the project site by other developments. Additionally, new barriers such as proposed walls and lighting from construction or operation are not in an existing movement area and no wildlife would be deterred by the project. Therefore, there will be no impacts to wildlife movement from project development.

4.5 Cumulative Impacts to Wildlife Movement

The project site lacks wildlife movement areas and none would be impacted by the development. Therefore, the project would have no cumulative effect on wildlife movement areas.

5 Water Resources

5.1 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 2024c)
- National Hydrography Dataset online (USGS 2024)

5.2 Water Resources Field Methodology

During the South Environmental field visit on November 25, 2024, the study 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 study area and looking for the presence of water and topographic depressions that are associated with dense vegetation.

5.3 Water Resources Data Analysis

The literature search yielded several water features within the study area, but not on the project site itself (USFWS 2024c, USGS 2024). Approximately 400 feet north of the project site is a 1.57-acre freshwater stream that is within a man-made, contained drainage area. Approximately 200 feet to the east of the project site is a 1.88-acre south-flowing stream that connects downstream to Veeh Reservoir, a 13 acres freshwater pond and wetland area within the Hardstem and California Bulrush habitat. The riverine habitat in the northern study area and the forested/shrub wetland habitat in the eastern study area are heavily impacted by the surrounding development, modifications to the bank, and non-native flora plant species throughout. However, none of these resources are directly adjacent to the project site; most areas between the project site and the water resources are already developed and would not be encroached during construction of the proposed development. Therefore, there is no potential for runoff from the project site or construction to reach the reservoir these developed areas between the two that acts as a barrier.

5.4 Impacts to Water Resources

There are water resources within the study area including Veeh Reservoir and nearby riverine/ wetland habitats adjacent to the reservoir, but none on the project site itself. As mentioned, these water features are already heavily disturbed by the surrounding developments and modifications to their banks and inflow/outflow and are highly contained. These wetlands and aquatic resources are outside of the proposed impact areas and would be unaffected by the development. Additionally, there are other developments such as roads and commercial buildings creating a buffer zone between these

water features and the project site that would act as barriers to prevent encroachment, runoff, or other impacts from the proposed development. Therefore, project development will have no impact on water resources.

5.5 Cumulative Impacts to Water Resources

The project would have no impact to water resources and would not contribute to any cumulative impacts to water resources in the region.

6 Applicable Regulations and Permits

6.1 Regulations

6.1.1 Federal Regulations

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.

6.1.2 California Regulations

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.

California Migratory Bird Protection Act

The California Migratory Bird Protection 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.

6.1.3 Local and Regional Regulations

City of Laguna Hills Tree Preservation Ordinance (#315)

The City of Laguna Hills has established “Laguna Hills Municipal Code Tree Preservation Policy” (Laguna Hills 2023). Under this ordinance, no person, other than the City, is authorized to trim, damage, or remove public (city-owned) trees without an appropriate permit. Upon request, and for the criteria described below, public trees will be inspected and authorized for removal:

- The tree is deemed hazardous, diseased, and/or declining.
- The tree is damaging the sidewalk, curb, or gutter, and is not receptive to preventative root pruning.
- The tree and/or its roots are a threat to private property.
- Trees in conflict with overhead utility lines.

A resident requesting removal of a street tree, that has been justified for removal by the City, will be requested to donate and plant another tree in its place. The size, species type, and location will be specified by the Director of Public Services or their designee. If the resident will not replace the tree, the City will do so provided the tree is determined by the Director of Public Services to enhance the tree preservation goals. A list of replacement tree species is detailed in the ordinance.

Any person identified as having removed or trimmed a tree, so as to cause damage to the tree, will be responsible for the full cost of replacement of the tree.

7 Conclusions

Based on the analysis in this report, the proposed redevelopment of a commercially developed parcel into a residential community with associated structures and ornamental landscaping at 23161 Mill Creek Dr. would not result in any impacts to biological resources in the City of Laguna Hills.

Plant Communities/Sensitive Natural Communities/Wildlife Habitat: The project would be constructed entirely on Developed/ Ornamental Landscaped (2.43-acres) cover type, which is not a sensitive natural community. Developments and ornamental landscaping are not habitat for special-status species as these species occur in native habitats. The project proposes development within areas already developed that do not support special-status species. The Hardstem and California Bulrush Marsh and California Sycamore Riparian Woodland plant communities are considered sensitive natural communities, and the marsh occurs 340 feet southeast of the Project Site and the woodland occurs 140 feet to the northeast of the Project Site. The Eucalyptus Grove community is 57 feet from the project footprint and Mill Creek Road buffers the area between the sensitive marsh and riparian woodland communities and the development. The Hardstem and California Bulrush community is 340 feet from the project footprint and Mill Creek road and the Eucalyptus Grove community buffer the area between this community and the development, and no impact is expected to occur. Similarly, there is Mill Creek Drive and existing developments between the riparian woodland and the project sit that would create a buffer to any potential indirect impacts to this community. Therefore, no direct or indirect impact to native plant communities would result from the project because the project would be constructed on an existing development and the site is separated from any potential habitat areas by existing developments that would reduce or eliminate any potential indirect effects from construction and/or operation to a level that is insignificant.

Special-Status Plants: No special-status plants were observed on the project site, and it is unlikely that any would occur due to existing development and lack of native habitat. Of the 45 special-status plants known to occur in the region, only six had a low potential of occurring in the Hardstem and California Bulrush Marsh plant community and are unlikely to be found there. However, this habitat does not occur on the project site itself and has a buffer of the Eucalyptus Grove between the two areas and would be unaffected by the project. Plants offsite would not be affected by any indirect impacts as no new fuel modification or brush clearance is proposed, and the project construction noise and vibration would have no affect on offsite plants. Therefore, the project would have no direct or indirect impact to special-status plants.

Protected Trees: Trees protected under the Laguna Hills Tree Preservation Ordinance were observed in the study area. Based on the proposed development footprint, however, these trees are not within the project footprint or at risk of being damaged/ removed for the proposed development because they are not in the impact areas. Therefore, the project will not impact protected and significant trees/ shrubs.

Special-Status Wildlife: The proposed construction footprint of 2.43-acres will be on an existing developed/ ornamental landscaped area. The staging would occur on the project site also where the existing parking lots occur. These impacts would occur in disturbed areas where special-status species habitat is absent, and no special-status species would occur. The remaining native habitat within the study area is already highly disturbed by the surrounding developments and the resulting fragmentation and invasive species, and the project would have no effect on these areas as they are separated from the project site by Mill Creek Road. Indirect impacts from construction or operation of the project would not occur to the offsite native habitats as there are existing barriers such as Mill Creek and buildings and parking areas that separate the project site from these areas, and the separation acts as a buffer to any potential construction or operational impacts in these offsite area. No new fuel modification is proposed and lighting would not occur so indirect impacts would not occur. Because the project impacts, both construction and operational, will occur on areas unable to support special-status species and are not considered native wildlife habitats as a result of the disturbance, the project would have no impact on habitat for special-status wildlife.

No special-status wildlife species were observed during the field visit, likely due to the presence of developed/ ornamental landscaped areas and disturbance of the remaining native habitat. Of the 64 special-status animals known to occur in the region, four had a medium potential of occurring within the Eucalyptus Grove habitat, the California Sycamore Riparian Woodland habitat, Veeh's Reservoir and/or the Hardstem and California Bulrush Marsh habitat. These species include tricolored blackbird, southwestern pond turtle, Cooper's hawk, and yellow warbler. The project would have no impact on these areas or marsh habitat or water features within or near the study area. In addition, no new fuel modification would occur. As described above the project would have not direct or indirect impacts to the potential native habitat for these species in offsite areas.

The Cooper's hawk could perch on trees on the project site but is more likely to nest near the reservoir as there is no foraging habitat on the project site and it is abundant at the reservoir. The project would avoid impacts to nesting birds (including potential Cooper's hawk nests within the buffer area) as discussed below in Section 3.4.3 and would avoid any impacts to Cooper's hawk if perching or nesting on the site during construction. In addition, Cooper's hawk is not yet considered rare, threatened, or endangered and is a watchlist species, which indicates that it is not yet at in a position where the project could have a significant impact per CEQA. The regulatory compliance with the MBTA described below would ensure that impacts to Cooper's hawk would be avoided. However, the project has no potential to have a significant impact on Cooper's hawk per CEQA thresholds as it is a watchlist species.

Therefore, the project would have no impact on special-status wildlife because no native habitat would be impacted and impacts to special-status species would be less than significant in the case of the Cooper's hawk.

There is the potential for nesting birds — including migratory Birds of Conservation Concern (BCC) and Cooper's hawk. Compliance with applicable law would avoid impacts to nesting birds.

Wildlife Movement: Due to the surrounding developments, barriers, and human presence, there is low potential for wildlife to be found moving through the project site. The project would occur on Developed/ Ornamental Landscape cover and would not result in a loss of native habitats or areas important for wildlife movement. No new fuel modification is proposed and impacts direct or indirect would not occur to the movement areas east of the project site at Veeh's Reservoir. The project will not impact any of the water features within the study area, which are not directly adjacent to the project site and are separated from the project site by other developments. Additionally, new barriers such as proposed walls and lighting are not in any existing movement area and no wildlife would be deterred by the project. Therefore, there will be no impacts to wildlife movement from project development.

Water Resources: There are water resources within the study area including Veeh Reservoir and nearby riverine/ wetland habitats adjacent to the reservoir, but none on the project site itself. As mentioned, these water features are already heavily disturbed by the surrounding developments and modifications to their banks and inflow/outflow and are highly contained. These wetlands and aquatic resources are outside of the proposed impact areas and would be unaffected by the development. Additionally, there are other developments, such as roads and commercial buildings creating a buffer zone between these water features and the project site that would prevent encroachment or impacts from the proposed development. Therefore, project development will have no impact on water resources.

Cumulative Impact: The project would avoid impacts to protected biological resources. Therefore, the project would not contribute to any cumulative impacts to protected biological resources in the region.

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Appendix A: Photograph Exhibit



Image 1.) View of **23161 Mill Creek Drive** from southeast corner of parcel and Mill Creek Dr. to the right, facing northwest.



Image 2.) View of 23161 Mill Creek Drive featuring an office building, paved parking lot, and ornamental landscaping, facing northeast.



Image 3.) Depicts driveway leading to project site along Mill Creek Drive and other commercial developments in the study area, facing south.



Image 4.) Depicts study area northwest of project site with other commercial developments and roadways, facing northwest.

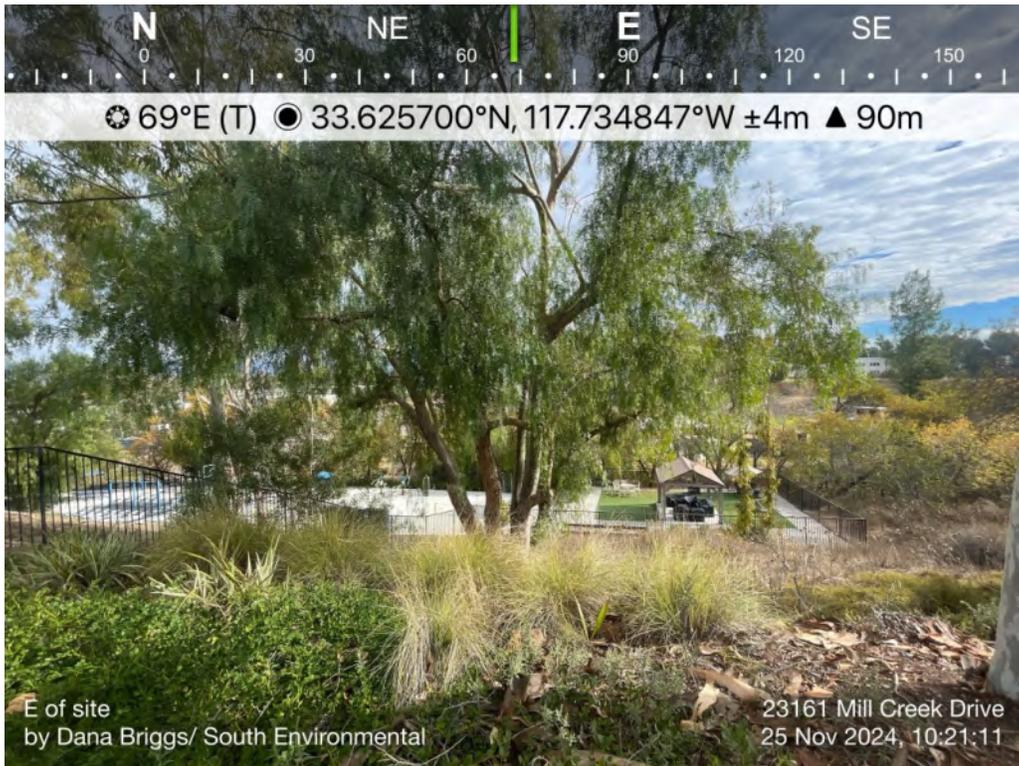


Image 5.) View of public park just east of project site with a freshwater forested/shrub wetland behind the park, facing northeast.

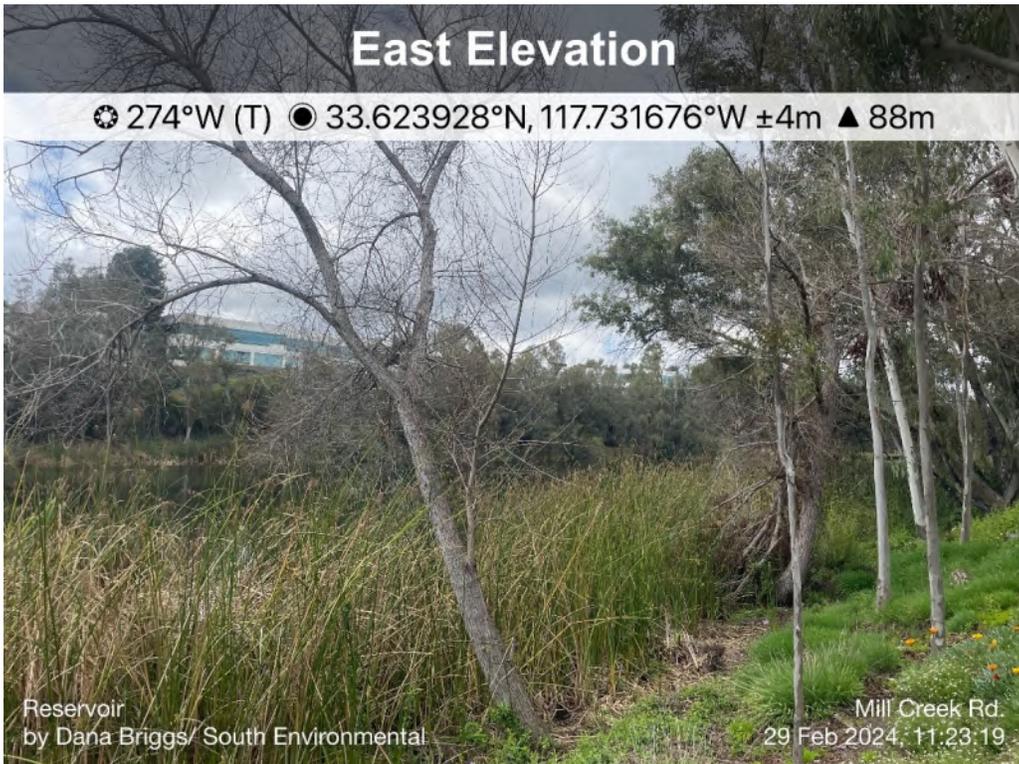


Image 6.) View of Veeh Reservoir in the southeastern study area with a freshwater marsh habitat, facing west.



Image 7.) View of riverine habitat in northern study area that is heavily disturbed by non-native species and surrounding developments, facing northwest.

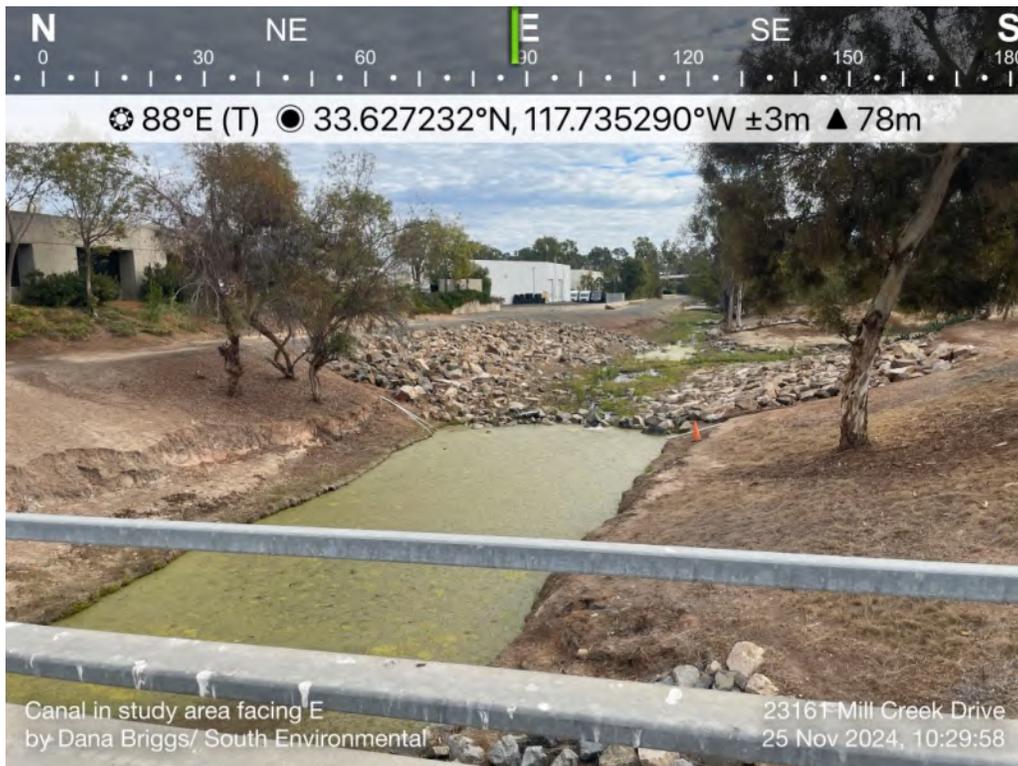


Image 8.) View of riverine habitat in northwestern study area and surrounding urban development, facing east.

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 Wildlife Code 1900 et seq.);
- Wildlife designated by CDFW as species of special concern;
- Wildlife "fully protected" in California (California Fish and Wildlife Code Sections 3511, 4700, and 5050); and
- Wildlife protected by the Migratory Bird Treaty Act (MTBA).

8.1.1 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)

8.1.2 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

8.1.3 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).

8.1.4 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	Taxonomic Group	Federal Listing	State Listing	CNPS CRPR Rank	General Habitat	Microhabitat	Potential to Occur on Study area
<i>Aphanisma blitoides</i>	aphanisma	Dicots	None	None	1B.2	Coastal bluff scrub, coastal dunes, coastal scrub.	On bluffs and slopes near the ocean in sandy or clay soils. 3-305 m.	None. The project site and study area lack habitat for the species.
<i>Astragalus brauntonii</i>	Braunton's milk-vetch	Dicots	Endangered	None	1B.1	Chaparral, coastal scrub, valley and foothill grassland.	Recent burns or disturbed areas; usually on sandstone with carbonate layers. Soil specialist; requires shallow soils to defeat pocket gophers and open areas, preferably on hilltops, saddles or bowls between hills. 3-640 m.	None. The project site and study area lack habitat for the species.
<i>Atriplex coulteri</i>	Coulter's saltbush	Dicots	None	None	1B.2	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. The project site and study area lack habitat for the species.
<i>Atriplex pacifica</i>	South coast saltscale	Dicots	None	None	1B.2	Coastal scrub, coastal bluff scrub, playas, coastal dunes.	Alkali soils. 1-400 m.	None. The project site and study area lack habitat for the species.

Scientific Name	Common name	Taxonomic Group	Federal Listing	State Listing	CNPS CRPR Rank	General Habitat	Microhabitat	Potential to Occur on Study area
<i>Atriplex parishii</i>	Parish's brittlescale	Dicots	None	None	1B.1	Vernal pools, chenopod scrub, playas.	Usually on drying alkali flats with fine soils. 4-1420 m.	None. The project site and study area lack habitat for the species.
<i>Atriplex serenana</i> var. <i>dauidsonii</i>	Davidson's saltscale	Dicots	None	None	1B.2	Coastal bluff scrub, coastal scrub.	Alkaline soil. 0-480 m.	None. The project site and study area lack habitat for the species.
<i>Brodiaea filifolia</i>	Thread-leaved brodiaea	Monocots	Threatened	Endangered	1B.1	Chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland, vernal pools.	Usually associated with annual grassland and vernal pools; often surrounded by shrubland habitats. Occurs in openings on clay soils. 15-1030 m.	None. The project site and study area lack habitat for the species.
<i>Calochortus weedii</i> var. <i>intermedius</i>	Intermediate mariposa-lily	Monocots	None	None	1B.2	Coastal scrub, chaparral, valley and foothill grassland.	Dry, rocky calcareous slopes and rock outcrops. 60-1575 m.	None. The project site and study area lack habitat for the species.

Scientific Name	Common name	Taxonomic Group	Federal Listing	State Listing	CNPS CRPR Rank	General Habitat	Microhabitat	Potential to Occur on Study area
<i>Centromadia parryi</i> ssp. <i>australis</i>	Southern tarplant	Dicots	None	None	1B.1	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 vernal pool margins. 0-975 m.	Low. The project site lacks habitat for the species, but there is a Hardstem and California Bulrush Marsh community in the study area, but the area is small and heavily disturbed.
<i>Chaenactis glabriuscula</i> var. <i>orcuttiana</i>	Orcutt's pincushion	Dicots	None	None	1B.1	Coastal bluff scrub, coastal dunes.	Sandy sites. 3-80 m.	None. The project site and study area lack habitat for the species.
<i>Chorizanthe polygonoides</i> var. <i>longispina</i>	Long-spined spineflower	Dicots	None	None	1B.2	Chaparral, coastal scrub, meadows and seeps, valley and foothill grassland, vernal pools.	Gabbroic clay. 30-1630 m.	None. The project site and study area lack habitat for the species.
<i>Clinopodium chandleri</i>	San Miguel savory	Dicots	None	None	1B.2	Chaparral, cismontane woodland, coastal scrub, riparian woodland, valley and foothill grassland.	Rocky, gabbroic or metavolcanic substrate. 120-975 m.	None. The project site and study area lack habitat for the species.

Scientific Name	Common name	Taxonomic Group	Federal Listing	State Listing	CNPS CRPR Rank	General Habitat	Microhabitat	Potential to Occur on Study area
<i>Comarostaphylis diversifolia</i> ssp. <i>diversifolia</i>	Summer holly	Dicots	None	None	1B.2	Chaparral, cismontane woodland.	Often in mixed chaparral in California, sometimes post-burn. 30-855 m.	None. The project site and study area lack habitat for the species.
<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>	Blochman's dudleya	Dicots	None	None	1B.1	Coastal scrub, coastal bluff scrub, chaparral, valley and foothill grassland.	Open, rocky slopes; often in shallow clays over serpentine or in rocky areas with little soil. 5-290 m.	None. The project site and study area lack habitat for the species.
<i>Dudleya multicaulis</i>	Many-stemmed dudleya	Dicots	None	None	1B.2	Chaparral, coastal scrub, valley and foothill grassland.	In heavy, often clayey soils or grassy slopes. 1-910 m.	None. The project site and study area lack habitat for the species.
<i>Dudleya stolonifera</i>	Laguna Beach dudleya	Dicots	Threatened	Threatened	1B.1	Chaparral, cismontane woodland, coastal scrub, valley and foothill grassland.	In thin soil on north-facing sandstone cliffs. 5-185 m.	None. The project site and study area lack habitat for the species.

Scientific Name	Common name	Taxonomic Group	Federal Listing	State Listing	CNPS CRPR Rank	General Habitat	Microhabitat	Potential to Occur on Study area
<i>Dudleya viscida</i>	Sticky dudleya	Dicots	None	None	1B.2	Coastal scrub, coastal bluff scrub, chaparral, cismontane woodland.	On north and south-facing cliffs and banks. 20-870 m.	None. The project site and study area lack habitat for the species.
<i>Eryngium pendletonense</i>	Pendleton button-celery	Dicots	None	None	1B.1	Coastal bluff scrub, valley and foothill grassland, vernal pools.	Clay. Vernal mesic sites. 20-30 m.	None. The project site and study area lack habitat for the species.
<i>Euphorbia misera</i>	Cliff spurge	Dicots	None	None	2B.2	Coastal bluff scrub, coastal scrub, Mojavean desert scrub.	Rocky sites. 3-430 m.	None. The project site and study area lack habitat for the species.
<i>Harpagonella palmeri</i>	Palmer's grapplinghook	Dicots	None	None	4.2	Chaparral, coastal scrub, valley and foothill grassland.	Clay soils; open grassy areas within shrubland. 20-955 m.	None. The project site and study area lack habitat for the species.

Scientific Name	Common name	Taxonomic Group	Federal Listing	State Listing	CNPS CRPR Rank	General Habitat	Microhabitat	Potential to Occur on Study area
<i>Helianthus nuttallii</i> ssp. <i>parishii</i>	Los Angeles sunflower	Dicots	None	None	1A	Marshes and swamps (coastal salt and freshwater).	35-1525 m.	Low. The project site lacks habitat for the species, but there is a Hardstem and California Bulrush Marsh community in the study area, but the area is small and heavily disturbed.
<i>Hesperocyparis forbesii</i>	Tecate cypress	Gymnosperms	None	None	1B.1	Closed-cone coniferous forest, chaparral.	Primarily on north-facing slopes; groves often associated with chaparral. On clay or gabbro. 60-1650 m.	None. The project site and study area lack habitat for the species.
<i>Horkelia cuneata</i> var. <i>puberula</i>	Mesa horkelia	Dicots	None	None	1B.1	Chaparral, cismontane woodland, coastal scrub.	Sandy or gravelly sites. 15-1645 m.	None. The project site and study area lack habitat for the species.
<i>Imperata brevifolia</i>	California satintail	Monocots	None	None	2B.1	Coastal scrub, chaparral, riparian scrub, mojavean desert scrub, meadows and seeps (alkali), riparian scrub.	Mesic sites, alkali seeps, riparian areas. 3-1495 m.	Low. The project site lacks habitat for the species, but there is a Hardstem and California Bulrush Marsh community in the study area, but the area is small and heavily disturbed.

Scientific Name	Common name	Taxonomic Group	Federal Listing	State Listing	CNPS CRPR Rank	General Habitat	Microhabitat	Potential to Occur on Study area
<i>Isocoma menziesii</i> var. <i>decumbens</i>	Decumbent goldenbush	Dicots	None	None	1B.2	Coastal scrub, chaparral.	Sandy soils; often in disturbed sites. 1-915 m.	None. The project site and study area lack habitat for the species.
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	Coulter's goldfields	Dicots	None	None	1B.1	Coastal salt marshes, playas, vernal pools.	Usually found on alkaline soils in playas, sinks, and grasslands. 1-1375 m.	None. The project site and study area lack habitat for the species.
<i>Lepechinia cardiophylla</i>	Heart-leaved pitcher sage	Dicots	None	None	1B.2	Closed-cone coniferous forest, chaparral, cismontane woodland.	115-1345 m.	None. The project site and study area lack habitat for the species.
<i>Lepidium virginicum</i> var. <i>robinsonii</i>	Robinson's pepper-grass	Dicots	None	None	4.3	Chaparral, coastal scrub.	Dry soils, shrubland. 4-1435 m.	None. The project site and study area lack habitat for the species.

Scientific Name	Common name	Taxonomic Group	Federal Listing	State Listing	CNPS CRPR Rank	General Habitat	Microhabitat	Potential to Occur on Study area
<i>Lycium brevipes</i> var. <i>hassei</i>	Santa Catalina Island desert-thorn	Dicots	None	None	3.1	Coastal bluff scrub, coastal scrub.	Coastal bluffs and slopes. 30-95 m.	None. The project site and study area lack habitat for the species.
<i>Monardella hypoleuca</i> ssp. <i>intermedia</i>	Intermediate monardella	Dicots	None	None	1B.3	Chaparral, cismontane woodland, lower montane coniferous forest (sometimes).	Often in steep, brushy areas. 195-1675 m.	None. The project site and study area lack habitat for the species.
<i>Monardella macrantha</i> ssp. <i>hallii</i>	Hall's monardella	Dicots	None	None	1B.3	Broadleafed upland forest, chaparral, lower montane coniferous forest, cismontane woodland, valley and foothill grassland.	Dry slopes and ridges in openings. 700-1800 m.	None. The project site and study area lack habitat for the species.
<i>Myosurus minimus</i> ssp. <i>apus</i>	Little mousetail	Dicots	None	None	3.1	Vernal pools, valley and foothill grassland.	Alkaline soils. 20-640 m.	None. The project site and study area lack habitat for the species.

Scientific Name	Common name	Taxonomic Group	Federal Listing	State Listing	CNPS CRPR Rank	General Habitat	Microhabitat	Potential to Occur on Study area
<i>Nama stenocarpa</i>	Mud nama	Dicots	None	None	2B.2	Marshes and swamps.	Lake shores, river banks, intermittently wet areas. 15-815 m.	Low. The project site lacks habitat for the species, but there is a Hardstem and California Bulrush Marsh community in the study area, but the area is small and heavily disturbed.
<i>Nasturtium gambelii</i>	Gambel's water cress	Dicots	Endangered	Threatened	1B.1	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.	Low. The project site lacks habitat for the species, but there is a Hardstem and California Bulrush Marsh community in the study area, but the area is small and heavily disturbed.
<i>Navarretia prostrata</i>	Prostrate vernal pool navarretia	Dicots	None	None	1B.2	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. The project site and study area lack habitat for the species.
<i>Nolina cismontana</i>	Chaparral nolina	Monocots	None	None	1B.2	Chaparral, coastal scrub.	Primarily on sandstone and shale substrates; also known from gabbro. 140-1100 m.	None. The project site and study area lack habitat for the species.

Scientific Name	Common name	Taxonomic Group	Federal Listing	State Listing	CNPS CRPR Rank	General Habitat	Microhabitat	Potential to Occur on Study area
<i>Pentachaeta aurea ssp. allenii</i>	Allen's pentachaeta	Dicots	None	None	1B.1	Valley and foothill grasslands, coastal scrub.	Openings in scrub or grassland. 75-520 m.	None. The project site and study area lack habitat for the species.
<i>Phacelia keckii</i>	Santiago Peak phacelia	Dicots	None	None	1B.3	Closed-cone coniferous forest, chaparral.	Open areas, sometimes along creeks. 545-1525 m.	None. The project site and study area lack habitat for the species.
<i>Pseudognaphalium leucocephalum</i>	White rabbit-tobacco	Dicots	None	None	2B.2	Riparian woodland, cismontane woodland, coastal scrub, chaparral.	Sandy, gravelly sites. 35-515 m.	None. The project site and study area lack habitat for the species.
<i>Quercus dumosa</i>	Nuttall's scrub oak	Dicots	None	None	1B.1	Closed-cone coniferous forest, chaparral, coastal scrub.	Generally on sandy soils near the coast; sometimes on clay loam. 15-640 m.	None. The project site and study area lack habitat for the species.

Scientific Name	Common name	Taxonomic Group	Federal Listing	State Listing	CNPS CRPR Rank	General Habitat	Microhabitat	Potential to Occur on Study area
<i>Senecio aphanactis</i>	Chaparral ragwort	Dicots	None	None	2B.2	Chaparral, cismontane woodland, coastal scrub.	Drying alkaline flats. 20-1020 m.	None. The project site and study area lack habitat for the species.
<i>Sidalcea neomexicana</i>	Salt spring checkerbloom	Dicots	None	None	2B.2	Playas, chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub.	Alkali springs and marshes. 3-2380 m.	None. The project site and study area lack habitat for the species.
<i>Suaeda esteroa</i>	Estuary seablite	Dicots	None	None	1B.2	Marshes and swamps.	Coastal salt marshes in clay, silt, and sand substrates. 0-80 m.	None. The project site and study area lack habitat for the species. Not a coastal marsh.
<i>Symphotrichum defoliatum</i>	San Bernardino aster	Dicots	None	None	1B.2	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.	Low. The project site lacks habitat for the species, but there is a Hardstem and California Bulrush Marsh community in the study area, but the area is small and heavily disturbed.

Scientific Name	Common name	Taxonomic Group	Federal Listing	State Listing	CNPS CRPR Rank	General Habitat	Microhabitat	Potential to Occur on Study area
<i>Verbesina dissita</i>	Big-leaved crownbeard	Dicots	Threatened	Threatened	1B.1	Chaparral, coastal scrub.	Steep, rocky, primarily north-facing slopes within 1.5 miles of the ocean, in gravelly soils. 150-245 m.	None. The project site and study area lack habitat for the species.

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>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.	Medium. There is a Eucalyptus Grove habitat near a water source in the study area and not on the project site, but it is highly disturbed due to the surrounding developments and lack of native vegetation.
<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	Found in ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches, with abundant vegetation, and either rocky or muddy bottoms, in woodland, forest, and grassland.	Logs, rocks, cattail mats, and exposed banks are required for basking. May enter brackish water and even seawater.	Medium. There is a Hardstem and California Bulrush Marsh habitat in a small region of the study area, but not the project site itself. However, this habitat is highly disturbed by surrounding developments and is not adjacent to any high-quality marsh 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.	Medium. There is a Hardstem and California Bulrush Marsh habitat in a small region of the study area, but not the project site itself. This species has been recorded to the CNDDDB within the Veeh Reservoir. However, this habitat is highly disturbed by surrounding developments and is not adjacent to any high-quality marsh 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. The project site and study area lack habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
<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. The project site and study area lack habitat for the species.
<i>Anaxyrus californicus</i>	arroyo toad	Amphibians	Endangered	None	CDFW_SSC-Species of Special Concern, IUCN_EN-Endangered	Semi-arid regions near washes or intermittent streams, including valley-foothill and desert riparian, desert wash, etc.	Rivers with sandy banks, willows, cottonwoods, and sycamores; loose, gravelly areas of streams in drier parts of range.	None. The project site and study area lack habitat for the species.
<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. The project site and study area lack habitat for the species.
<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. The project site and study area lack habitat for the species. Too much human disturbance in area.

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. The project site and study area lack habitat for the species.
<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. The project site and study area lack habitat for the species.
<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. The project site and study area lack habitat for the species.
<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. The project site and study area lack habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
<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. The project site and study area lack habitat for the species.
<i>Athene cunicularia</i>	burrowing owl	Birds	None	Candidate Endangered	BLM_S- Sensitive, CDFW_SSC- Species of Special Concern, IUCN_LC-Least Concern, USFWS_BCC- Birds of Conservation Concern	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation.	Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	None. The project site and study area lack habitat for the species.
<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. The project site and study area lack habitat for the species.
<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. The project site and study area lack habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
<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. The project site and study area lack habitat for the species.
<i>Buteo regalis</i>	ferruginous hawk	Birds	None	None	CDFW_WL-Watch List, IUCN_LC-Least Concern	Open grasslands, sagebrush flats, desert scrub, low foothills and fringes of pinyon and juniper habitats.	Eats mostly lagomorphs, ground squirrels, and mice. Population trends may follow lagomorph population cycles.	None. The project site and study area lack habitat for the species.
<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. The project site and study area lack habitat for the species.
<i>Chaetodipus californicus femoralis</i>	Dulzura pocket mouse	Mammals	None	None		Variety of habitats including coastal scrub, chaparral, and grassland primarily in San Diego County.	Attracted to grass-chaparral edges.	None. The project site and study area lack habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
<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. The project site and study area lack habitat for the species.
<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. The project site and study area lack habitat for the species.
<i>Cicindela latesignata</i>	western beach tiger beetle	Insects	None	None		Mudflats and beaches of coastal estuaries from San Diego County to Los Angeles County.	Typically inhabit wet or dry sandy beaches and mud, sand, or salt flats.	None. The project site and study area lack habitat for the species.
<i>Circus hudsonius</i>	northern harrier	Birds	None	None	CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern, USFWS_BCC-Birds of Conservation Concern	Coastal salt and freshwater marsh. Nest and forage in grasslands, from salt grass in desert sink to mountain cienagas.	Nests on ground in shrubby vegetation, usually at marsh edge; nest built of a large mound of sticks in wet areas.	None. The project site and study area lack habitat for the species. Lacks grassland and undisturbed areas for nesting.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
<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. The project site and study area lack habitat for the species. Lacks typical native nesting trees.
<i>Coelus globosus</i>	globose dune beetle	Insects	None	None	IUCN_VU-Vulnerable	Inhabitant of coastal sand dune habitat; erratically distributed from Ten Mile Creek in Mendocino County south to Ensenada, Mexico.	Inhabits foredunes and sand hummocks; it burrows beneath the sand surface and is most common beneath dune vegetation.	None. The project site and study area lack habitat for the species.
<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	Freshwater marsh, Meadow & seep	Freshwater marshlands.	Low. There is a Hardstem and California Bulrush Marsh habitat in a small region of the study area, but not the project site itself. However, this habitat is highly disturbed by surrounding developments and is not adjacent to any high-quality marsh 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. The project site and study area lack habitat for the species. Lacks microhabitat species requires.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
<i>Danaus plexippus plexippus pop. 1</i>	monarch - California overwintering population	Insects	Candidate	None	IUCN_EN-Endangered, USFS_S-Sensitive	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico.	Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.	Low. Eucalyptus groves occur within the study area. However, the study area is not within the coastal zone where this species would utilize that habitat.
<i>Dipodomys stephensi</i>	Stephens' kangaroo rat	Mammals	Threatened	Threatened	IUCN_VU-Vulnerable	Primarily annual and perennial grasslands, but also occurs in coastal scrub and sagebrush with sparse canopy cover.	Prefers buckwheat, chamise, brome grass and filaree. Will burrow into firm soil.	None. The project site and study area lack habitat for the species.
<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. The project site and study area lack habitat for the species. Lacks microhabitat- isolated, dense-topped deciduous trees for nesting/ perching.
<i>Empidonax traillii extimus</i>	southwestern willow flycatcher	Birds	Endangered	Endangered		Riparian woodlands in Southern California.		None. This species requires a large, dense riparian area with year round water flow. This species would not occur at Veeh Reservoir as there is not enough area of riparian habitat for this species to be present.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
<i>Emys marmorata</i>	western pond turtle	Reptiles	Proposed Threatened	None	BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, IUCN_VU-Vulnerable, USFS_S-Sensitive	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation.	Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	Medium. Veehs Reservoir in the study area is suitable habitat for this species. There is no habitat on the project site.
<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 Valley and east to foothills.	Short-grass prairie, "bald" hills, mountain meadows, open coastal plains, fallow grain fields, alkali flats.	None. The project site and study area lack habitat for the species.
<i>Eucyclogobius newberryi</i>	tidewater goby	Fish	Endangered	None	AFS_EN-Endangered, IUCN_NT-Near Threatened	Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River.	Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels.	None. The project site and study area lack habitat for the species.
<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. The project site and study area lack habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
<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. The project site and study area lack habitat for the species.
<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. The project site and study area lack habitat for the species. Lacks preferred nesting vegetation.
<i>Lasiurus frantzii</i>	western red bat	Mammals	None	None	CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern	Roosts primarily in trees, 2-40 ft above ground, from sea level up through mixed conifer forests.	Prefers habitat edges and mosaics with trees that are protected from above and open below with open areas for foraging.	None. The project site and study area lack habitat for the species. Lacks undisturbed trees for roosting.
<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.	Low. There is a Hardstem and California Bulrush Marsh habitat in a small region of the study area, but not the project site itself. However, this habitat is highly disturbed by surrounding developments and is not adjacent to any high-quality marsh habitat.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
<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. The project site and study area lack habitat for the species. Lacks undisturbed habitat for roosting.
<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. The project site and study area lack habitat for the species.
<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 scrub, palm oasis, desert wash, desert riparian, etc.	Rocky areas with high cliffs.	None. The project site and study area lack habitat for the species.
<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. The project site and study area lack habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
<i>Oncorhynchus mykiss irideus pop. 10</i>	steelhead - southern California DPS	Fish	Endangered	Candidate 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. The project site and study area lack habitat for the species.
<i>Onychomys torridus ramona</i>	southern grasshopper mouse	Mammals	None	None	CDFW_SSC-Species of Special Concern	Desert areas, especially scrub habitats with friable soils for digging. Prefers low to moderate shrub cover.	Feeds almost exclusively on arthropods, especially scorpions and orthopteran insects.	None. The project site and study area lack habitat for the species.
<i>Passerculus sandwichensis beldingi</i>	Belding's savannah sparrow	Birds	None	Endangered	USFWS_BCC-Birds of Conservation Concern	Inhabits coastal salt marshes, from Santa Barbara south through San Diego County.	Nests in Salicornia on and about margins of tidal flats.	None. The project site and study area lack habitat for the species.
<i>Perognathus longimembris pacificus</i>	Pacific pocket mouse	Mammals	Endangered	None	CDFW_SSC-Species of Special Concern	Inhabits the narrow coastal plains from the Mexican border north to El Segundo, Los Angeles County.	Seems to prefer soils of fine alluvial sands near the ocean, but much remains to be learned.	None. The project site and study area lack habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
<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. The project site and study area lack habitat for the species.
<i>Plestiodon skiltonianus interparietalis</i>	Coronado skink	Reptiles	None	None	BLM_S-Sensitive, CDFW_WL-Watch List	Grassland, chaparral, pinon-juniper and juniper sage woodland, pine-oak and pine forests in Coast Ranges of Southern California.	Prefers early successional stages or open areas. Found in rocky areas close to streams and on dry hillsides.	None. The project site and study area lack habitat for the species.
<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. The project site and study area lack habitat for the species.
<i>Rallus obsoletus levipes</i>	light-footed Ridgway's rail	Birds	Endangered	Endangered	CDFW_FP-Fully Protected	Found in salt marshes traversed by tidal sloughs, where cordgrass and pickleweed are the dominant vegetation.	Requires dense growth of either pickleweed or cordgrass for nesting or escape cover; feeds on molluscs and crustaceans.	None. The project site and study area lack habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
<i>Rhinichthys osculus ssp. 8</i>	Santa Ana speckled dace	Fish	None	None	AFS_TH- Threatened, CDFW_SSC- Species of Special Concern, USFS_S- Sensitive	Headwaters of the Santa Ana and San Gabriel rivers. May be extirpated from the Los Angeles River system.	Requires permanent flowing streams with summer water temps of 17-20 C. Usually inhabits shallow cobble and gravel riffles.	None. The project site and study area lack habitat for the species.
<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. The project site and study area lack habitat for the species.
<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.	Medium. There is a Hardstem and California Bulrush Marsh habitat and Eucalyptus Grove near water in the study area. However, this habitat is highly disturbed by surrounding developments and is not adjacent to any high-quality marsh habitat.
<i>Sorex ornatus salicornicus</i>	southern California saltmarsh shrew	Mammals	None	None	CDFW_SSC- Species of Special Concern	Coastal marshes in Los Angeles, Orange and Ventura counties.	Requires dense vegetation and woody debris for cover.	None. The project site and study area lack habitat for the species. Not a saltmarsh.

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. The project site and study area lack habitat for the species.
<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. The project site and study area lack habitat for the species.
<i>Streptocephalus woottoni</i>	Riverside fairy shrimp	Crustaceans	Endangered	None	IUCN_EN-Endangered	Endemic to Western Riverside, Orange, and San Diego counties in areas of tectonic swales/earth slump basins in grassland and coastal sage scrub.	Inhabit seasonally astatic pools filled by winter/spring rains. Hatch in warm water later in the season.	None. The project site and study area lack habitat for the species.
<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.	Low. There is a Hardstem and California Bulrush Marsh habitat adjacent to Veeh Reservoir and riverine habitats in the study area. However, this habitat is highly disturbed by surrounding developments and is not adjacent to any high-quality marsh habitat.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
<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. The project site and study area lack habitat for the species.
<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.	Low. There is Veeh Reservoir and connected riverine habitats in the study area, but not the project site itself. However, this habitat is highly disturbed by surrounding developments and is not adjacent to any high-quality marsh habitat.
<i>Tryonia imitator</i>	mimic tryonia (=California brackishwater snail)	Mollusks	None	None	IUCN_DD-Data Deficient	Inhabits coastal lagoons, estuaries and salt marshes, from Sonoma County south to San Diego County.	Found only in permanently submerged areas in a variety of sediment types; able to withstand a wide range of salinities.	None. The project site and study area lack habitat for the species.
<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.	Low. Suitable habitat occurs at Veeh Reservoir, but it is highly disturbed. The project site lacks habitat for this species.

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 (CNDDDB), RareFind 5 link [CNDDDB 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. 2023b. 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

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.

Various Locations, WEAP Trainings and Nesting Bird Surveys, City of Los Angeles Department of Recreation and Parks, California (2023). South Environmental was retained to provide Worker Environmental Awareness and Protection (WEAP) Trainings, field survey, monitoring, and reporting, for several City of Los Angeles RAP locations. South Environmental prepared a contractor education brochure in English and Spanish that provided information on protecting nesting birds and included pictures of sensitive plants and wildlife (particularly bats) occurring within the project areas. South Environmental also conducted environmental awareness training to Department inspectors, contractors, and subcontractors at the project site prior to the start of brush clearance activities. South Environmental also conducted as-needed nesting bird surveys, established buffer zones, and performed biological monitoring in response to the presence of active



nests. A brief letter report to RAP was prepared to document field observations, protective measures implemented, and the overall success of the measures.

Sepulveda Basin Prescribed Burn Project, City of Los Angeles Department of Recreation, Los Angeles, California (2022). South Environmental was retained to prepare a burrowing owl survey report for use by the City of Los Angeles RAP for the proposed prescribed burning of approximately 86.49 acres of undeveloped areas on the Sepulveda Basin Apollo XI/Valley Fliers Airfield and adjacent lands. Several active burrowing owl (*Athene cunicularia*) burrows were identified in October 2021 (survey area) during general surveys conducted to support the project in the early planning phase. This report was prepared according to Appendix C and Appendix D of the 2012 Staff Report on Burrowing Owl Mitigation. The report included a description of the project, biological setting, vegetation communities, survey methodology, and survey results that include burrowing owl behavior observations, and recommendations for project implementation that would avoid impacts to burrowing owls and active burrows.

Various Biology Reports within City of Los Angeles (2019-present). Mr. South has prepared and overseen the preparation of dozens of biological resources assessment reports within the City of Los Angeles. These reports are prepared within the range of the population of mountain lions that is the target of the listing status, in the Santa Monica Mountains, San Gabriel Mountains, Simi Hills, and Verdugo Hills. Numerous other projects have been completed that are not listed. Select Projects include:

- Baseline Road in LaVerne
- Altadena Hills Project
- 16 Beverly Park
- 64 Beverly Park
- 74 Beverly Park
- 79 Beverly Park
- Toyopa Drive
- Mapleton Drive
- Tigertail
- 680 Sarbonne
- 777 Sarbonne
- Stradella Road
- Tower Grove
- Bella Drive
- Chautauqua Boulevard
- Benedict Canyon
- Haslam Terrace
- Summitridge Drive
- Rial Lane
- Outpost Ave
- Pasquera
- Beverly Grove
- Multiple Granito Drive Projects
- Floral and Electra Drive Project
- Hillside
- Magnolia
- Swallow
- Sierra Mar
- Beverly Grove
- Stradella
- Chalon Road
- Moraga
- Brentridge
- Viewcrest
- Old Chimney Road
- Multiple Developments on Mulholland Highway
- Berkley Hall School Project
- Charmel Lane
- Paseo Miramar Roadway Project
- Posetano-Revello Project
- Palmera
- Shadow Mountain Drive
- Astral Project
- Nofral Road Projects
- San Onofre Drive
- Crescent Drive



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

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

South Environmental, Monitoring Biologist. Ramona Expressway (2023-present). 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-present). Dana is the lead monitor for a long-term project that includes the removal of sediment from catch basins where sensitive wetlands and wildlife such as coast range newt occurs. Dana is responsible for overseeing the monitoring effort, daily reports, and overall project compliance.

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



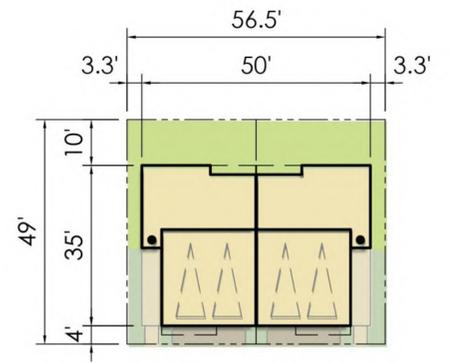
- 230 Carolwood Biologist's Statement of Biological Resources
- 2383 Mandeville Canyon Biologist's Statement of Biological Resources
- 4960 Calvin SB9 Statement of Habitat
- 8152 Ellenbogen SB9 Statement of Habitat
- 10826 Tuxford Statement of Habitat

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.

Appendix E: Site Plan



SITE DATA

DUETS	36 UNITS
TOTAL	36 UNITS

GARAGE PARKING	72 SPACES
GUEST PARKING	15 SPACES
TOTAL PARKING	87 SPACES
(2.42 SPACES PER UNIT)	

36 UNITS x 0.3 GUEST STALLS = 11 SPACES REQUIRED;
15 SPACES PROVIDED

10.22.24
0' 30' 60'
SCALE: 1" = 30'

CONCEPT SITE STUDY

LAGUNA HILLS (KHOSHBIN) | TOLL BROTHERS

LAGUNA HILLS, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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