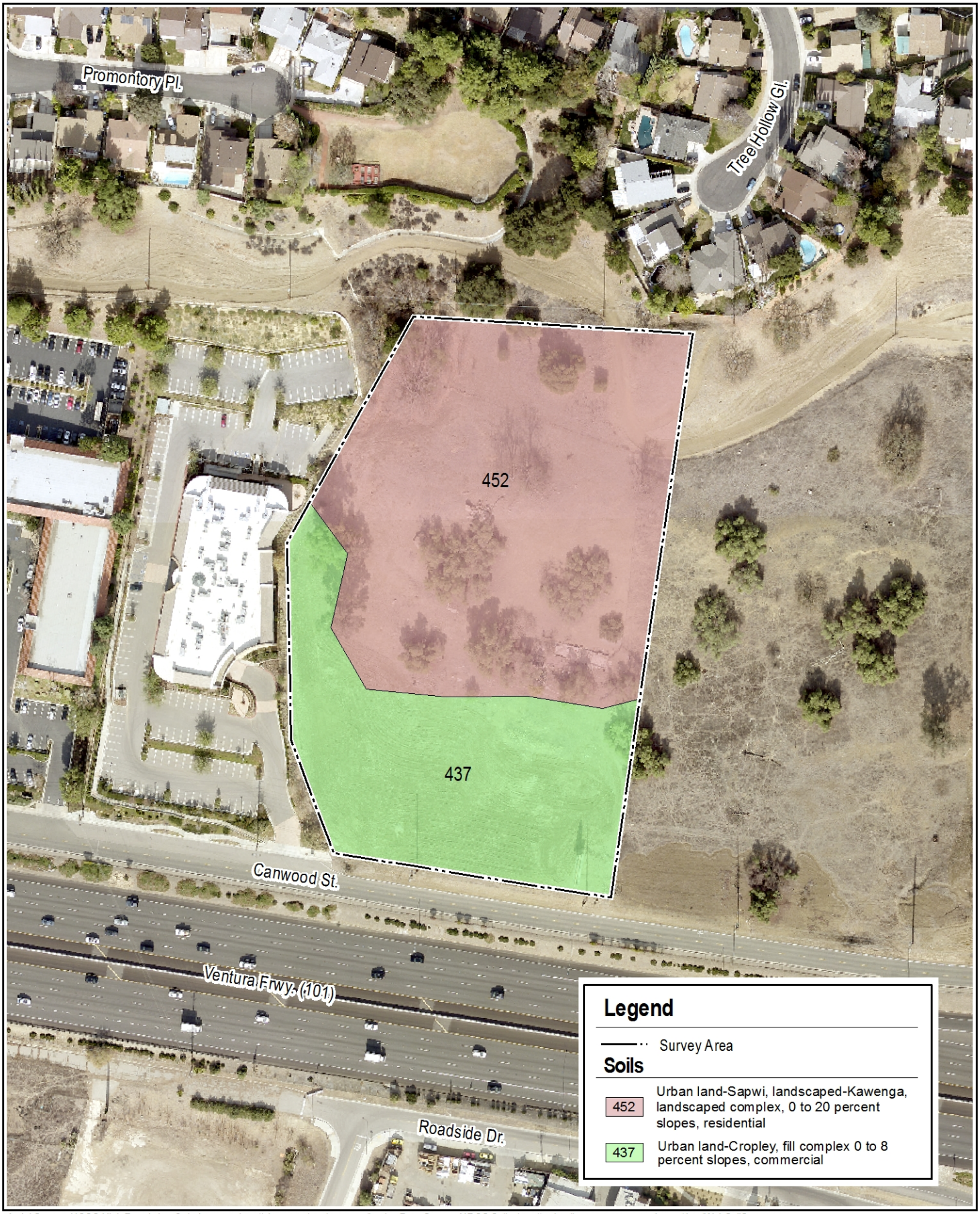


Aerial Source: USGS High Resolution Orthoimagery: http://viewer.nationalmap.gov/basic. Data Source: NRCS Soils: http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx.

NRCS Soils

0 70 140 Feet

FIGURE 7

3.0 DELINEATION RESULTS

3.1 Local Watershed

The survey area is located in the Medea Creek watershed (HUC 180701040102) within the larger Santa Monica Bay watershed (HUC 18070104). The un-named drainage conveys waters from upland residential areas and traverses through the property from north to south, en route to a culvert under US-101 to Medea Creek, and the Pacific Ocean.

3.2 Local Soil Types

The survey area is characterized by two (2) soil type that primarily consist of loams and sandy/silt loams (Figure 5). A brief description of the soil type is given below:

- URBAN LAND-CROPLEY, FILL COMPLEX 0 TO 8 PERCENT SLOPES, COMMERCIAL (437) - The Cropley series consists of very deep, moderately well and well drained soils that formed in alluvium from mixed rock sources. Cropley soils are on alluvial fans, floodplains and in small basins. Slopes range from 0 to 15 percent. This soil association does not meet hydric criteria.
- URBAN LAND-SAPWI, LANDSCAPED-KAWENGA, LANDSCAPED COMPLEX, 0 TO 20 PERCENT SLOPES, RESIDENTIAL (452) - The Kawenga and Sapwi series consists of moderately deep to bedrock, well drained soils that formed in residuum and colluvium derived from sandstone. Sapwi soils are on hills and mountains. Slopes are 15 to 75 percent. This soil association does not meet hydric criteria.

3.3 Vegetation Communities

Habitats for plants and animals consist primarily of riparian woodland in the northern portion supplanted by annual and herbaceous cover in the remaining areas where it has been mechanically disced, or planted with landscape ornamentals and trees along the western property boundary.

The vegetative cover in the riparian area is virtually complete. This vegetation community is classified as valley oak woodland, which occurs valley bottoms seasonally saturated soils that may intermittently flooded, lower slopes, summit valleys. The drainage enters near the northwestern corner of the site where a terrace drain feeds surface water directly to the head of the drainage. Historically, the drainage may have continued further north, upstream, into the hills that are now developed as a residential subdivision and a system of terrace drains. The status of the flow regime of the original stream is unknown. Wetlands were identified within the riparian woodland in 2005 and were presumed to be fed by water associated with irrigation from private residences north of the project site that had percolated into the ground and either created, or augmented sub-surface water flows, emanating as a spring at the base of the fill slope. There, it flowed onto the surface under the riparian tree canopy, and saturates. Currently, there is no surface or subsurface flow of water within the riparian canopy and no wetlands were identified. The prolonged drought and related irrigation restrictions likely reduced the available water sources. Nevertheless, potential contributions from an unknown spring plus current irrigation practices continue to support a well-developed riparian community. Still, the lack of obligate wetland species and the emergence of coast live oak, European olive (*Olea europaea*), and Peruvian peppertree (*Schinus molle*) compared to species observed in 2005 suggest a transition to drier conditions.

The drainage continues south, downstream from the oak-willow woodland and contains a large patch of Baltic rush (*Juncus balticus*) (FACW), bristly ox-tongue (*Helminthotheca echioides*) (FAC) and an emergent valley oak. This vegetation community is classified as Baltic rush marsh, which occurs in wet and mesic meadows; along stream banks, rivers, lakes, ponds, fens, and sloughs; and freshwater, brackish, and alkaline marshes were soils are poorly drained, often with a thick, organic layer.

The remaining portion of the drainage continues south (downstream) from the Baltic rush marsh community and transitions into a native and non-native annual grasses and forbs vegetation community. Dominant species observed were various annual, non-native herbaceous plants such as bristly-ox tongue, Italian thistle (*Carduus pycnocephalus*), slender wild oats (*Avena barbata*) and Mediterranean mustard (*Hirschfeldia incana*). Few hydrophytic plants were observed, but not in numbers sufficient to meet the hydrophytic dominance criterion for wetland determination.

Two (2) small wetted areas were observed within the study area just north of the culvert and adjacent to a culvert outfall from the adjacent Center Court Medical Plaza. These areas supported hydrophytic species including southern cattail (*Typha domingensis*) (OBL) and a non-native dock (*Rumex* sp.) (OBL). The presence of these species appears to be directly attributable to irrigation and landscape practices from the adjacent development.

Table 1, Dominant Plant Species Including Wetland Indicator Status at All Plot Locations, lists the plant species that were determined to be dominant at the test plots, and gives their Wetland Indicator Status (Lichvar 2016).

Table 1
Dominant Plant Species Including Wetland Indicator Status at All Plot Locations

Scientific Name	Common Name	Indicator Status*
Avena barbata	slender oat	none
Helminthotheca echioides	bristly-ox tongue	FAC
Juncus balticus	Baltic rush	FACW
Malvella leprosa	alkali mallow	FACU
Quercus agrifolia	coast live oak	none
Quercus lobata	valley oak	FACU
Salix lasiolepis	arroyo willow	FACW
Typha domingensis	southern cattail	OBL
Vitis vinifera	wine grape	none

Codes:
OBL = Obligate Wetland – Occur almost always (estimated probability>99%) under natural conditions in wetlands.
FACW = Facultative Wetland – Usually occur in wetlands (estimated probability 67%-99%), but occasionally found in non-wetlands.
FAC = Facultative – Equally likely to occur in wetlands or non-wetlands (estimated probability 34%-66%).
FACU = Facultative Upland – Usually occur in non-wetlands (estimated probability 67%-99%), but occasionally found in wetlands (estimated probability 1%-33%).
UPL = Obligate Upland – Occur in wetlands in another region, but occur almost always (estimated probability>99%) under natural conditions in non-wetlands in the region specified. If a species does not occur in wetlands in any region, it is not on the National List.
* None = Plant species not listed are considered UPL for wetland delineation purposes (Lichvar 2016).

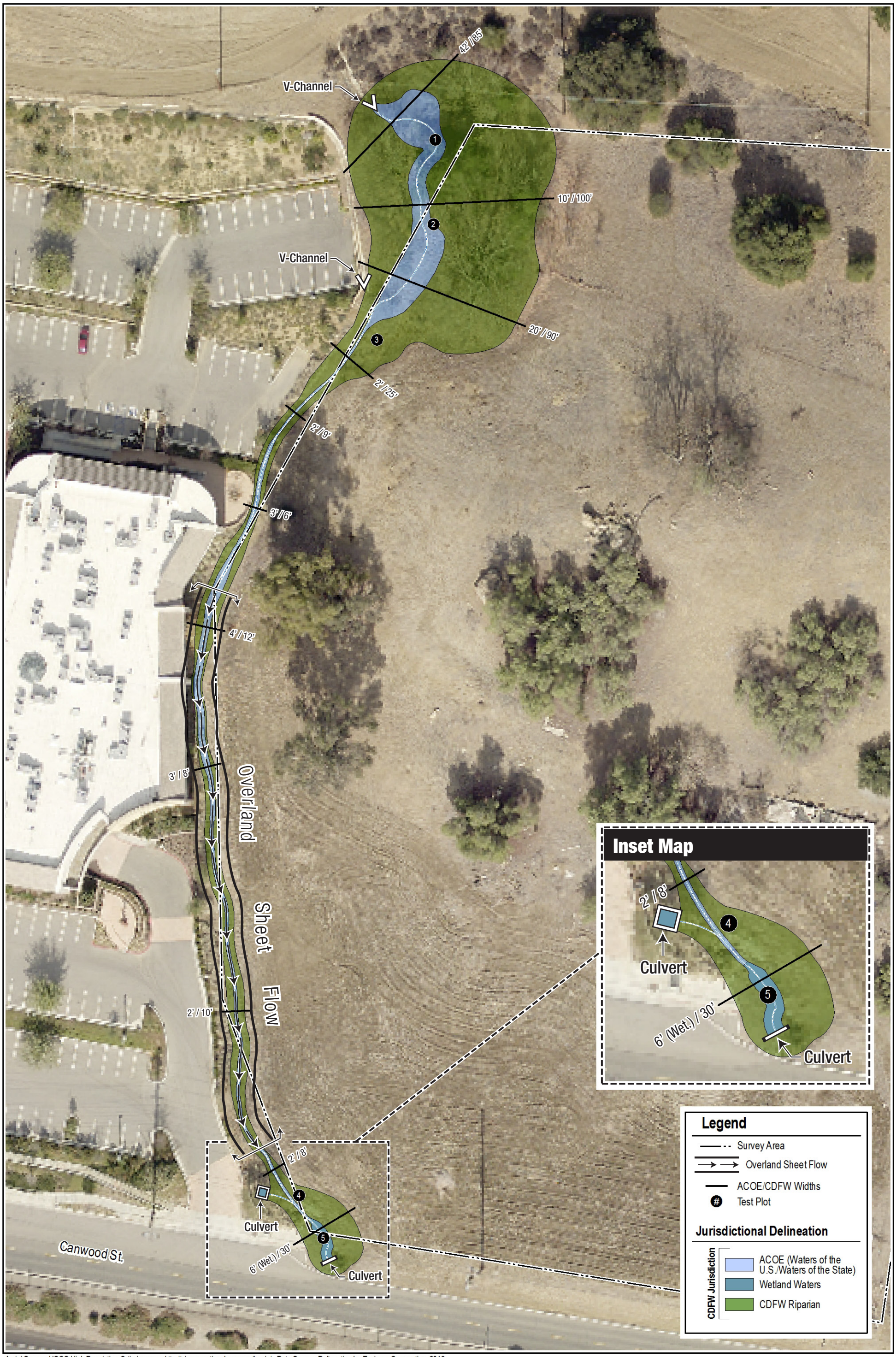
3.4 Wildlife

Wildlife species observed during the survey of the site by Envicom in 2016 were species common or relatively common to the region. In general, species observed constitute a sample of the non-special-status wildlife species that can be expected to utilize habitats at the site for cover, foraging, and reproduction. Several species (e.g., reptiles, birds, small mammals) undoubtedly reproduce at the site, and a wide range of larger or mobile species can be expected to utilize the site's resources routinely, such as foraging raptors, and medium to large-sized mammals, such as for example striped skunk, coyote, and mule deer. Bird species observed consisted primarily of year-round and summer residents, and potential migrants. Several bird species likely nest at the site in any given year.

3.5 Jurisdictional Waters/Habitat

The ephemeral drainage would be regulated as a federal and state jurisdictional feature (**Table 2, Potential Jurisdictional Feature in Survey Area** and **Figure 8**). The drainage (DR1) appears to be hydrologically connected to the Pacific Ocean, which is navigable water. Therefore, the drainage is subject to both federal and state jurisdiction. Thus, all features observed were recorded per both ACOE and CDFW guidance. Within the survey area, data for five (5) soil test points were collected using ACOE methodology described above to delineate wetlands. One (1) area within the drainage met all three (3) ACOE wetland parameters (hydrophytic vegetation, hydric soils, and hydrology) to be classified as a wetland. Based on the results of the test plots, the remainder of the drainage does not meet wetland criteria and is classified as non-wetland waters, a significant departure from the previous 2005 report.

The drainage is incised in the northern portion of the site and conveys water from upland areas to the south and off-site via a culvert under Canwood Street. Here, the drainage has a discernible bed and OHWM indicators. Upland environs were determined based on the limits of upland indicators including breaks in the bank, drainage pattern, woody debris, and the development of soil. Riparian habitat associated with drainage includes the contiguous tree canopy, which is dependent on the perennial spring and irrigation flow. As the drainage trends to the south, including areas of mechanical discing, the channel flattens out and water is conveyed across the site through a loosely defined channel along the western margins of the property, bounded by fill from the adjacent site and landscape plantings. A box culvert from the adjacent development that drains into the project site had standing water and a well-established hydrophytic plant community. This water source drains into the main channel and provides a supplemental source that supports a wetland depression area just north of the culvert under Canwood Street.



Aerial Source: USGS High Resolution Orthoimagery: http://viewer.nationalmap.gov/basic/. Data Source: Delineation by Envicom Corporation, 2016.

envicom

Jurisdictional Delineation Map

0 25 50 Feet

FIGURE 8

Table 2
Potential Jurisdictional Feature in Survey Areas

Feature	Location (GPS Coordinates)*		Size**		
	Latitude	Longitude	ACOE Non-Wetland Waters/RWQCB (Acres/Linear Feet)	ACOE Wetland Waters/RWQCB (Acres/Linear Feet)	CDFW Riparian (Acres/Linear Feet)
DR1	34.148747	-118.766185	0.09/713	0.004/27	0.41/760

* North American Datum 1983, California State Plane Zone V. GPS coordinates are given for the upstream point of the feature as accessed during field survey.

** Linear feet calculations are based on the centerline of the feature within the extent of the surveyed areas. CDFW Riparian habitat based on aerial and field assessment. ACOE/RWQCB value based on field assessment. Values are approximate due to rounding.

4.0 IMPACTS AND MITIGATION

4.1 Impacts

Based on the information provided in the project's Application, we understand the project includes the construction of a senior living facility. A site plan prepared by Huitt-Zollars dated August 8, 2017 is provided as Appendix 1.

As described above, Envicom conducted a jurisdictional delineation within the survey area. One (1) feature was identified within the survey area and delineated in accordance with the ACOE Wetlands Delineation Manual and the Regional Supplement. The project limits of disturbance are based on the limits of disturbance overlaid on potential jurisdictional areas as illustrated in **Figure 9**, **Jurisdictional Delineation Impacts Map**. Temporary impacts associated with the construction process include a five-foot buffer from the edge of the planned retaining walls and hydraulic energy dissipators on the western edge of the development. The jurisdictional acreage within the drainage that would be impacted by the project is provided in **Table 3**.

Table 3
Impacts to ACOE and CDFW Jurisdictional Areas

	Wetland ACOE Waters of U.S. (Acres / Linear Feet)		Non-wetland ACOE Waters of U.S. (Acres / Linear Feet)		CDFW (Acres / Linear Feet)	
	Temporary	**Permanent**	**Temporary**	**Permanent**	**Temporary**	**Permanent**
DR1	0.002/87	0.001/44	0.002/87	0.004/174	0.013/566	0.034/1,481

The proposed project's impacts to potential jurisdictional areas would be subject to the review and approval of the Trustee Resource Agencies. Impacts to jurisdictional areas would be considered a significant impact. Implementation of Mitigation Measure (MM) BIO-1 would reduce potentially significant impacts to a less-than-significant level.

Source: Huitt-Zollars, Aug. 8, 2017.

envicom

Jurisdictional Delineation Impacts Map

0 25 50 Feet

FIGURE 9

4.2 Recommended Mitigation Measures

The following mitigation measures are recommended to reduce potentially significant impacts to a less than significant level:

BIO -1(a) Agency Consultation: The applicant shall (prior to issuance of grading permits) consult with CDFW, ACOE, and the RWQCB and obtain applicable permits for the proposed impacts to jurisdictional waters. A Clean Water Act Section 404 permit would be required from the ACOE for the discharge of fill to any of the ACOE-jurisdictional wetlands or non- wetland waters of the U.S. onsite. Additionally, a Section 401 water quality certification would be required from the RWQCB. These permits typically require mitigation to reduce impacts to water quality and quantity, vegetation, and wildlife. The project applicant shall demonstrate to the City of Agoura Hills that the requirements of agencies with jurisdiction over waters and riparian habitat onsite can be met prior to obtaining grading permits. This will include, but not be limited to, consultation with those agencies, securing the appropriate permits, waivers or agreements, and arrangements with a local or regional mitigation bank including in lieu fees, as needed.

Although the ACOE and CDFW will require specific mitigation as part of their permitting processes, the following measures provide minimum mitigation requirements for impacts to the important water resources habitats under the City's jurisdiction.

BIO-1 (b) Replacement Ratio. Federal and State protected waters and riparian habitat shall be replaced at a minimum ratio of 2:1 of habitat, at the same or greater quality, for every 1.0-acre removed. Replacement shall be at an Agoura Hills Planning and Community Development Department approved location or by providing adequate funding for the replacement of suitable equivalent habitat to an organization currently conducting restoration of habitat. The organization and its activities are to be approved by an Agoura Hills Planning and Community Development Department approved biologist prior to issuance of grading permits.

BIO-1 (c) Habitat Mitigation and Monitoring Program. In the event that onsite mitigation is to be done instead of the use of in-lieu fees or offsite mitigation, the project applicant shall submit a Habitat Mitigation and Monitoring Program (HMMP) for review and approval by an Agoura Hills Planning and Community Development Department staff and, as necessary, a City approved biologist or qualified landscape specialist. The project shall implement the requirements of the final approved Habitat Mitigation and Monitoring Program, which shall mitigate for impacts to CDFW jurisdictional habitat and ACOE "non-wetland" Waters of the United States at a 2:1 ratio for permanent impacts and a 1:1 ratio for temporary impacts, or as otherwise approved by the Trustee Agencies.

The Habitat Mitigation and Monitoring Program shall mitigate for impacts to jurisdictional areas via an acceptable mitigation approach that involves one or a combination of the on-site or off-site restoration or enhancement of degraded in-kind habitats, preservation of in-kind habitats, or by a contribution to an in-lieu fee program approved by the City, ACOE, RWQCB, and the CDFW.

The final Habitat Mitigation and Monitoring Program shall be developed by a qualified biologist, restoration ecologist or resource specialist and submitted to and approved by the

City, ACOE, RWQCB, and CDFW, in compliance with Clean Water Act Sections 401 and 404 and California Fish and Game Code 1602 and supporting regulations, prior to issuance of a grading permit for the project. The Program shall be based on the ACOE Final Mitigation Guidelines and Monitoring Requirements (April 19, 2004) and the ACOE Los Angeles District's Recommended Outline for Draft and Final Compensatory Mitigation and Monitoring Plans. In broad terms, this Program shall at a minimum include:

- Description of the project/impact and mitigation sites;
- Specific objectives;
- Success criteria;
- Plant palette;
- Implementation plan;
- Maintenance activities;
- Monitoring plan; and
- Contingency measures.

Success criteria shall at a minimum be evaluated based on appropriate survival rates and percent cover of planted native species, as well as eradication and control of invasive species within the restoration area.

The target species and native plant palette, as well as the specific methods for evaluating whether the project has been successful at meeting the above-mentioned success criteria shall be determined by the qualified biologist, restoration ecologist, or resource specialist and included in the mitigation program.

The mitigation project shall be implemented over a five-year period and shall incorporate an iterative process of annual monitoring and evaluation of progress and allow for adjustments to the program, as necessary, to achieve desired outcomes and meet success criteria. Annual reports discussing the implementation, monitoring, and management of the mitigation project shall be submitted to the City, ACOE, RWQCB, and the CDFW. Five years after project start, a final report shall be submitted to the City, ACOE, RWQCB, and CDFW, which shall at a minimum discuss the implementation, monitoring and management of the mitigation project over the five-year period, and indicate whether the mitigation project has been successful based on established success criteria. The annual reports and the final report shall include as-built plans submitted as an appendix to the report. Restoration will be considered successful after the success criteria have been met for a period of at least 2 years without any maintenance or remediation activities other than invasive species control. The project shall be extended if success criteria have not been met at the end of the five-year period to the satisfaction of the City, ACOE, RWQCB, and the CDFW.

5.0 CONCLUSION

Based on the delineation, a total of approximately 0.094 acres (740 linear feet) are considered potential jurisdictional WOUS by the ACOE and WOS by the RWQCB and 0.41 acres (760 linear feet) are potential CDFW jurisdiction. Activities that affect the delineated features within the survey area would potentially be subject to requirements under Section 404 and 401 of the CWA and California Fish and Game Code section 1600 *et seq*.

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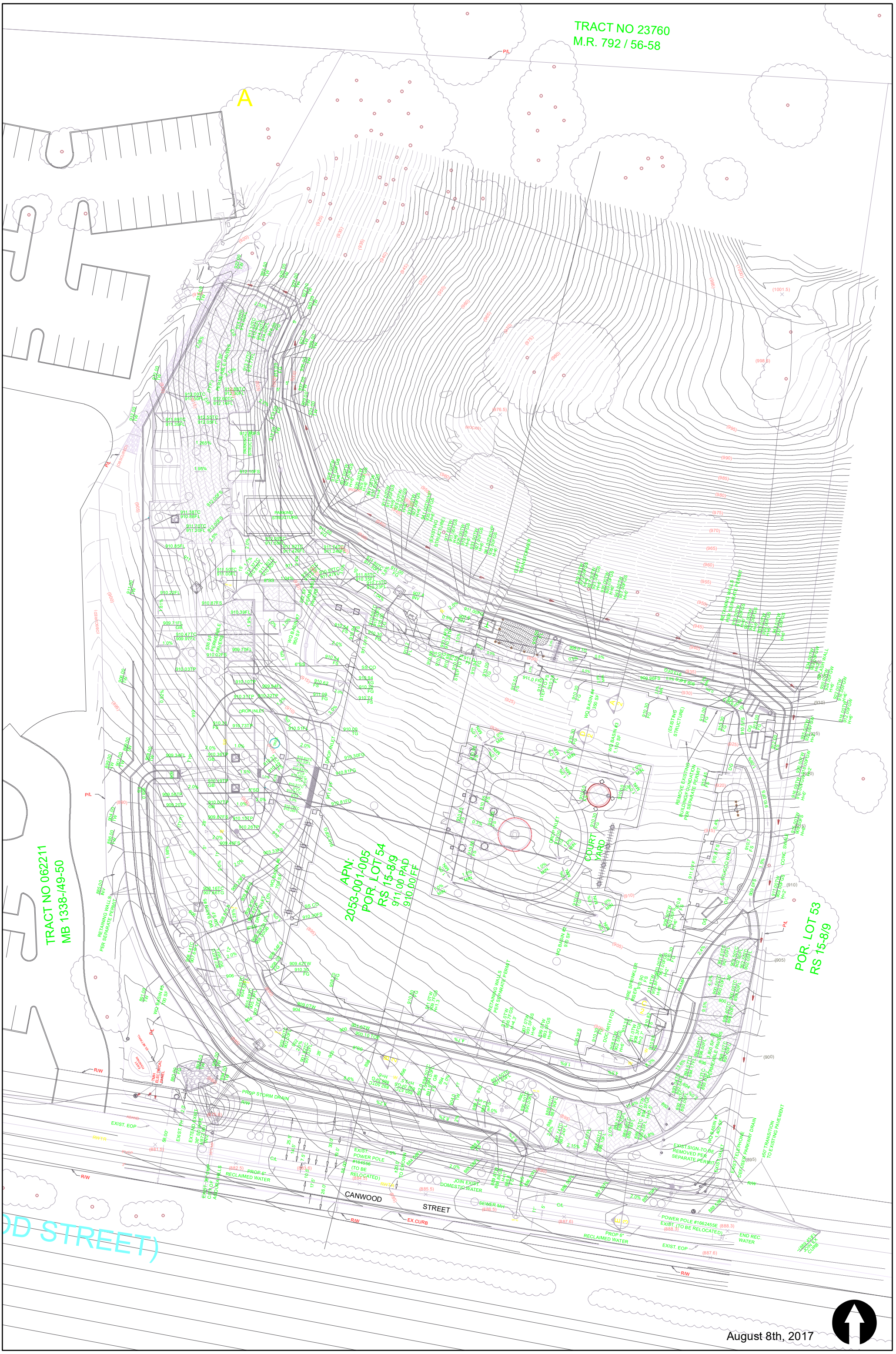
APPENDIX 1

Site Plan, Huitt-Zollars, August 8, 2017



Oakmont of Agoura Final Plan

1 inch = 50 feet

0 45 90 180 Feet

APPENDIX 2

Wetland Determination Data Forms

FP-2 TP1

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Oakmont Senior / Conwood City/County: Agoura Hills Sampling Date: 10/31/12
Applicant/Owner: Oakmont Senior Living State: CA Sampling Point: FP2 TP1
Investigator(s): T. Banks Section, Township, Range: Los Virgenes Civil Land Grant
Landform (hillslope, terrace, etc.): depression Local relief (concave, convex, none): concave Slope (%): 1-2
Subregion (LRR): LRRC Lat: 34.14805092 Long: -118.7660653 Datum: NAD83
Soil Map Unit Name: Urban land-Sapwi, landscaped-Xamenga, landscaped complex, 0-20% res. NWI classification: N/A
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No ✓ (If no, explain in Remarks.)
Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes ____ No ✓
Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No ✓	Is the Sampled Area within a Wetland? Yes ____ No ✓
Hydric Soil Present?	Yes ____	No ✓	
Wetland Hydrology Present?	Yes ____	No ✓	

Remarks:
TP2 located in depression area south of TP1, under riparian canopy. Previous delineation (2005) found wetland at this location (with standing water and gleyed soils). Severe drought conditions. No longer a wetland.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 20')	Absolute % Cover	Dominant Species?	Indicator Status
1. Quercus agrifolia	60	Y	NL
2. Quercus lobata	20	Y	FACU
3. Salix lasiolepis	20	Y	FACW
4.			
	100	= Total Cover	
Sapling/Shrub Stratum (Plot size: 10')			
1. Quercus agrifolia	20	Y	NL
2.			
3.			
4.			
5.			
	20	= Total Cover	
Herb Stratum (Plot size: 5')			
1. —			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	____	= Total Cover	
Woody Vine Stratum (Plot size: 5')			
1. Vitis vinifera	5	Y	NL
2.			
	5	= Total Cover	

% Bare Ground in Herb Stratum 0 % Cover of Biotic Crust ____

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
Total Number of Dominant Species Across All Strata: 5 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: (1/5) 20% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species ____	x 1 =	____
FACW species 20	x 2 =	40
FAC species ____	x 3 =	____
FACU species 20	x 4 =	80
UPL species 85	x 5 =	425
Column Totals: 125 (A)		545 (B)

Prevalence Index = B/A = 4.36

Hydrophytic Vegetation Indicators:
___ Dominance Test is >50%
___ Prevalence Index is ≤3.0[1]
___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
✓ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No ✓

Remarks:
ground covered 100% with leaf litter. The area is under extreme drought conditions. Previous delineation indicated larger percentage of FACW species occurring. Multiple photos taken. No hydric soils or hydrology

SOIL

Sampling Point: TP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2-0	VEGETATION	DETRITUS	10YR 3/2					Great litter
0-6	10YR 3/2	95	5YR 3/4	5	C	PL	clay loam	roots
6-18	10YR 3/2	100				M	clay loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (LRR C)
- ___ 1 cm Muck (A9) (LRR D)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (LRR C)
- ___ 2 cm Muck (A10) (LRR B)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ____ No ✓

Remarks:

Evidence of previous saturation but no thought redox in pore linings but no other indicators observed. Previously, saturated w/ gleyed matrix. Does soil does not meet the minimum req's for stratified layers.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (Nonriverine)
- ___ Sediment Deposits (B2) (Nonriverine)
- ___ Drift Deposits (B3) (Nonriverine)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (Riverine)
- ___ Sediment Deposits (B2) (Riverine)
- ___ Drift Deposits (B3) (Riverine)
- ✓ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ____ No ✓ Depth (inches): _____

Water Table Present? Yes ____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ____ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes ____ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Low depressional area that collects water but appears not to retain water as previously observed. Concentration in pore lining to thin on not on living roots.

TP2

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: OAKMONT SENIOR / CANYWOOD City/County: ANGELES ITELS Sampling Date: 10/31/16

Applicant/Owner: OAKMONT SENIOR LIVING State: CA Sampling Point: TP2

Investigator(s): T. BARNS Section, Township, Range: LAS VIRGENES CIVIL LAND GRANT

Landform (hillslope, terrace, etc.): hillslope w/ drainage Local relief (concave, convex, none): Concave Slope (%): 3

Subregion (LRR): LRR C Lat: 34.14871908 Long: -118.7660674 Datum: NAD 83

Soil Map Unit Name: Urban land-Saperi, landscaped-Kawenga, landscaped complex, 0-20% nes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ____ (If no, explain in Remarks.)

Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____

Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No ✓	Is the Sampled Area within a Wetland? Yes ____ No ✓
Hydric Soil Present?	Yes ____	No ✓	
Wetland Hydrology Present?	Yes ____	No ✓	

Remarks:
Downstream from TP1 – under riparian canopy. Severe drought conditions

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 20')	Absolute % Cover	Dominant Species?	Indicator Status
1. Quercus lobata	40	Y	FACW
2. Quercus agrifolia	30	Y	NL
3. Fraxinus latifolia	10	N	FACW
4. Schinus molle	5	N	NL
	85	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15')			
1. Quercus lobata	20	Y	FACW
2. Olea europea	2	N	NL
3.			
4.			
5.			
	22	= Total Cover	

Herb Stratum (Plot size: 10')			
1. N/A -			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
		= Total Cover	

Woody Vine Stratum (Plot size: ____)			
1.			
2.			
		= Total Cover	

% Bare Ground in Herb Stratum 0 % Cover of Biotic Crust ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species ____	x 1 = ____	
FACW species 10	x 2 = 20	
FAC species ____	x 3 = ____	
FACU species 60	x 4 = 240	
UPL species 37	x 5 = 185	
Column Totals: 107 (A)	445 (B)	

Prevalence Index = B/A = 4.15

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No ✓

Remarks:
Ground 100% covered w/ leaf litter

TP2

SOIL

Sampling Point: TP2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
2-0	leaf litter							leaf litter
0-3	10YR 3/2	95	5YR 3/4	5	C	M/PL	clay loam	roots
3-12	10YR 3/2	100						

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (LRR C)
- ___ 1 cm Muck (A9) (LRR D)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (LRR C)
- ___ 2 cm Muck (A10) (LRR B)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No ✓

Remarks:

No additional indicators of hydric soils. Oxidation in pore lining, but not on living roots.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (Nonriverine)
- ___ Sediment Deposits (B2) (Nonriverine)
- ___ Drift Deposits (B3) (Nonriverine)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (Riverine)
- ___ Sediment Deposits (B2) (Riverine)
- ___ Drift Deposits (B3) (Riverine)
- ✓ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No ✓ Depth (inches): _____

Water Table Present? Yes ___ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes ___ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Clearly w/in a drainage feature. Oxidation on living roots not obvious. Concentrations mainly w/in matrix. Due to Oxidation does not meet criteria for C3 indicator.

TP3

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: OAKMONT SENIOR/CANYWOOD City/County: AGOURA HILLS Sampling Date: 10/31/16

Applicant/Owner: OAKMONT SENIOR LIVING State: CA Sampling Point: TP3

Investigator(s): T. BARNS Section, Township, Range: Las Virgenes Civil Land GRANT

Landform (hillslope, terrace, etc.): depression/hillslope/toe of slope Local relief (concave, convex, none): Concave Slope (%): 2

Subregion (LRR): LRR C Lat: 34.14853744 Long: -118.7661711 Datum: NAD83

Soil Map Unit Name: Urban land-Sapwi, landscaped-Kawenga, landscaped complex, 0-20% res NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ____ (If no, explain in Remarks.)

Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes ____ No ✓

Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No ____	Is the Sampled Area within a Wetland? Yes ____ No ✓
Hydric Soil Present?	Yes ____	No ✓	
Wetland Hydrology Present?	Yes ____	No ✓	

Remarks:
TP3 is located at confluence of concrete V-ditch and primary drainage. Location is at toe of slope (east) and terminus of oak woodland (south) adjacent to developed area (west). ~~that~~ & severe drought conditions

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 15')	Absolute % Cover	Dominant Species?	Indicator Status
1. Salix lasiolepis	10	Y	FACW
2. Quercus lobata	10	Y	FACU
3.			
4.			
	20 = Total Cover		
Sapling/Shrub Stratum (Plot size: 10')			
1. Quercus lobata	2	Y	FACU
2.			
3.			
4.			
5.			
	2 = Total Cover		
Herb Stratum (Plot size: 5')			
1. Juncus balticus	100	Y	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	____ = Total Cover		

% Bare Ground in Herb Stratum 0 % Cover of Biotic Crust ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species 40th	x 1 =	40 78
FACW species 110	x 2 =	220
FAC species ____	x 3 =	____
FACU species 12	x 4 =	48
UPL species ____	x 5 =	____
Column Totals: 122 (A)		268 (B)

Prevalence Index = B/A = 2.19

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No ____

Remarks:
Dessicated Juncus with emergent Quercus lobata. Area appears to be transitioning from wetter area to drier uplands.

SOIL

Sampling Point: TP3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 2/1	95	7.5YR 4/6	5	C	PL	clay loam	roots
6-18	10YR 2/1	100					clay loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (LRR C)
- ___ 1 cm Muck (A9) (LRR D)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (LRR C)
- ___ 2 cm Muck (A10) (LRR B)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks:

Soil does not meet criteria for stratified layers; nearly uniform w/ exception of concentrations in the pore linings.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (Nonriverine)
- ___ Sediment Deposits (B2) (Nonriverine)
- ___ Drift Deposits (B3) (Nonriverine)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- (TBA) ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (Riverine)
- ___ Sediment Deposits (B2) (Riverine)
- ___ Drift Deposits (B3) (Riverine)
- ✓ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____

Water Table Present? Yes _____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes TP ✓ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Oxidation in pore linings but not evident on living roots. Indicator C3 not met. No concentric layers or transfer of iron. Area previously met hydrology based on wetter regime.

TP4

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: OAKMONT SENIOR / CANYWOOD City/County: AGOURA HILLS Sampling Date: 10/21/16

Applicant/Owner: OAKMONT SENIOR LIVING State: CA Sampling Point: TP4

Investigator(s): T. BARNS Section, Township, Range: Las Virgenes Civil Land Grant

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 3

Subregion (LRR): LRR C Lat: 34.14721075 Long: -118.7663044 Datum: NAD83

Soil Map Unit Name: Urban land-Cropley, fill complex 0-8% slopes, commercial NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation Y, Soil Y, or Hydrology Y significantly disturbed? Are "Normal Circumstances" present? Yes _____ No ✓

Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No ✓	Is the Sampled Area within a Wetland? Yes _____ No ✓
Hydric Soil Present?	Yes _____	No ✓	
Wetland Hydrology Present?	Yes _____	No ✓	

Remarks:

Pit located north of culvert under Canywood in area dominated by Helminthotheca echioides but adjacent to wet area. Area adjacent to filled portion of the site.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 15')	Absolute % Cover	Dominant Species?	Indicator Status
1. N/A			
2.			
3.			
4.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: 10')			
1. N/A			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Herb Stratum (Plot size: 5')			
1. Helminthotheca echioides	40	Y	FAC
2. Malvella leprosa	20	Y	FACU
3. Bromus diandrus	15	N	NL
4. Avena barbata	20	Y	NL
5. Helianthus annuus	1	N	FACU
6. Rumex crispus	1	N	FAC
7.			
8.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	_____ = Total Cover		

% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species 40	x 3 =	120
FACU species 20	x 4 =	80
UPL species 35	x 5 =	175
Column Totals: 95 (A)		375 (B)

Prevalence Index = B/A = 3.9

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No ✓

Remarks:

TP4

SOIL

Sampling Point: TP4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10 YR 3/3	95	10 YR 5/6	2.5	C	M	clay loam	
			10 YR 5/2	2.5	D	M		

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (LRR C)
- ___ 1 cm Muck (A9) (LRR D)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (LRR C)
- ___ 2 cm Muck (A10) (LRR B)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks:

Concretions and depletions likely weathering parent material. No oxidation in pores.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (Nonriverine)
- ___ Sediment Deposits (B2) (Nonriverine)
- ___ Drift Deposits (B3) (Nonriverine)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (Riverine)
- ___ Sediment Deposits (B2) (Riverine)
- ___ Drift Deposits (B3) (Riverine)
- ✓ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____

Water Table Present? Yes _____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Poorly defined drainage due to tilling.

TP 5

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: OAKMONT SENIOR / CANWOOD City/County: AGOURA HILLS Sampling Date: 10/31/16

Applicant/Owner: OAKMONT SENIOR LIVING State: CA Sampling Point: TP5

Investigator(s): T. BARNS Section, Township, Range: Las Virgenes Civil Land Grant

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): Concave Slope (%): 5

Subregion (LRR): LRR C Lat: 34.14714482 Long: -118.7662587 Datum: NAD 83

Soil Map Unit Name: Urbanland-Cropley, fill complex, 0-8% slopes, commercial NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation Y, Soil Y, or Hydrology Y significantly disturbed? Are "Normal Circumstances" present? Yes _____ No ✓

Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No _____	Is the Sampled Area within a Wetland? Yes ✓ No _____
Hydric Soil Present?	Yes ✓	No _____	
Wetland Hydrology Present?	Yes _____	No _____	

Remarks:
Pit located in saturated area south of culvert from adjacent development (w/ water) and ~5' north of culvert under Canwood Street. Culvert supplements H2O source. Area covered w/ riprap and debris.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. N/A			
2.			
3.			
4.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1. N/A			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
Herb Stratum (Plot size: 10')			
1. Helminthotheca echioides	40	Y	NL
2. Typha latifolia dominguensis	25	Y	OBL
3. Helianthus annuus	5	N	FACU
4. Salsola tragus	5	N	FACU
5. Juncus balticus	25	Y	FACW
6. Malvella leprosa	5	N	FACU
7. Bromus diandrus	2.5	N	NL
8. Avena barbata	2.5	N	NL
	110 = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	_____ = Total Cover		

% Bare Ground in Herb Stratum 0 % Cover of Biotic Crust 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: .66 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

✓ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No _____

Remarks:
Vegetation likely attributed to irrigation / landscaping from adjacent development that has found depressional area.

SOIL

Sampling Point: TP 5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 3/3	95	10 YR 5/6	5	C	M	clay loam	roots
6-18	10 YR 3/3	95	10 YR 5/6	2.5	C	M		
			10 Y 5/2	2.5	D	M		

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ✓ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✓ No ~~✓~~ (2)

Remarks:

Earthworms + larval bodies. Given drought conditions, Anaerobic conditions no longer present and the soils at this location appear disturbed from adjacent construction

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ✓ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ✓ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No ✓ Depth (inches): _____

Water Table Present? Yes ___ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ✓ No ___ Depth (inches): 2"

Wetland Hydrology Present? Yes ✓ No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Previously determined as wetland - drought conditions now

Remarks:

Saturation likely from recent rain event. Potentially not hydrology in high-summer. Only water source appears to be from adjacent culvert w/ standing water (development). #Glistening evident but not readily apparent. Investigator was not able to squeeze water from soil.

Biological Resources Assessment Report

APPENDIX D2

Biological Resources Assessment Report
Oakmont of Agoura Hills
City of Agoura Hills, Los Angeles County, California

Prepared for:
Oakmont Senior Living
8779 Soothing Court
Corona, CA 92883

Contact: Wayne Sant

Prepared by:
FirstCarbon Solutions
11755 Wilshire Blvd., Suite 1660
Los Angeles, CA 90025
888.826.5814

Contact: Jason Brandman, Project Director

Date: June 10, 2016

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Table of Contents

List of Tables

List of Exhibits

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ACRONYMS AND ABBREVIATIONS

BGEPA	Bald and Golden Eagle Protection Act
CDFG	California Department of Fish and Game
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CWA	Clean Water Act
EO	Executive Order
EPA	United States Environmental Protection Agency
FESA	Federal Endangered Species Act
FGC	Fish and Game Code
MBTA	Migratory Bird Treaty Act
RWQCB	Regional Water Quality Control Board
USACE	United States Army Corps of Engineers
USC	United States Code
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey

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SECTION 1: INTRODUCTION AND BACKGROUND

Oakmont of Agoura Hills submitted an application to the City of Agoura Hills to develop an assisted living and memory care community at 29353 Canwood Street in Agoura Hills.

The State of California Department of Social Services will license the two-story structure as a Residential Care Facility for the Elderly. To facilitate the environmentally sustainable and regulatory-compliant construction of the project, FCS proposes to prepare technical studies analyzing the potential impacts of the proposed assisted-living facility on air quality, noise, and biological resources on-site.

This survey and report addresses potential impacts to biological resources by the proposed development of the site. Potential impacts to special-status plant or wildlife species known from the general area are specifically discussed.

1.1 - Project Location

The project site consists of 5.7 acres located within the city limits of Agoura Hills, California. The project site is bordered by an existing single-family residential development to the north, by commercial office land use to the west, and by a vacant, undeveloped parcel to the east. U.S. Highway 101 is immediately south of Canwood Street with commercial and light industrial uses located beyond. The project site is located in an unincorporated section of the City of Agoura Hills U.S. Geological Survey (USGS) Thousand Oaks 7.5-minute Quadrangle.

The site is bounded as follows:

- North—single-family residential development
- West—commercial office land use
- South—Canwood Street and U.S. Highway 101
- East—undeveloped parcel

1.2 - Project Description

Oakmont of Agoura Hills submitted an application to the City of Agoura Hills to develop an assisted living and memory care community (project) on a 5.7-acre site at the southwest corner of Haven Avenue and Church Street (Exhibit 1, Exhibit 2, and Exhibit 3). The State of California Department of Social Services will license the two-story structure as a Residential Care Facility for the Elderly.

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Source: Census 2000 Data, The CaSIL, FCS GIS 2013.

FirstCarbon SOLUTIONS

5 2.5 0 5 Miles

Exhibit 1
Regional Location Map

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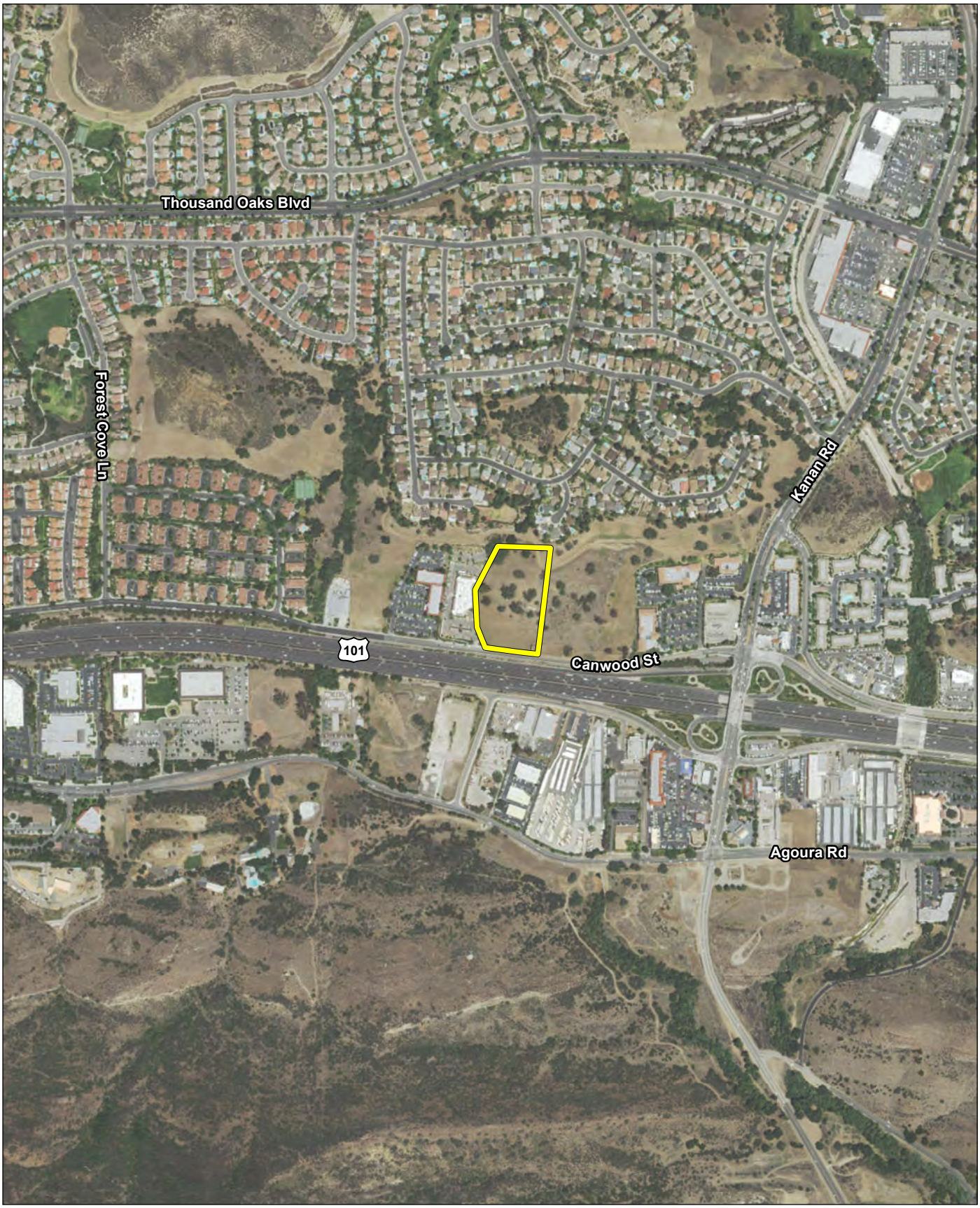

Source: ESRI Imagery, 2014

FirstCarbon SOLUTIONS

850 425 0 850
Feet

Exhibit 2
Local Vicinity Map
Aerial Base

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