

Survey Area 2 (SA2)

SA2 is the proposed offsite mitigation site. For the purpose of this biological assessment, the entire property is the survey area.

Location

The Weisberg offsite mitigation site is a vacant 5.135-acre property located west of Bulldog Motorway in the Santa Monica Mountains region of the unincorporated area of Los Angeles County, California, as shown on Figure 1 and Figure 6. The mitigation site ranges in elevation from approximately 1,666 feet (509 meters). to 1,864 ft. (568 meters) above mean sea level. It is located at S½ NW¼ NW¼ SE¼ S9 T1S R17W, Point Dume, California Quadrangle (USGS 7.5-minute Series Topographic Map), and at the approximate coordinates of 34.094237°N latitude and 118.770771°W longitude, measured at the center of the parcel. In the region, Lake Malibu to the north, Castro Peak is to the southwest, and the Pacific Ocean is to the south. This parcel is surrounded by California State Parks Department property.

Survey Area Boundaries

For the purpose of this biological assessment, the Weisberg mitigation parcel boundaries and nearest road access are considered the survey area boundaries. However, physical access to the parcel was not possible as there is no road or trail access to the parcel and the vegetation is impenetrable. Therefore, the site was surveyed using 10X binoculars, an aerial drone, and examining high-resolution aerial photography. Physical access was possible to the east via Bulldog Motorway.

Survey Area Environmental Setting

The parcel occurs primarily on moderate to steep slopes that overall slope eastward (with both north- and south-facing aspects), and has an unnamed ill-defined easterly-flowing drainage in the center. The parcel is almost entirely composed of chaparral, with a small area of Coastal Sage Scrub and Coast Live Oak Woodland vegetation alliances, with small areas of sandstone rock outcrops.

Surrounding Area Environmental Setting

Habitats existing adjacent to the project site primarily include Mixed Chaparral with small areas of Coastal Sage Scrub and Coast Live Oak vegetation alliances. The unnamed drainage contributes to Malibu Creek to the east. The parcel is surrounded by undeveloped State Park land. Urban development occurs approximately 1 mile north of the site.

Cover

The property primarily consists of native Chaparral vegetation alliances. Plant communities existing onsite include:

86.3% native Chaparral

8.4% native Coastal Sage Scrub

5.8% native Coast Live Oak Woodland

<1% natural bare ground/rock outcrop

0% cleared/graded

0% buildings, paved roads, and other impervious surfaces

0% other



Oblique photograph of proposed offsite mitigation site. Highest peak is beyond west edge of parcel boundary. There is no vehicle or foot access to this 5-acre parcel.

METHODOLOGY

Literature Survey

DMEC conducted a search of the California Department of Fish and Wildlife's (CDFW's) California Natural Diversity Database (CNDDDB) BIOS Viewer (CDFW 2015) for the Triunfo Pass, California Quadrangle (USGS 7.5-minute Series Topographic Map) (in which the Weisberg property exists), and all surrounding quads (Point Mugu, Camarillo, Newbury Park, Thousand Oaks, and Point Dume). DMEC conducted this database search to account for special-status species tracked by CDFW in the

area and with potential to occur at the project site. The CNDDDB Special Animals List (CDFW 2015b) was also referenced to determine if any wildlife species observed onsite are considered special-status species. The CNDDDB Special Vascular Plants, Bryophytes, and Lichens List (CDFW 2015c) was referenced to account for any other special status-plant species could potentially occur onsite.

DMEC also conducted a literature search of California Native Plant Society's *Inventory of Rare and Endangered Plants of California* (CNPS 2015). DMEC referenced the Locally Important Plant and Animal Lists (VCPD 2012a, 2012b), and the *Checklist of Ventura County Rare Plants* (Magney 2015) to account for other special-status plant species not tracked by CNDDDB with potential to occur in the vicinity of the proposed project site. DMEC also referenced biological resource assessments conducted at nearby properties on behalf of Marco Beltrami (DMEC 2005) and Michael Parris (DMEC 2014) for special-status, or locally rare species observed in the vicinity of the Weisberg project site. Projects reviewed under California Environmental Quality Act (CEQA) should consider impacts to Locally Important Species as significant. Generally, impacts to an entire population of one or more of the species listed herein would be considered significant. Taxonomic experts were contacted to assist with identification of difficult taxa or groups (Knudsen personal communication, Rebman personal communication). Queries about studies comparing wildlife use of Coastal Sage Scrub and chaparral habitats were sent to local experts (Dr. Travis Longcore, USC/Urban Wildlands Institute; Richard Handley, The Chaparral Institute).

DMEC searched in-house files on occurrences of plants and wildlife:

- David Magney's manuscript of the *Flora of Ventura County* (Magney 2015) for detailed information regarding the distribution and status of vascular plants known to occur in Ventura County;
- DMEC's atlas of terrestrial gastropods (DMEC 2009a) for distribution and occurrences of terrestrial snails and slugs potentially occurring onsite; and
- David Magney's preliminary list of bryophytes known to occur in Ventura County (Magney 2016).

Field Survey Methods

One field survey of the project site was conducted on 19 August 2015 by David Magney and Joe Broberg. A second survey was conducted by David Torfeh on 30 August 2015. A third, supplemental survey was conducted on 30 March 2016 by David Magney, to detect and identify spring-flowering plants and springtime wildlife.

The surveys were conducted onsite to identify the native and naturalized flora and fauna onsite, including special-status plant and wildlife species and sensitive habitats. The parcel was walked over to account for as many observable plant and wildlife species as feasible onsite, without conducting intensive sampling, such as trapping or other observation techniques. Global Positioning System (GPS) units were carried to track footpaths and to mark waypoints of findings of interest.

DMEC concentrated survey efforts in and around the areas that have the potential be directly affected by any proposed development activities. Figure 5, *Surveyed Areas of the Project Site*, illustrates the areas walked and surveyed by DMEC biologists during the August 2015 and March 2016 surveys, which included some areas surrounding the project parcel. Figure 6, *Surveyed Areas of the*