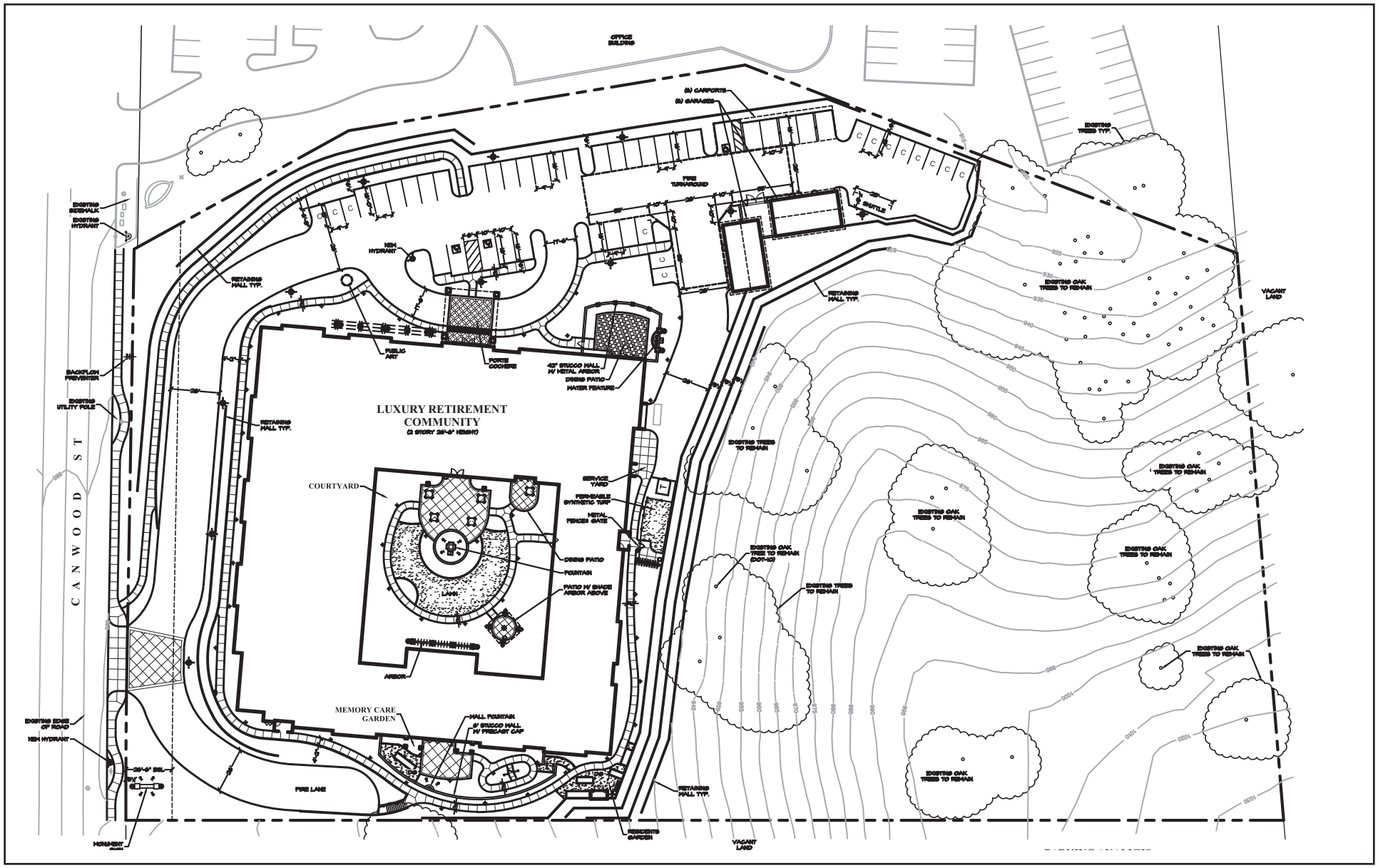

Source: Landesign Group, 2016

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Exhibit 3
Site Plan

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SECTION 2: METHODS

2.1 - Literature Search

Special-status species are commonly characterized as species that are at potential risk or actual risk to their persistence in a given area or across their native habitat (locally, regionally, or nationally) and are identified by a state and/or federal resource agency as such. These agencies include governmental agencies such as California Department of Fish and Wildlife (CDFW) and United States Fish and Wildlife Service (USFWS) or private organizations such as the California Native Plant Society (CNPS). The degree to which a species is at risk of extinction is the limiting factor on a species status designation. Risk factors to a species' or population's persistence include habitat loss, increased mortality factors (take, electrocution, roadway hazards, etc.), invasive species, and environmental toxins.

In the context of environmental review, special-status species are defined by the following codes:

- Species that are listed, proposed, or candidates for listing under the Federal Endangered Species Act (FESA) (50 CFR 17.11—listed; 61 FR 7591);
- Species that are listed or proposed for listing under the California Endangered Species Act (CESA) (Fish and Game Code [FCG] 1992 Section 2050, et seq.; 14 California Code of Regulations [CCR] Section 670.1, et seq.);
- Species that are designated as Species of Special Concern by CDFW;
- Species that are designated as Fully Protected by CDFW (FCG Section 3511, Section 4700, Section 5050, Section 5515); and
- Species that meet the definition of rare or endangered under California Environmental Quality Act (CEQA) (14 CCR Section 15380).

Special-status species also include:

- Species designated as sensitive by city, county, or other regional planning documents; and
- Species given a status of 1A, 1B, or 2 by CNPS.

The designated sensitive species listed by CNPS have no direct legal protection, but require an analysis of the significance of potential impacts under CEQA guidelines.

Special-status plant and wildlife species were determined from a nine-USGS quadrangle search of the California Natural Diversity Database (CNDDB; CDFW 2016) and CNPS electronic inventory (CNPS 2016). The results of the database searches are included in Appendix A. Each special-status species identified within 1 mile of the project site during the database search has been addressed individually in Table 1 and

Table 2. Some additional species identified during the nine-USGS quadrangle search are included in Table 1 and

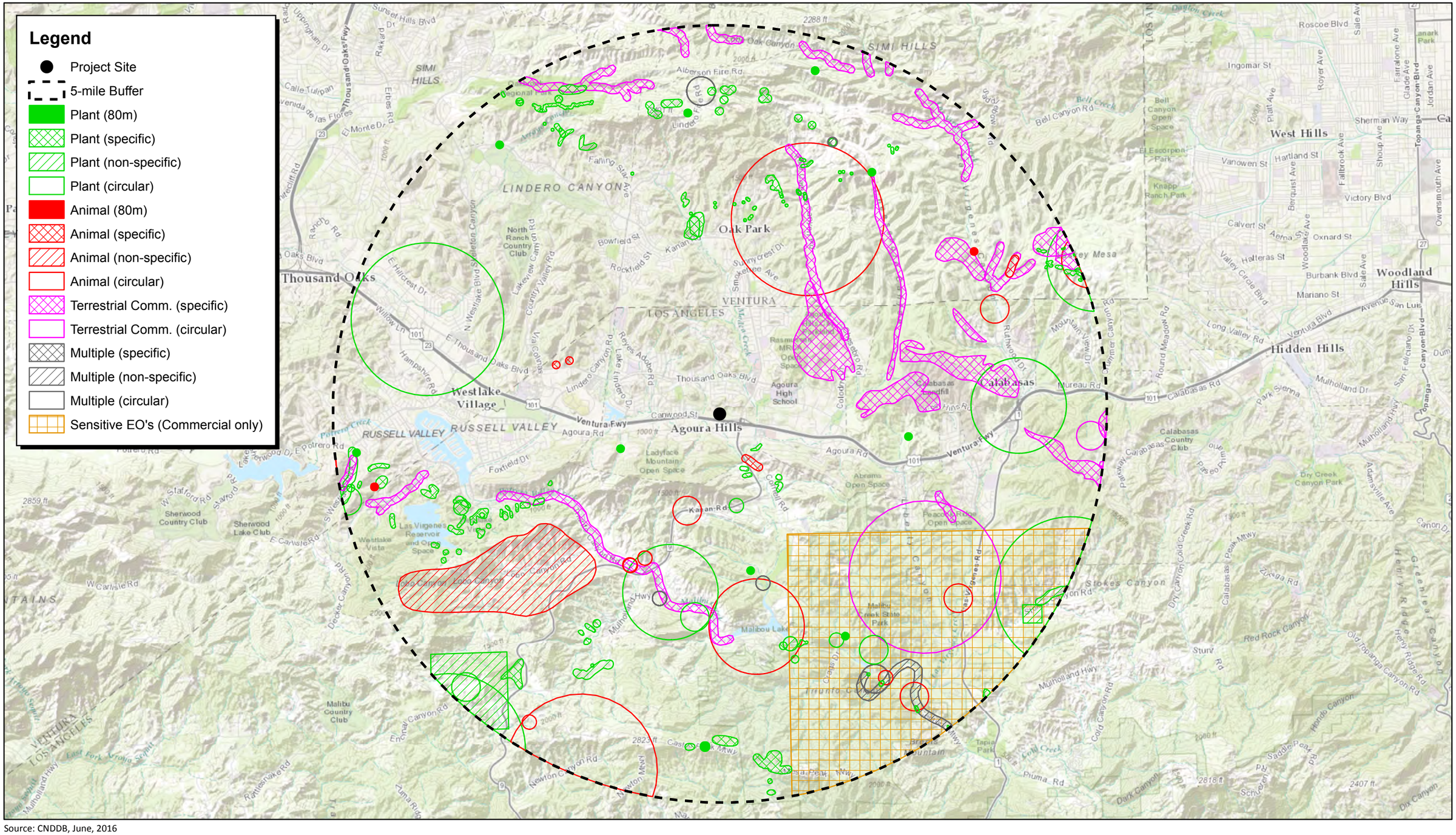
Table 2. The potential for each special-status species to occur within the project site was assessed by known occurrences of the species from the nine-USGS quadrangle search, suitability of habitat within the project site, and professional expertise.

When the USFWS lists a species as threatened or endangered under FESA, areas of habitat considered essential to its conservation and survival may be designated as critical habitat. These areas may require special consideration and/or protection because of their ecological importance. Potential critical habitat designations within the general vicinity of the project site were checked using the USFWS Critical Habitat Portal (USFWS 2016).

2.2 - Field Survey

The site was surveyed on March 7, 2016 by Adam Schroeder and Brian Zitt of ECORP Consulting, Inc. Meandering transects were walked throughout the project site (Exhibit 3) to document vegetation, physiographic features, vertebrate, and invertebrate species. Photographs were taken throughout the site and of representative features.

Starting weather conditions at 1100 included a temperature of 56 degrees Fahrenheit (°F), winds 8 to 12 miles per hour from the east, and 30 percent cloud coverage. Ending weather conditions at 1245 included a temperature of 58°F, winds 8 to 12 miles per hour from the east, and 30 percent cloud coverage.



Source: CNDDB, June, 2016

FirstCarbon SOLUTIONS

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Exhibit 4
CNDDB Occurrence of Special-status Species

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Table 1: Special-status Plant Species Potentially Occurring within the Project Site

Scientific Name Common Name	Status			Habitat Description[4]	Potential to Occur and Rationale	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
Dudleya cymosa ssp. agourensis Agoura Hills dudleya	FT	—	1B.2	Dicot perennial herb native to California. Found in chaparral and cismontane woodland at elevations from 660 to 1640 feet above mean sea level. Bloom period is from May to June.	**Unlikely to Occur:** No suitable habitat is present within the project site. There is one recorded occurrence within 1 mile of the project site.	No
Orcuttia californica California Orcutt grass	FE	SE	1B.1	Monocot annual grass native to California. Found in valley grassland, freshwater wetlands, and wetland-riparian vernal pools at elevations from 50 to 2,170 feet above mean sea level. Bloom period is from April to August.	**Unlikely to Occur**: No suitable habitat is present within the project site. No recorded occurrences are within 1 mile of the project site.	No
Pentachaeta lyonii Lyon's pentachaeta	FE	SE	1B.1	Dicot annual herb native to California. Found in chaparral, valley and foothill grassland, and coastal scrub at elevations from 100 to 2,070 feet above mean sea level. Bloom period is from March to August.	**Unlikely to Occur**: No suitable habitat is present due to lack of volcanic soils on-site. There is one recorded occurrence within 1 mile of the project site.	No
Navarretia ojaiensis Ojai navarretia	—	—	1B.1	Dicot annual herb that is native to California. Found in Chaparral, coastal scrub, valley and foothill grassland.	**Unlikely to Occur:** No suitable habitat is present within the project site. No recorded occurrences are within 1 mile of the project site.	No
Calochortus clavatus var. *gracilis* Slender mariposa-lily	—	—	1B.2	Monocot perennial herb (bulb) that is native to California and is endemic (limited) to California. Found in Chaparral, coastal scrub, valley and foothill grassland.	**Unlikely to Occur:** No suitable habitat is present within the project site. No recorded occurrences are within 1 mile of the project site.	No

Table 1: Special-status Plant Species Potentially Occurring within the Project Site

Scientific Name Common Name	Status			Habitat Description[4]	Potential to Occur and Rationale	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
Code Designations						
[1]Federal Status: 2015 USFWS Listing		**[2]State Status: 2015 CDFW Listing**		**[3]CNPS: 2015 CNPS Listing**		
FE = Listed as endangered under the Endangered Species Act **FT** = Listed as threatened under the Endangered Species Act **FC** = Candidate for listing (threatened or endangered) under Endangered Species Act **FD** = Delisted in accordance with the Endangered Species Act — = Not federally listed		**SE** = Listed as endangered under the California Endangered Species Act **ST** = Listed as threatened under the California Endangered Species Act **SSC** = Species of Special Concern as identified by CDFW **CFP** = Listed as fully protected under FGC **CR** = Species identified as rare by CDFW — = Not state listed		**1A** = Plants species that presumed extinct in California. **1B** = Plant species that are rare, threatened, or endangered in California and elsewhere. **List 2** = Plant species that are rare, threatened, or endangered in California, but more common elsewhere. **Blooming period:** Months in parentheses are uncommon.		
[4]Habitat description: Habitat description adapted from CNDDB (CDFW 2015) and CNPS online inventory (CNPS 2015)						

Table 2: Special-status Wildlife Species Potentially Occurring within the Project Site

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale	Included in Impact Analysis
	USFWS[1]	CDFW[2]			
Reptiles					
Anniella pulchra pulchra Silvery legless lizard	—	SSC	Found in sandy or loose loamy soils under sparse vegetation. Soil moisture is essential. Prefers soils with high moisture content.	**Unlikely to Occur:** No suitable habitat is present within the project site. No recorded occurrences are within 1 mile of the project site.	No

Table 2 (cont.): Special-status Wildlife Species Potentially Occurring within the Project Site

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale	Included in Impact Analysis
	USFWS[1]	CDFW[2]			
Emys marmorata Western pond turtle	—	—	Prefers ponds, marshes, streams, and irrigation ditches usually with aquatic vegetation.	**Unlikely to Occur:** No suitable habitat is present within the project site. There is one recorded occurrence within 1 mile of the project site.	No
Phrynosoma blainvillii Coast horned lizard	—	SSC	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Requires open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	**Unlikely to Occur:** No suitable habitat is present within the project site. No recorded occurrences are within 1 mile of the project site.	No
Birds					
Aquila chrysaetos Golden eagle	FP	—	Prefers rolling foothills and mountain areas with cliff-walled canyons for nesting habitat.	**Unlikely to Occur:** No suitable habitat is present within the project site. No recorded occurrences are within 1 mile of the project site.	No
Athene cunicularia Burrowing owl	MBTA	SSC	Found in open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. A subterranean nester, dependent upon burrowing mammals, most notably the California ground squirrel.	**Unlikely to Occur:** No suitable habitat is present within the project site. No recorded occurrences are within 1 mile of the project site.	No

Table 2 (cont.): Special-status Wildlife Species Potentially Occurring within the Project Site

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale	Included in Impact Analysis
	USFWS[1]	CDFW[2]			
Empidonax traillii extimus Southwestern willow flycatcher	FE	SE	Prefers riparian and wetland thickets consisting of willow trees and other riparian veg from sea level to 8,500 feet above mean sea level. Migrating willow flycatchers will use a variety of riparian habitats including those dominated by non-native vegetation.	**Unlikely to Occur:** No suitable habitat is present within the project site. No recorded occurrences are within 1 mile of the project site.	No
Polioptila californica californica California gnatcatcher	FT	SSC	An obligate, permanent resident of coastal sage scrub below 2500 ft. in southern California. Requires low, coastal sage scrub in arid washes, on mesas, and slopes. Not all areas classified as coastal sage scrub are occupied.	**Unlikely to Occur:** No suitable habitat is present within the project site. No recorded occurrences are within 1 mile of the project site.	No
Riparia riparia Bank swallow	—	ST	Prefers vertical banks/cliffs with fine textured soils near streams, rivers, lakes, and ocean.	**Unlikely to Occur:** No suitable habitat is present within the project site. No recorded occurrences are within 1 mile of the project site.	No
Vireo bellii pusillus Least Bell's vireo	FE	SE	Prefers low riparian in the vicinity of water or in dry river bottoms below 2,000 ft above mean sea level.	**Unlikely to Occur:** No suitable habitat is present within the project site. No recorded occurrences are within 1 mile of the project site.	No

Table 2 (cont.): Special-status Wildlife Species Potentially Occurring within the Project Site

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale	Included in Impact Analysis
	USFWS[1]	CDFW[2]			
Mammals					
Antrozous pallidus Pallid bat	—	SSC	Prefers deserts, grasslands, shrublands, woodlands, and forests with rocky areas for roosting.	**Unlikely to Occur:** Although rock outcrops are present within the project site. No recorded occurrences are within 1 mile of the project site and these areas are not of sufficient habitat to support this species	No
Neotoma lepida intermedia San Diego desert woodrat	—	SSC	Prefers moderate to dense canopies in native coastal scrub communities with rocky outcrops and rocky cliffs and slopes.	**Unlikely to Occur:** No suitable habitat is present within the project site. No recorded occurrences are within 1 mile of the project site.	No

Code Designations

[1]Federal Status: 2016 USFWS Listing	[2]State Status: 2016 CDFW Listing
ESU = Evolutionary Significant Unit is a distinctive population. FE = Listed as endangered under the FESA. FT = Listed as threatened under the FESA. FC = Candidate for listing (threatened or endangered) under FESA. FD = Delisted in accordance with the FESA. FPD = Federally Proposed to be Delisted. MBTA= Protected by the Migratory Bird Treaty Act — = Not federally listed	SE = Listed as endangered under the CESA. ST = Listed as threatened under the CESA. SSC = Species of Special Concern as identified by the CDFW. CFP = Listed as fully protected under FGC. CR = Rare in California. FGC= Protected by FGC 3503.5 — = Not state listed

[3]Habitat description: Habitat description adapted from CNDDB (CDFW 2015a).

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SECTION 3: REGULATORY CONSIDERATIONS

This section provides an overview of the laws and regulations that influence biological resources. Many of these regulations will not apply to the project if sensitive biological resources are avoided.

As of January 1, 2013, the agency formerly known as the California Department of Fish and Game (CDFG) changed its name to the California Department of Fish and Wildlife (CDFW). Some publications written prior to the change refer to the CDFG; therefore, this document refers to CDFG and the CDFW, as appropriate, referring to the same state agency.

3.1 - Federal Endangered Species Act

The USFWS has jurisdiction over species listed as threatened or endangered under the FESA. Section 9 of FESA protects listed species from "take," which is broadly defined as actions taken to "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct." FESA protects threatened and endangered plants and animals and their critical habitat. Candidate species are those proposed for listing; these species are usually treated by resource agencies as if they were actually listed during the environmental review process. Procedures for addressing impacts to federally listed species follow two principal pathways, both of which require consultation with the USFWS, which administers the FESA for all terrestrial species. The first pathway, Section 10(a) incidental take permit, applies to situations where a non-federal government entity must resolve potential adverse impacts to species protected under the FESA. The second pathway, Section 7 consultation, applies to projects directly undertaken by a federal agency or private projects requiring a federal permit or approval.

3.2 - Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) implements international treaties between the U.S. and other nations devised to protect migratory birds, their parts, eggs, and nests from activities such as hunting, pursuing, capturing, killing, selling, and shipping, unless expressly authorized in the regulations or by permit. The State of California has incorporated the protection of birds of prey in Sections 3800, 3513, and 3503.5 of the Fish and Game Code (FGC).

All raptors and their nests are protected from take or disturbance under the MBTA (16 United States Code [USC], Section 703, et seq.) and California statute (FGC Section 3503.5). The golden eagle (*Aquila chrysaetos*) and bald eagle (*Haliaeetus leucocephalus*) are also afforded additional protection under the Eagle Protection Act, amended in 1973 (16 USC, Section 669, et seq.).

3.3 - Bald and Golden Eagle Protection Act

With few exceptions, this act (16 USC 668–668d) prohibits take of bald eagles and golden eagles. Unlike the MBTA, which defines "take" to mean only direct killing or taking of birds or their body parts, eggs, and nests, the Bald and Golden Eagle Protection Act (BGEPA) defines take in a manner similar to FESA as including "pursuing, shooting, shooting at, poisoning, wounding, killing, capturing,

trapping, collecting, molesting, and disturbing," with "disturb" further defined (50 CFR 22.3) as ''to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, (1) injury to an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior.'' Therefore, the requirements for guarding against impacts to eagles generally are far more stringent than those required by the MBTA alone.

3.4 - Executive Order 13112—Invasive Species

Executive Order (EO) 13112 directs all federal agencies to refrain from authorizing, funding, or carrying out actions or projects that may spread invasive species. The order further directs federal agencies to prevent the introduction of invasive species, control and monitor existing invasive species populations, restore native species to invaded ecosystems, research and develop prevention and control methods for invasive species, and promote public education on invasive species. As part of the proposed action, the USFWS and United States Army Corps of Engineers (USACE) would issue permits, and therefore would be responsible for ensuring that the proposed action complies with EO 13112 and does not contribute to the spread of invasive species.

3.5 - Clean Water Act Section 404

The USACE and the United States Environmental Protection Agency (EPA) regulate the discharge of dredged or fill material into waters of the U.S., including wetlands, under Section 404 of the Clean Water Act (CWA). Waters of the U.S. include wetlands, lakes, and rivers, streams, and their tributaries. Wetlands that fall under the jurisdiction of the USACE (referred to as jurisdictional wetlands) are defined as areas "inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Areas not considered jurisdictional waters include, for example, non-tidal drainage and irrigation ditches excavated on dry land; artificially irrigated or created bodies such as small ponds, lakes or swimming pools; and water-filled depressions (33 CFR 328.3; 40 CFR 230.3).

Project proponents must obtain a permit from USACE for all discharges of fill material into waters of the U.S., including jurisdictional wetlands, before proceeding with a proposed action. If wetlands are jurisdictional and could be filled as part of the project, USACE may issue either an individual permit or a general permit. Individual permits are prepared on a project-specific basis for projects that are expected to have adverse effects on the aquatic environment. General permits are pre-authorized permits issued to cover similar activities that are expected to cause only minimal individual and cumulative adverse environmental effects.

A Section 404 permit may not be required if the project avoids the discharge of any fill material into waters of the U.S., including wetlands. If the project cannot be designed to avoid the discharge of fill or excavating in waters of the U.S., including wetlands, a Section 404 permit must be obtained.

3.6 - Clean Water Act Section 401

The CWA requires any applicant for a federal license or permit to conduct any activity that may result in a discharge of a pollutant into waters of the U.S. to obtain a certification that the discharge will comply with the applicable effluent limitations and water quality standards. The appropriate Regional Water Quality Control Board (RWQCB) regulates Section 401 requirements.

3.7 - California Fish and Game Code

Under the CESA, the CDFW has the responsibility for maintaining a list of endangered and threatened species (FGC Section 2070). Sections 2050 through 2098 of the FGC outline the protection provided to California's rare, endangered, and threatened species. Section 2080 of the FGC prohibits the taking of plants and animals listed under the CESA. Section 2081 established an incidental take permit program for state-listed species. CDFW maintains a list of "candidate species," which it formally notices as being under review for addition to the list of endangered or threatened species.

In addition, the Native Plant Protection Act of 1977 (FGC Section 1900, et seq.) prohibits the taking, possessing, or sale within the State of any plants with a state designation of rare, threatened, or endangered (as defined by CDFW). An exception to this prohibition in the Native Plant Protection Act allows landowners, under specified circumstances, to take listed plant species, provided that the owners first notify CDFW and give that state agency at least 10 days to come and retrieve (and presumably replant) the plants before they are plowed under or otherwise destroyed. (FGC Section 1913 exempts from "take" prohibition "the removal of endangered or rare native plants from a canal, lateral ditch, building site, or road, or other right of way.") Project impacts to these species are not considered significant unless the species are known to have a high potential to occur within the area of disturbance associated with construction of the proposed project.

CDFW also maintains lists of "Species of Special Concern" that serve as species "watch lists." The CDFW has identified many Species of Special Concern. Species with this status have limited distribution or the extent of their habitats has been reduced substantially, such that their populations may be threatened. Thus, their populations are monitored, and they may receive special attention during environmental review. While they do not have statutory protection, they may be considered rare under CEQA and thereby warrant specific protection measures.

Sensitive species that would qualify for listing but are not currently listed are afforded protection under CEQA. CEQA Guidelines Section 15065 (Mandatory Findings of Significance) requires that a substantial reduction in numbers of a rare or endangered species be considered a significant effect. CEQA Guidelines Section 15380 (Rare or Endangered Species) provides for assessment of unlisted species as rare or endangered under CEQA if the species can be shown to meet the criteria for listing. Unlisted plant species on the CNPS's Lists 1A, 1B, and 2 would typically be considered under CEQA.

Sections 3500 to 5500 of the FGC outline protection for fully protected species of mammals, birds, reptiles, amphibians, and fish. Species that are fully protected by these sections may not be taken or

possessed at any time. The CDFW cannot issue permits or licenses that authorize the take of any fully protected species, except under certain circumstances such as scientific research and live capture and relocation of such species pursuant to a permit for the protection of livestock.

Under Section 3503.5 of the FGC, it is unlawful to take, possess, or destroy any birds in the orders of *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. To comply with the requirements of CESA, an agency reviewing a proposed project within its jurisdiction must determine whether any state-listed endangered or threatened species may be present in the project study area and determine whether the proposed project will have a potentially significant impact on such species. In addition, CDFW encourages informal consultation on any proposed project that may impact a candidate species.

Project-related impacts to species on the CESA endangered or threatened list would be considered significant. State-listed species are fully protected under the mandates of the CESA. "Take" of protected species incidental to otherwise lawful management activities may be authorized under FGC Section 206.591. Authorization from CDFW would be in the form of an Incidental Take Permit.

3.8 - California Porter-Cologne Water Quality Control Act

The RWQCB has regulatory authority over wetlands and waterways under both the CWA and the State of California's Porter-Cologne Water Quality Control Act (California Water Code, Division 7). Under the CWA, the RWQCB has regulatory authority over actions in waters of the U.S., through the issuance of water quality certifications under Section 401 of the CWA in conjunction with permits issued by the USACE under Section 404 of the CWA. When the RWQCB issues Section 401 certifications, it simultaneously issues general Waste Discharge Requirements for the project under the Porter-Cologne Water Quality Control Act. Activities in areas that are outside of the jurisdiction of the USACE (e.g., isolated wetlands, vernal pools, seasonal streams, intermittent streams, channels that lack a nexus to navigable waters, or stream banks above the ordinary high water mark) are regulated by the RWQCB under the authority of the Porter-Cologne Water Quality Control Act. Activities that lie outside of USACE jurisdiction may require the issuance of either individual or general waste discharge requirements.

SECTION 4: ENVIRONMENTAL SETTING

4.1 - Vegetation Communities and Land Cover Types

A search of the USFWS Critical Habitat Portal revealed that the project site does not contain mapped critical habitat for any federally listed species (USFWS 2016).

The site is a highly disturbed vacant lot consisting mostly of disturbed nonnative grassland. The site is located on a hillside adjacent to Canwood Street near U.S. Highway 101. One drainage feature was observed at the west end of the site running from north to south. A few large rocky outcroppings were also observed at the site. Vegetative cover is dominated by ruderal vegetation consisting of mustards and grasses and is relatively dense with an overall cover estimate of 70 to 80 percent. Arroyo willow trees (*Salix lasiolepis*) are present in low densities near the northwest corner of the drainage on-site. Black willow trees (*Salix nigra*) are also present in low densities on the hillside. An old housing foundation with the remnants of a structure consisting mostly of brick is also located at the site.

4.2 - Potential Jurisdictional Waters of the U.S.

The project site was visually assessed for the presence or absence of waters of the U.S. or State; however, no formal jurisdictional delineation of wetlands or other waters of the U.S. was conducted. One potential jurisdictional drainage feature was observed at the west end of the project site and may be connected to potential waters of the U.S. offsite. Although willows occur in this area, it is not considered a contiguous riparian habitat system.

4.3 - Special-status Species

Special-status plant and wildlife species were determined as described in Section 3. Each special-status species identified within 1 mile of the project site during the database search has been addressed individually in Table 1 and

Table 2 of this report. Assessment of the potential for each special-status species to occur within the project site was based on known occurrences of the species from the nine-USGS quadrangle search (CNDDB; CDFW 2016), suitability of habitat within the project site, and professional expertise; thus, some additional species outside of the initial 1 mile radius identified during the search are included in Table 1 and

Table 2 as well. The project site is highly disturbed and is unlikely to support a majority of the special-status species discussed in Table 1 and

Table 2. Habitat removal during construction activities has the potential to impact nesting birds protected by the MBTA and at least one bat species.

4.3.1 - Special-status Plants

No sensitive plant species were observed during the survey. Based on a California Natural Diversity Database (CNDDB) records search, several special-status plant species are historically known to occur within Agoura Hills and the general vicinity of the site. These include Agoura Hills dudleya (*Dudleya cymosa* ssp. *agourensis*), California Orcutt grass (*Orcuttia californica*), and Lyon's pentachaeta (*Pentachaeta lyonii*). Based on a lack of natural habitat and the survey results, suitable habitat to support Agoura Hills dudleya, California Orcutt grass, and Lyon's pentachaeta does not appear to be present. No additional focused surveys are recommended for these species.

4.3.2 - Special-status Wildlife

No sensitive wildlife species were observed during the survey. Based on a CNDDB records search, several special-status wildlife species are historically known to occur within Agoura Hills and the general vicinity of the site. These include coast horned lizard (*Phrynosoma blainvillii*), silvery legless lizard (*Anniella pulchra pulchra*), western pond turtle (*Emys marmorata*), golden eagle (*Aquila chrysaetos*), bank swallow (*Hirundo rustica*), burrowing owl (*Athene cunicularia*), and pallid bat (*Antrozous pallidus*). Based on a lack of natural habitat and the survey results, suitable habitat to support the above-referenced sensitive species does not appear to be present.

Nesting Raptors and Migratory Birds

No active raptor or migratory songbird nest sites were observed on the property. The site is partially bounded by a city road, a major U.S. highway, and by residential and commercial developments.

SECTION 5: POTENTIAL CONSTRAINTS TO FUTURE SITE DEVELOPMENT AND RECOMMENDATIONS

Complete avoidance of special-status plant and animal species and the potential habitats that may support them is the ecologically preferred method for preservation of these resources. However, to meet project goals, avoidance is not always possible. Therefore, to reduce the potential for direct or indirect impacts to natural resources, minimization and compensation measures should be employed. The following discussion looks at the potential constraints and offers recommendations on avoidance, minimization, and compensation measures, all of which are in compliance with the various laws that regulate natural resources and land use. This information is offered to help the applicant design a development that meets both financial and ecological objectives to the extent possible.

5.1 - Potential Constraints to Development from the Presence (or Possible Presence) of Special-status Species

As noted in the discussion above, the project site is unlikely to support any special-status species. Survey results indicate that these species are not expected to occur; no further mitigation is recommend. However, the site has the potential to support nesting birds and raptors protected under the MBTA and BGEPA.

5.1.1 - Special-status Wildlife

The discussions below detail the extent of suitable habitat within the project site, potential impacts to these species from the development of the proposed project, and recommended measures to avoid, minimize, and mitigate for project-related impacts.

Nesting Raptors and other Birds

Suitable habitat for raptors and other birds protected by the MBTA occurs within and adjacent to the project site. Most native, breeding birds are protected under Section 3503 of the FGC, and raptors specifically are protected under Section 3503.5 of the FGC. Additionally, both Section 3513 of the FGC and the federal MBTA prohibit the killing, possession, or trading of migratory birds. Section 3800 of the FGC prohibits the taking of nongame birds and fully protected species.

Most raptors nest in mature, large coniferous or deciduous trees and use twigs and branches as nesting material. Smaller raptors may nest in cavities in anthropogenic structures and trees. The nesting period for raptors generally occurs between February 15 and August 31.

Potential impacts could occur to resident and migratory species during project construction, which would render the project site temporarily unsuitable for birds because of the noise, vibrations, and increased activity levels associated with construction. These activities could potentially subject birds to risk of death or injury, and they are likely to avoid using the area until such construction activities have dissipated or ceased. Relocation, in turn, could cause hunger or stress among individual birds by displacing them into adjacent territories belonging to other individuals.

Construction activities that occur during the nesting season (generally March 1 to August 31) would disturb nesting sites for birds protected by the MBTA and FGC. No action is necessary if no active nests are found, or if construction will occur during the non-breeding season (generally September 1 through February 14).

Implementation of the following avoidance and minimization measures would reduce the potential for impacts to raptors and other nesting birds.

- To prevent impacts to MBTA-protected birds and their nests, removal of trees will be limited to only those necessary to construct the proposed project.
- If any tree removal is necessary, then it will occur outside the nesting season between September 1 and February 14, if feasible. If trees cannot be removed outside the nesting season, pre-construction surveys will be conducted a maximum of 7 days prior to tree removal to verify the absence of active nests.
- If an active nest is located during pre-construction surveys, USFWS and/or CDFW (as appropriate) shall be notified regarding the status of the nest. Construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or the agencies deem disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 100 feet around an active raptor nest and a 50-foot radius around an active migratory bird nest) or alteration of the construction schedule.
- A qualified biologist will delineate the buffer using Environmentally Sensitive Area fencing, pin flags, and/or yellow caution tape. The buffer zone will be maintained around the active nest site(s) until the young have fledged and are foraging independently.

SECTION 6: REFERENCES

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U.S. Geological Survey (USGS). 1986. Riverside West, California 7.5-Minute Topographic Quadrangle Map. Washington, D.C.: U.S. Government Printing Office.

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Appendix A:
CNDDB and CNPS Inventory Results

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Soil Map—Santa Monica Mountains National Recreation Area

Map Scale: 1:1,710 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Survey Areas
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Santa Monica Mountains National Recreation Area
Survey Area Data: Version 14, Sep 22, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 21, 2014—Dec 23, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Santa Monica Mountains National Recreation Area (CA692)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
437	Urban land-Cropley, fill complex 0 to 8 percent slopes, commercial	7.2	58.1%
452	Urban land-Sapwi, landscaped-Kawenga, landscaped complex, 0 to 20 percent slopes, residential	5.2	41.9%
Totals for Area of Interest		**12.4**	**100.0%**

CNDDB Occurrences of Special Status Species

Distance From Project

1 mile

Project Location

CNDDB Occurrences [2]

CNDDB Polygon Extent

Amphibian

Western Pond Turtle

Plants

Agoura Hills Dudleya

Lyon's Pentachaeta

Critical Habitat

Lyon's Pentachaeta

This map may include multiple species' occurrences at each location, some of which may not be visible on this graphic. The CNDDB occurrences shown may not reflect the actual location of the occurrence.

[1] Project Location: 29353 Canwood Street Agoura Hills, CA
[2] CDFW California Natural Diversity Database (CNDDB), Feb 2016 (GIS Shapefile)
[3] USFWS
CNDDB Occurrences Located on USGS 7.5' Quadrangles: Thousand Oaks (1978)

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Location: N:\2015\2015-109 Agoura Hills\MAPS\SS_Survey_and_Mapping\CNDDB\AH_CNDDB.mxd (MAG)-mguidry 3/9/2016

2015-109 Oakmont Senior Living

Miles
0 0.25 0.5

Map Date: 3/9/2016

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad is (Thousand Oaks (3411827)) and Accuracy is (Circular feature with a 1600 meter radius (1 mile))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Aquila chrysaetos golden eagle	ABNKC22010	None	None	G5	S3	FP
Orcuttia californica California Orcutt grass	PMPOA4G010	Endangered	Endangered	G1	S1	1B.1
Riparia riparia bank swallow	ABPAU08010	None	Threatened	G5	S2	

Record Count: 3

Scientific Name	Common Name	Family	Lifeform	Rare Plant Rank	State Rank	Global Rank	CESA	FESA	Elevation High (meters)	Elevation Low (meters)	CA Endemic
Astragalus brauntonii	Braunton's milk-vetch	Fabaceae	perennial herb	1B.1	S2	G2	None	FE	640	4	T
Atriplex coulteri	Coulter's saltbush	Chenopodiaceae	perennial herb	1B.2	S2	G3	None	None	460	3	F
Atriplex serenana var. davidsonii	Davidson's saltscale	Chenopodiaceae	annual herb	1B.2	S1	G5T1	None	None	200	10	F
Baccharis malibuensis	Malibu baccharis	Asteraceae	perennial deciduous shrub	1B.1	S1	G1	None	None	305	150	T
California macrophylla	round-leaved filaree	Geraniaceae	annual herb	1B.2	S3?	G3?	None	None	1200	15	F
Calochortus clavatus var. gracilis	slender mariposa lily	Liliaceae	perennial bulbiferous herb	1B.2	S2S3	G4T2T3	None	None	1000	320	T
Calochortus fimbriatus	late-flowered mariposa lily	Liliaceae	perennial bulbiferous herb	1B.3	S3	G3	None	None	1905	275	T
Centromadia parryi ssp. australis	southern tarplant	Asteraceae	annual herb	1B.1	S2	G3T2	None	None	480	0	F
Chaenactis glabriuscula var. orcuttiana	Orcutt's pincushion	Asteraceae	annual herb	1B.1	S1	G5T1T2	None	None	100	0	F
Chorizanthe parryi var. fernandina	San Fernando Valley spineflower	Polygonaceae	annual herb	1B.1	S1	G2T1	CE	FC	1220	150	T
Chorizanthe parryi var. parryi	Parry's spineflower	Polygonaceae	annual herb	1B.1	S3	G3T3	None	None	1220	275	T
Deinandra minthornii	Santa Susana tarplant	Asteraceae	perennial deciduous shrub	1B.2	S2	G2	CR	None	760	280	T
Delphinium parryi ssp. blochmaniae	dune larkspur	Ranunculaceae	perennial herb	1B.2	S2	G4T2	None	None	200	0	T
Dudleya blochmaniae ssp. blochmaniae	Blochman's dudleya	Crassulaceae	perennial herb	1B.1	S2	G3T2	None	None	450	5	F
Dudleya cymosa ssp. agourensis	Agoura Hills dudleya	Crassulaceae	perennial herb	1B.2	S2	G5T1	None	FT	500	200	T
Dudleya cymosa ssp. marcescens	marcescent dudleya	Crassulaceae	perennial herb	1B.2	S2	G5T2	CR	FT	520	150	T
Dudleya cymosa ssp. ovatifolia	Santa Monica dudleya	Crassulaceae	perennial herb	1B.1	S1	G5T1	None	FT	1675	150	T
Dudleya multicaulis	many-stemmed dudleya	Crassulaceae	perennial herb	1B.2	S2	G2	None	None	790	15	T
Dudleya parva	Conejo dudleya	Crassulaceae	perennial herb	1B.2	S1	G1	None	FT	450	60	T
Dudleya verityi	Verity's dudleya	Crassulaceae	perennial herb	1B.1	S1	G1	None	FT	120	60	T
Eriogonum crocatum	conejo buckwheat	Polygonaceae	perennial herb	1B.2	S1	G1	CR	None	580	50	T
Horkelia cuneata var. puberula	mesa horkelia	Rosaceae	perennial herb	1B.1	S1	G4T1	None	None	810	70	T
Isocoma menziesii var. decumbens	decumbent goldenbush	Asteraceae	perennial shrub	1B.2	S2	G3G5T2T3	None	None	135	10	F
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	Asteraceae	annual herb	1B.1	S2	G4T2	None	None	1220	1	F
Monardella hypoleuca ssp. hypoleuca	white-veined monardella	Lamiaceae	perennial herb	1B.3	S2S3	G4T2T3	None	None	1525	50	T
Monardella sinuata ssp. gerryi	Gerry?s curly-leaved monardella	Lamiaceae	annual herb	1B.1	S1	G1	None	None	245	150	T
Monardella sinuata ssp. sinuata	southern curly-leaved monardella	Lamiaceae	annual herb	1B.2	S2	G3T2	None	None	300	0	T
Navarretia ojaiensis	Ojai navarretia	Polemoniaceae	annual herb	1B.1	S1	G1	None	None	620	275	T
Nolina cismontana	chaparral nolina	Ruscaceae	perennial evergreen shrub	1B.2	S3	G3	None	None	1275	140	T
Orcuttia californica	California Orcutt grass	Poaceae	annual herb	1B.1	S1	G1	CE	FE	660	15	F
Pentachaeta lyonii	Lyon's pentachaeta	Asteraceae	annual herb	1B.1	S1	G1	CE	FE	690	30	T
Senecio aphanactis	chaparral ragwort	Asteraceae	annual herb	2B.2	S2	G3?	None	None	800	15	F
Thelypteris puberula var. sonorensis	Sonoran maiden fern	Thelypteridaceae	perennial rhizomatous herb	2B.2	S2	G5T3	None	None	610	50	F
Tortula californica	California screw-moss	Pottiaceae	moss	1B.2	S2S3	G2G3	None	None	1460	10	T

Critical Habitat for Threatened & Endangered Species [USFWS]

A specific geographic area(s) that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection.

U.S. Fish and Wildlife Service | USDA FSA, Microsoft | Esri, HERE, DeLorme, iPC, NGA, USGS

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad is (Calabasas (3411826) or Malibu Beach (3411816) or Moorpark (3411838) or Newbury Park (3411828) or Point Dume (3411817) or Santa Susana (3411836) or Simi (3411837) or Thousand Oaks (3411827) or Triunfo Pass (3411818))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Accipiter cooperii Cooper's hawk	ABNKC12040	None	None	G5	S4	WL
Agelaius tricolor tricolored blackbird	ABPBXB0020	None	None	G2G3	S1S2	SSC
Aimophila ruficeps canescens southern California rufous-crowned sparrow	ABPBX91091	None	None	G5T3	S2S3	WL
Anaxyrus californicus arroyo toad	AAABB01230	Endangered	None	G2G3	S2S3	SSC
Anniella pulchra pulchra silvery legless lizard	ARACC01012	None	None	G3G4T3T4Q	S3	SSC
Antrozous pallidus pallid bat	AMACC10010	None	None	G5	S3	SSC
Aquila chrysaetos golden eagle	ABNKC22010	None	None	G5	S3	FP
Aspidoscelis tigris stejnegeri coastal whiptail	ARACJ02143	None	None	G5T3T4	S2S3	
Astragalus brauntonii Braunton's milk-vetch	PDFAB0F1G0	Endangered	None	G2	S2	1B.1
Athene cunicularia burrowing owl	ABNSB10010	None	None	G4	S3	SSC
Atriplex coulteri Coulter's saltbush	PDCHE040E0	None	None	G3	S2	1B.2
Atriplex serenana var. davidsonii Davidson's saltscale	PDCHE041T1	None	None	G5T1	S1	1B.2
Baccharis malibuensis Malibu baccharis	PDAST0W0W0	None	None	G1	S1	1B.1
Bombus crotchii Crotch bumble bee	IIHYM24480	None	None	G3G4	S1S2	
California macrophylla round-leaved filaree	PDGER01070	None	None	G3?	S3?	1B.2
California Walnut Woodland California Walnut Woodland	CTT71210CA	None	None	G2	S2.1	
Calochortus clavatus var. gracilis slender mariposa-lily	PMLIL0D096	None	None	G4T2T3	S2S3	1B.2
Calochortus fimbriatus late-flowered mariposa-lily	PMLIL0D1J2	None	None	G3	S3	1B.2
Calochortus plummerae Plummer's mariposa-lily	PMLIL0D150	None	None	G4	S4	4.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Catostomus santaanae Santa Ana sucker	AFCJC02190	Threatened	None	G1	S1	
Centromadia parryi ssp. australis southern tarplant	PDAST4R0P4	None	None	G3T2	S2	1B.1
Chaenactis glabriuscula var. orcuttiana Orcutt's pincushion	PDAST20095	None	None	G5T1T2	S1	1B.1
Chorizanthe parryi var. fernandina San Fernando Valley spineflower	PDPGN040J1	Candidate	Endangered	G2T1	S1	1B.1
Chorizanthe parryi var. parryi Parry's spineflower	PDPGN040J2	None	None	G3T3	S3	1B.1
Cismontane Alkali Marsh Cismontane Alkali Marsh	CTT52310CA	None	None	G1	S1.1	
Coelus globosus globose dune beetle	IICOL4A010	None	None	G1G2	S1S2	
Danaus plexippus pop. 1 monarch - California overwintering population	IILEPP2012	None	None	G4T2T3	S2S3	
Deinandra minthornii Santa Susana tarplant	PDAST4R0J0	None	Rare	G2	S2	1B.2
Delphinium parryi ssp. blochmaniae dune larkspur	PDRAN0B1B1	None	None	G4T2	S2	1B.2
Diadophis punctatus modestus San Bernardino ringneck snake	ARADB10015	None	None	G5T2T3Q	S2?	
Dodecahema leptoceras slender-horned spineflower	PDPGN0V010	Endangered	Endangered	G1	S1	1B.1
Dudleya blochmaniae ssp. blochmaniae Blochman's dudleya	PDCRA04051	None	None	G3T2	S2	1B.1
Dudleya cymosa ssp. agourensis Agoura Hills dudleya	PDCRA040A7	Threatened	None	G5T1	S2	1B.2
Dudleya cymosa ssp. marcescens marcescent dudleya	PDCRA040A3	Threatened	Rare	G5T2	S2	1B.2
Dudleya cymosa ssp. ovatifolia Santa Monica dudleya	PDCRA040A5	Threatened	None	G5T1	S1	1B.1
Dudleya multicaulis many-stemmed dudleya	PDCRA040H0	None	None	G2	S2	1B.2
Dudleya parva Conejo dudleya	PDCRA04016	Threatened	None	G1	S1	1B.2
Dudleya verityi Verity's dudleya	PDCRA040U0	Threatened	None	G1	S1	1B.1
Elanus leucurus white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP
Empidonax traillii extimus southwestern willow flycatcher	ABPAE33043	Endangered	Endangered	G5T2	S1	

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Emys marmorata western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
Eriogonum crocatum conejo buckwheat	PDPGN081G0	None	Rare	G1	S1	1B.2
Eucyclogobius newberryi tidewater goby	AFCQN04010	Endangered	None	G3	S3	SSC
Euderma maculatum spotted bat	AMACC07010	None	None	G4	S3	SSC
Eumops perotis californicus western mastiff bat	AMACD02011	None	None	G5T4	S3S4	SSC
Falco peregrinus anatum American peregrine falcon	ABNKD06071	Delisted	Delisted	G4T4	S3S4	FP
Gasterosteus aculeatus williamsoni unarmored threespine stickleback	AFCPA03011	Endangered	Endangered	G5T1	S1	FP
Gila orcuttii arroyo chub	AFCJB13120	None	None	G2	S2	SSC
Harpagonella palmeri Palmer's grapplinghook	PDBOR0H010	None	None	G4	S3	4.2
Horkelia cuneata var. puberula mesa horkelia	PDROS0W045	None	None	G4T1	S1	1B.1
Isocoma menziesii var. decumbens decumbent goldenbush	PDAST57091	None	None	G3G5T2T3	S2	1B.2
Lampropeltis zonata (pulchra) California mountain kingsnake (San Diego population)	ARADB19063	None	None	G4G5	S1S2	SSC
Lasiurus blossevillii western red bat	AMACC05060	None	None	G5	S3	SSC
Lasiurus cinereus hoary bat	AMACC05030	None	None	G5	S4	
Lasthenia glabrata ssp. coulteri Coulter's goldfields	PDAST5L0A1	None	None	G4T2	S2	1B.1
Macrotus californicus California leaf-nosed bat	AMACB01010	None	None	G4	S3	SSC
Monardella hypoleuca ssp. hypoleuca white-veined monardella	PDLAM180A3	None	None	G4T2T3	S2S3	1B.3
Monardella sinuata ssp. gerryi Gerry's curly-leaved monardella	PDLAM18163	None	None	G3T1	S1	1B.1
Myotis ciliolabrum western small-footed myotis	AMACC01140	None	None	G5	S3	
Myotis yumanensis Yuma myotis	AMACC01020	None	None	G5	S4	
Navarretia ojaiensis Ojai navarretia	PDPLM0C130	None	None	G1	S1	1B.1

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Neotoma lepida intermedia San Diego desert woodrat	AMAFF08041	None	None	G5T3T4	S3S4	SSC
Nolina cismontana chaparral nolina	PMAGA080E0	None	None	G3	S3	1B.2
Oncorhynchus mykiss irideus steelhead - southern California DPS	AFCHA0209J	Endangered	None	G5T1Q	S1	
Orcuttia californica California Orcutt grass	PMPOA4G010	Endangered	Endangered	G1	S1	1B.1
Pentachaeta lyonii Lyon's pentachaeta	PDAST6X060	Endangered	Endangered	G1	S1	1B.1
Phrynosoma blainvillii coast horned lizard	ARACF12100	None	None	G3G4	S3S4	SSC
Polioptila californica californica coastal California gnatcatcher	ABPBJ08081	Threatened	None	G3T2	S2	SSC
Rana draytonii California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC
Riparia riparia bank swallow	ABPAU08010	None	Threatened	G5	S2	
Senecio aphanactis chaparral ragwort	PDAST8H060	None	None	G3	S2	2B.2
Socalchemmis gertschi Gertsch's socalchemmis spider	ILARAU7010	None	None	G1	S1	
Southern California Coastal Lagoon Southern California Coastal Lagoon	CALE1220CA	None	None	GNR	SNR	
Southern California Steelhead Stream Southern California Steelhead Stream	CARE2310CA	None	None	GNR	SNR	
Southern Coast Live Oak Riparian Forest Southern Coast Live Oak Riparian Forest	CTT61310CA	None	None	G4	S4	
Southern Coastal Salt Marsh Southern Coastal Salt Marsh	CTT52120CA	None	None	G2	S2.1	
Southern Mixed Riparian Forest Southern Mixed Riparian Forest	CTT61340CA	None	None	G2	S2.1	
Southern Riparian Forest Southern Riparian Forest	CTT61300CA	None	None	G4	S4	
Southern Riparian Scrub Southern Riparian Scrub	CTT63300CA	None	None	G3	S3.2	
Southern Sycamore Alder Riparian Woodland Southern Sycamore Alder Riparian Woodland	CTT62400CA	None	None	G4	S4	
Southern Willow Scrub Southern Willow Scrub	CTT63320CA	None	None	G3	S2.1	
Spea hammondii western spadefoot	AAABF02020	None	None	G3	S3	SSC

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Streptocephalus woottoni Riverside fairy shrimp	ICBRA07010	Endangered	None	G1G2	S1S2	
Taxidea taxus American badger	AMAJF04010	None	None	G5	S3	SSC
Thamnophis hammondii two-striped garter snake	ARADB36160	None	None	G4	S3S4	SSC
Thelypteris puberula var. sonorensis Sonoran maiden fern	PPTHE05192	None	None	G5T3	S2	2B.2
Tortula californica California screw moss	NBMUS7L090	None	None	G2G3	S2S3	1B.2
Trimerotropis occidentiloides Santa Monica grasshopper	IIORT36300	None	None	G1G2	S1S2	
Valley Needlegrass Grassland Valley Needlegrass Grassland	CTT42110CA	None	None	G3	S3.1	
Valley Oak Woodland Valley Oak Woodland	CTT71130CA	None	None	G3	S2.1	
Vireo bellii pusillus least Bell's vireo	ABPBW01114	Endangered	Endangered	G5T2	S2	

Record Count: 91

Appendix B:
Site Photographs

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Photograph 1: Structure

Photograph 2: Drainage

Photograph 3: Rock area potential pallid bat habitat

Photograph 4: Overview 1

Photograph 5: Overview 2

Photograph 6: Overview 3

Photograph 7: Woodrat midden

Photograph 8: Oak Tree

City Oak Tree Consultant's Memorandum and Oak Tree Report

APPENDIX E

OAKMONT SENIOR LIVING

AGOURA HILLS

(03-28-16)

OAK TREE REPORT

RICHARD W. CAMPBELL, ASLA, BSLA

OAK TREE PRESERVATION SPECIALIST

Richard W. Campbell
ASLA BSLA
Landscape Architect
Calif.#1099 - Nev.#14
(805)375-1015
P.O. Box 6162
Thousand Oaks, Calif. 91359

OAK TREE REPORT
OAKMONT SENIOR LIVING
March 28, 2016

Oakmont Senior Living
9240 Old Redwood Hwy, Suite #200
Windsor, California 95492

Attn.: James Lawson, AICP

OAKMONT SENIOR LIVING
29353 CANWOOD STREET
ALONG THE "101 FREEWAY CORRIDOR" AREA
OF THE CITY OF AGOURA HILLS, CALIFORNIA

GENERAL STATEMENT

Between February 29, 2016 and March 23, 2016 an Oak Tree "survey" was conducted at the Subject Site, located on the property at 29353 Canwood Street, in the City of Agoura Hills, California. A field level inventory and external details (caliper size, health and physical and aesthetic character) were recorded, based upon the existing site conditions. Seventy-four (74) Oak Trees were "tagged, inventoried and photographed for inclusion in this Report. Thirty (30) Quercus agrifolia (Coast Live Oak) and forty-four (44) Quercus lobata (Valley Oak) Trees were evaluated as an inventory of existing conditions based on the Owner's concern for the general health of the Trees and potential impacts from proposed site clearing, grading, retaining wall and building construction for a Senior Living housing project. The "survey" includes the in-place condition of the Trees and possible encroachment(s) into the "Protected Zone" of any Oak Tree. No Oak Trees are proposed to be removed for the development of the Senior Living housing project. The results of the "Survey" are shown on the attached Oak Tree Evaluation Summary form, the separate Oak Tree Map, Photo Log and/or as outlined herein.

Each of the seventy-four Oak Trees has been "tagged" with a 1" x 3" aluminum flag at 4'-6" above grade with the "tag" numbers OSL-1 thru OSL-60 on the northerly sides of their trunks, for Photo Log and their Plan identification purposes. Diameter measurements were taken at 3'-6" (42") per City Ordinance. The condition of the trees are itemized herein, on the Oak Tree Evaluation Summary form, Photo Log forms and on the Oak Tee Map.

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PURPOSE AND SCOPE

The purpose and scope of this report, in accordance with the city of Agoura Hills Zoning Ordinance #9657 and #9657.5, Appendix A, **Oak Tree Preservation Guidelines**, is to identify native and "planted" Oak species and evaluate their present condition. A report on impacts, if known, and proposed mitigation measures is required, for submittal to the City for review by the Planning Department, if any work is planned to tale place in or within the "PROTECTED ZONE" of any Quercus genus two inches (2") and over, in diameter at 3'-6" above grade.

SITE CONDITIONS

The site is fronted by Canwood Street on the south, a Commercial Building to the west, Single Family properties to the north and a vacant property to the east. An overhead utility line easement separates the Single Family properties from the northerly boundary. Remnants of a former residential structure was observed at the northerly limit of the moderately sloping alluvium on the southerly half of the property. A prominent ridgeline runs from the northeast corner, along the easterly boundary to about midway of the northerly half of the property and thence westerly, toward a westerly "drainage swale". The significant debris-strewn "drainage swale" courses along the westerly boundary between the Subject property and the adjacent Commercial Building property, flowing downward from north to south into a headwall inlet at Canwood Street. Presumably, the inlet delivers the runoff under the 101 Freeway, Roadside Drive and Agoura Road and, as a tributary to Medea Creek, flows into Malibu Lake, after which it outlets to Malibu Creek and then flows to the Pacific Ocean near the Malibu pier. A series of retaining walls are proposed to hold the grade at the rear of the building pad and a interceptor drain line system is proposed to inlet and divert the uphill runoff to the westerly drainage swale. Because of this wall construction, minor encroachments are expected into the Protected Zones of at least Oak Trees OSL-10, OSL-54 and OSL-55.

Oak Trees OSL-1 and OSL-2 are located along the fence line, near the easterly boundary in the northeast quadrant of the property. Oak Trees OSL-3 is on a prominent hilltop at the highest elevation of the property, in the corner of the northeast quadrant. Oak Trees OSL-4 thru OSL-7, OSL-7a, OSL-8, OSL-8a and OSL-9 are located near the northerly boundary in the northeast quadrant of the property. Oak Tree OSL-10 is located near the southerly limit of the northeast quadrant of the property, just northerly from the remnant of a demolished house. Oak Trees OSL-11 and OSL-12 are located in the central area of the northeast quadrant, on a hilltop ridge. Oak Trees OSL-13 thru OSL-14, OSL-15a thru OSL-15f and OSL-16 thru OSL-19 are located in the "grove" in the northwest corner of the northeast quadrant of the property. The remaining Oak Trees, OSL-20 thru OSL-29, OSL-29a, OSL 30 thru OSL-37, OSL-37a, OSL-37b, OSL-38, OSL-38a, OSL-39 thru OSL-47, OXL 47a, OSL-48 thru OSL-50, OSL-501, OSL-51 thru OSL-56, OSL-56a and OSL 57 thru OSL-60 are in the "grove" in the northwest corner of the northwest quadrant of the property.

Most of the Trees in the "grove" and on the sloped areas have fill on their trunks. The slopes are covered with native and introduced grasses, wild mustard and a scattering of native annuals. Within the "grove" and on some trees in the smaller Oak enclaves, wild cucumber was observed climbing into the canopies. Although not observed, small amounts of poison oak are suspected to emerge on the "grove" floor after the dormant season. Young Coast Live Oak and Valley Oak seedlings were found throughout the "grove" and in the smaller Oak enclaves in th northerly half of the property.

WORK PROCEDURES (AS APPLICABLE)

All work, as applicable (construction/maintenance activity) around existing Oak Trees is recommended to follow this work procedures program. This program has been developed to minimize impacts to each Tree and protect them from unscheduled damage and unauthorized treatment.

All work within the Oak Tree aerial/root ("protected") zone, shall be regularly observed by the Oak Tree Preservation Consultant.

1. The extent of all new construction work affecting Oak Trees shall be staked, where applicable, by field survey and reviewed with the oak Tree preservation Consultant.

2. Any approved pruning shall be done by a qualified Tree Trimmer, and observed by the Oak Tree Preservation Consultant of Record.

3. **Hand dig** vertical trench or fence post(s) at the final location to final grade and "bridge-over", move footing/post or cleanly cut and seal with Tree/root seal, as approved by the Oak Tree Preservation Consultant, any roots encountered. (This procedure shall protect the root system from unnecessary damage from excavation equipment.

4. All footings for wall construction (as applicable) shall be designed to provide minimal impact to the Tree and excavation hole shall be backfilled with topsoil.

5. Unless waived, a minimum five foot (5') high temporary chain link fence shall be constructed at the limit of the approved work, prior to the commencement of work, to protect the adjacent Trees from further unauthorized damage and remain in place until completion of construction. A Fencing plan shall be submitted at the pre-construction meeting. The fence must have four (4) warning signs located equidistant fro each other around the Tree or group of Trees. For groves of Oak Trees, the signs must be no further than fifty feet (50') apart around the grove.

The signs must be two feet (2') square and contain the following language:

> WARNING
>
> THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF AGOURA HILLS DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Should any work be required within the limit of work, and the temporary fence must be opened, the Oak Tree Preservation Consultant, with written approval from the City of Agoura Hills, **must** direct **all work** at the time the fence is open. In essence, the Oak Tree Preservation Consultant "becomes the fence".

6. No further work within the aerial/root ("protected") zone shall be done beyond that which was approved by the City of Agoura Hills, without obtaining additional written approval, prior to proceeding.

7. The area within the chain link fence shall not be used at any time for materials or equipment storage or parking.

8. No chemicals or herbicides shall be applied to the soil surface or aerial canopies within one hundred feet (100') of an Oak Tree's aerial/root ("protected") zone.

9. Copies of the following shall be maintained on the site during any work to or around the Oak Trees, as applicable:

OAK TREE REPORT
OAK TREE PERMIT
OAK TREE LOCATION MAP
ENGINEER'S CIVIL PLANS
INSPECTION TICKET
OAK TREE PRESERVATION AND GUIDELINES
OAK TREE ORDINANCE
APPROVED SITE PLAN
APPROVED PLANTING AND IRRIGATION PLAN

10. All utilities trenching pathway plan must be submitted prior to completion of grading and prior to the construction phase, in order to avoid unnecessary damage to the Tree root system(s).

11. In all areas where Trees are in or adjacent to walkways or parking areas, pervious paving shall be employed to mitigate the effects or root air space reduction, as approved. Oak Tree preservation devices, such as air ventilation systems, tree wells, area drains, special paving, branch cabling, if required, must be installed prior to completion of grading and prior to the construction phase.

12. 4:1 mitigation requirement - not applicable for these Trees.

13. Whenever any construction work is being performed contrary to the provisions of the Oak Tree Permit/Ordinance, a City Inspector may issue a written notice to the responsible party, to stop work on the project on which a violation occurred or upon which danger exists. The "Stop Work Order" will state the nature of the violation or danger and no work may proceed until the violation has been rectified and approved by the code enforcement officer or City's Oak Tree Consultant. During any construction and/or treatment, Tree work and impacts must be closely monitored to further mitigate shock symptoms, should they occur. If needed, water must be provided to irrigate the Tree(s) and also to wash the dust/debris from the foliar mass.

AGOURA HILLS MUNICIPAL CODE 9657.5 Oak Tree Permit pp C.3. and D

"c...That the removal or relocation of the oak tree(s) proposed is necessary because the continued existence at present location (s) prevents the planned improvement or proposed use of the subject property to such an extent that alternative development plans cannot achieve the

same permitted density or that the cost of such alternative would be prohibitive; or that the placement of such Tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized; or that the oak Tree(s) proposed or removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal or relocation of the Tree(s).

PROTECTION

Per paragraph 6 above, to preserve Oak Trees in a construction area, a minimum five foot (5') height chain link fence must be installed at the limit of work, prior to any clearing, grubbing, demolition, grading, construction and/or treatment, in order to protect the sensitive "Z.O.N.E.", during all work operations. After written approval from the City of Agoura Hills, the Oak Tree Preservation Consultant-of-record must function as the fence, whenever he fence is "open", to observe and direct work in and near any Oak Tree.

Z.O.N.E. = "ZONE OF NUTRAIRE ENDEMIC" (the natural or amended planting medium which may extend to or beyond the dripline or "Protected Zone" of a native Tree). An Oak Tree Care and Maintenance Guideline, as provided by the City of Agoura Hills should be followed, as well as regular monitoring throughout each Tree's yearly life cycle, by a qualified Oak Tree Preservation Consultant.

EVALUATION CRITERIA

In evaluating Oak Trees, as with any other Trees, the reporting format records the external observation of he Tree(s) at the time of the "survey", including approximate size of trunk(s), height and spread of the branching system to the outer dripline and top, surface observation of the Tree's condition and other pertinent information. A rating designation assigns a health and aesthetic letter value for each Tree. Rating values range from "A" to "F", with "A" as the indication of a Tree exhibiting the best condition or the species in that local area and the lower letters indication lesser values. The "C" rating represents an average condition of the species in that local area. An "F" rating is a candidate for removal for health or hazard reasons. Plus (+) and minus (-) sub-ratings are assigned where a clear letter designation value is not appropriate. The letter "E" is avoided so as not to confuse it with the term "excellent".

CARE AND SAFETY

It must be noted that the Trees referred to in this Report are living organisms, and therefore, are subject to change. And since internal, crown and sub-surface systems could not e investigated or observed, on warrantees, neither expressed or implied, are made that the Tree(s) reported on herein, are or will be in any condition other than as observed beyond the date of the "survey". A copy of the OAK TREE CARE AND MAINTENANCE, or the care and maintenance of Oak Trees is available from the City of Agoura Hills or use in providing guidelines for the on-going maintenance of Oak Trees The preferred maintenance procedure used in caring for native Oak Trees, is to promote and encourage proper vigor within the Tree systems, In this way, the Tree's natural defenses are better able to ward-off pests and diseases.

CONSTRUCTION AND MAINTENANCE PROCEDURES

According to the City Oak Tree Ordinance, all work, should it be necessary, within the Protected Zone (that area enclosed by a line five feet (5') beyond the Tree's natural dripline, but not less than fifteen -

feet (15') from the trunk), shall be done using hand tools, under the observation and direction of the Oak Tree preservation Consultant. This also includes pruning/trimming for clearance reasons. Pruning for aesthetic reasons is not permitted in the Ordinance.

GENERAL RECOMMENDATIONS

Alluvium fill, more that three inches deep, should be carefully removed from the base of the Oak Tree trunks affected. As production of "deadwood" is a natural occurrence in Oak Trees, it is recommended that removal of "deadwood" need only be necessary on those Oak Trees in close proximity to persons and/or property. Also, as the occurrence of broken branch stubs/scars are a natural resultant of growth in Oak Trees, it is recommended that the removal and clean-cutting of broken branch stubs/scars need only be necessary on those Oak Trees in close proximity to persons and/or property. Removal of bared wire and cucumber vines from Oak Tree trunks and branches is necessary for the continued health of the Oak Trees.

IMPACT NOTES

It is our recommendation that pruning be performed to allow for clearance from the proposed retaining wall construction, as no construction activity is proposed within the Protected Zone of any other Oak Tree(s). Only Oak Trees OSL-10, OSL-54 and OSL-55 appear to be affected by the proposed retaining wall or any other construction activity.

Note! Periodic (at least quarterly) monitoring for declining branching systems, is also recommended.

Richard W. Campbell, A.S.L.A., B.S.L.A.
P. O. BOX 6192
Thousand Oaks, California 91359
Phone (805) 375-1010
Email rwcampbellasla@verizon.net
Web. richardwcampbellasla.com

Cordially,

Richard W. Campbell, A.S.L.A., B.S.L.A.
Landscape Architect and Oak Tree Preservation Specialist-Arborist
California License # 1099, Nevada License # 14

OAK TREE
EVALUATION SUMMARY

OAMONT SENIOR LIVING - AGOURA HILLS

OAK TREE EVALUATION SUMMARY (74 OAK TREES)

TREE NO.	TREE NAME	TRUNK DIA(S) IN INCHES	N	NE	E	SE	S	SW	W	NW	HT± IN FEET	H'LTH	AESTH	NOTES & REMARKS
OSL-1	QUERCUS LOBATA	28	16/15	24/16	34/3	30/15	25/1	23/20	13/17	10/10	40	D+	D+	LOCATED ON HILLTOP, BARBED WIRE AROUND TRUNK, BROKEN BRANCH SCARS, DEADWOOD, DIEBACK, EPICORMIC GROWTH, INTERTWINED IN OSL-2, WOODPECKER ACTIVITY
OSL-2	QUERCUS LOBATA	15 1/4	10/17	11/12	16/8	20/14	14/7	7/6	5/8	3/7	26	D	D	LOCATED ON HILLTOP, BARBED WIRE AROUND TRUNK, BROKEN BRANCH SCARS, DEADWOOD, DIEBACK, EPICORMIC GROWTH, INTERTWINED IN OSL-1, LEANS TO SOUTHEAST, STRESSED
OSL-3	QUERCUS LOBATA	25	24/4	30/1	20/6	19/0	18/0	22/0	18/0	24/4	40	D-	B-	LOCATED ON HILLTOP, BRANCHES ON GROUND, BROKEN BRANCH SCARS, DEADWOOD, EXPOSED ROOTS, EXUDATION STAINS, PIT SCALE, SQUIRREL HOLE AT BASE
OSL-4	QUERCUS AGRIFOLIA	8, 4, (2) 3, 13/4, (2) 1	9/0	8/2	10/4	10/1	10/1	12/0	8/0	10/8	20	B	B	LOCATED ON HILLTOP SLOPE, TWIG GIRDLER
OSL-5	QUERCUS AGRIFOLIA	5 3/4, 3 3/4, 2 1/4, (2) 1 ½, 1	8/3	8/1	12/0	9/0	9/0	9/0	8/0	6/0	20	B	B	BRANCHES ON GROUND, FILL ON TRUNK, INTERTWINED IN OSL-6, LOW BRANCHING, TWIG GIRDLER
OSL-6	QUERCUS AGRIFOLIA	(2) 3.1/8, (2) 1 3/4, (3) 3/4	8/1	7/2	7/2	3/2	4/2	7/2	7/2	7/2	15	B	B	FILL ON TRUNK, INTERTWINED IN OSL-5 &7, LOW BRANCHING, TWIG GIRDLER
OSL-7	QUERCUS AGRIFOLIA	2 ½	7/1	5/1	3/5	3/4	4/8	5/4	4/4	4/4	12	B	B	FILL ON TRUNK, INTERTWINED IN OSL-6&7a, LOW BRANCHING, TWIG GIRDLER
OSL-7a	QUERCUS AGRIFOLIA	1 ½, 1	6/4	6/1	5/2	0/0	2/2	2/4	5/2	6/4	10	D+	C+	FILL ON TRUNK, INTERTWINED IN OSL-7, LOW BRANCHING
OSL-8	QUERCUS AGRIFOLIA	3, 1 1/4	6/3	5/5	5/0	0/0	0/0	0/0	6/10	6/4	16	B-	B	FILL ON TRUNK, INTERTWINED IN OSL-9, LOPSIDED CANOPY, LOW BRANCHING
OSL-8a	QUERCUS AGRIFOLIA	2 ½, 1	8/3	8/4	7/1	4/3	4/2	3/8	4/3	5/1	14	B	B	FILL ON TRUNK, INTERTWINED IN OSL-9, LOW BRANCHING
OSL-9	QUERCUS AGRIFOLIA	21 1/4, 16 3/4, 11 3/4	21/10	12/12	22/0	31/0	23/0	28/1	27/1	20/2	50	B-	B+	BRANCHES ON GROUND, BROKEN BRANCH SCARS, EPICORMIC GROWTH, TWIG GIRDLER, WATER TRAP

OAMONT SENIOR LIVING - AGOURA HILLS

OAK TREE EVALUATION SUMMARY (74 OAK TREES)

TREE NO.	TREE NAME	TRUNK DIA(S) IN INCHES	N	NE	E	SE	S	SW	W	NW	HT± IN FEET	H'LTH	AESTH	NOTES & REMARKS
OSL-10	QUERCUS AGRIFOLIA	12	19/2	18/6	16/20	12/20	9/0	10/0	16/5	17/1	32	C-	C-	LOCATED ON STEEP SLOPE, BARBED WIRE AROUND TRUNK, BRANCHES ON GROUND, BROKEN BRANCH SCARS, DEADWOOD, EPICORMIC GROWTH, INTERTWINED IN PEPPER TREE, STRESSED, THINNING CANOPY
OSL-11	QUERCUS LOBATA	29	25/15	25/8	34/8	35/8	22/11	32/2	15/12	18/17	36	C-	C-	LOCATED ON RIDGE, BRANCH CAVITY, BRANCHES ON GROUND, DEADWOOD, EPICORMIC GROWTH, INTERTWINED IN OSL-12 & PEPPER TREE, LEANS TO EAST, STRESSED, THINNING CANOPY, WATER TRAP
OSL-12	QUERCUS LOBATA	21 5/8	30/1	23/2	7/15	5/11	21/2	26/3	25/1	30/14	34	C-	C-	LOCATED ON RIDGE, BRANCH CAVITY, BROKEN BRANCH SCARS, DEADWOOD, EPICORMIC GROWTH, INTERTWINED IN OSL-11, THINNING CANOPY
OSL-13	QUERCUS AGRIFOLIA	6, 3, 2,	11/1	13/1	12/1	15/0	14/0	12/3	9/1	10/1	30	B	B	BRANCHES ON GROUND, FILL ON TRUNK, LOW BRANCHING, REGROWN STUMP
OSL-14	QUERCUS AGRIFOLIA	5 ½	12/4	4/3	4/5	6/2	11/2	15/0	10/3	10/0	10	D+	C-	DEADWOOD, DIEBACK, GALLS, STRESSED,
OSL-15a	QUERCUS AGRIFOLIA	3 3/4, 2 1/4, 1 3/4, 1 1/4	10/1	4/1	2/6	2/6	1/8	8/1	7/1	9/1	18	C+	C+	BRANCHES ON GROUND, CROSSING BRANCHES, FILL ON TRUNK, INTERTWINED IN OSL-15b, LOW BRANCHING
OSL-15b	QUERCUS AGRIFOLIA	3 1/4	5/8	4/12	5/10	8/5	4/14	6/14	4/6	5/11	19	C+	C+	FILL ON TRUNK, INTERTWINED IN OSL-15a &15c, LOW BRANCHING
OSL-15c	QUERCUS AGRIFOLIA	3 3/8	3/11	0/0	0/0	5/6	8/7	8/12	6/6	6/14	18	C+	C+	FILL ON TRUNK, INTERTWINED IN OSL-15b &15d, LOW BRANCHING
OSL-15d	QUERCUS AGRIFOLIA	4 1/8, 3, 1 1/4	0/0	0/0	0/0	0/0	10/10	10/10	9/0	5/7	20	C+	C+	BRANCHES ON GROUND, FILL ON TRUNK, INTERTWINED IN OSL-15c, 15e & 15f, LOW BRANCHING
OSL-15e	QUERCUS AGRIFOLIA	2, 1	0/0	0/0	0/0	4/1	4/1	4/1	4/2	0/0	15	C+	C+	FILL ON TRUNK, INTERTWINED IN OSL-15d, LOPSIDED CANOPY, LOW BRANCHING
OSL-15f	QUERCUS AGRIFOLIA	(2) 1 ½	0/0	3/6	5/5	5/5	5/5	4/2	4/4	2/2	12	C+	C+	FILL ON TRUNK, INTERTWINED IN OSL-15d, LOW BRANCHING

OAMONT SENIOR LIVING - AGOURA HILLS

OAK TREE EVALUATION SUMMARY (74 OAK TREES)

TREE NO.	TREE NAME	TRUNK DIA(S) IN INCHES	N	NE	E	SE	S	SW	W	NW	HT± IN FEET	H'LTH	AESTH	NOTES & REMARKS
OSL-16	QUERCUS AGRIFOLIA	13 7/8	15/1	14/1	16/0	18/0	13/0	9/1	8/0	9/1	35	C+	B	FILL ON TRUNK, LEAF MINRS, LOW BRANCHING, TWIG GIRDLER
OSL-17	QUERCUS AGRIFOLIA	4 3/8	5/6	5/6	4/5	2/8	4/9	4/7	8/8	7/5	11	F	F	**DEAD TREE**, QUERCUS AGRIFOLIA SEEDLINGS IN DUFF, REGROWN STUMP, STRESSED, TRUNK CAVITY
OSL-18	QUERCUS AGRIFOLIA	(2) 4 1/4	9/3	8/1	8/2	6/2	5/2	7/2	7/1	5/3	17	B-	B-	FILL ON TRUNK, QUERCUS AGRIFOLIA SEEDLINGS IN DUFF
OSL-19	QUERCUS AGRIFOLIA	2 ½	2/1	3/8	3/4	9/0	9/0	8/0	5/0	4/4	8	D	D	BRANCHES ON GROUND, BROKEN BRANCH SCARS, DEADWOOD, DIEBACK, FILL ON TRUNK, LEAF MINERS, LEAF SCORCH. REGROWN STUMP,, ROT SUSPECTED, TRUNK CAVITY, TWIG GIRDLER
OSL-20	QUERCUS LOBATA	2 4/3, 1 7/8	4/2	5/1	4/4	6/3	6/4	4/1	4/2	4/4	16	C	C+	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, LOW BRANCHING, TWIG GIRDLER
OSL-21	QUERCUS LOBATA	3 3/8	0/0	11/11	8/10	5/5	4/2	3/3	5/5	0/0	17	C	C+	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, LOW BRANCHING, BIRD'S NEST IN CANOPY, QUERCUS AGRIFOLIA SEEDLINGS IN DUFF
OSL-22	QUERCUS LOBATA	2 3/4	6/11	8/4	8/5	0/0	0/0	4/8	7/10	3/7	13	C	C	FILL ON TRUNK, LOW BRANCHING
OSL-23	QUERCUS LOBATA	3 1/8	4/3	5/5	4/1	3/3	3/2	3/4	4/4	2/4	24	C	C	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, QUERCUS AGRIFOLIA SEEDLINGS IN DUFF
OSL-24	QUERCUS LOBATA	6 ½, 4 3/4	11/11	14/6	20/4	14/5	7/3	8/10	5/12	11/14	32	C+	C+	CO-DOMINANT TRUNKS, DEADWOOD, EPICORMIC GROWTH, EXUDATION STAINS, FILL ON TRUNK, QUERCUS LOBATA SEEDLINGS IN DUFF, WATER TRAP
OSL-25	QUERCUS LOBATA	6 1/4	0/0	20/	18/5	6/5	2/1	0/0	0/0	0/0	30	C+	C+	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, INTERTWINED IN OSL-26, LOPSIDED CANOPY, QUERCUS LOBATA SEEDLINGS IN DUFF

OAMONT SENIOR LIVING - AGOURA HILLS

OAK TREE EVALUATION SUMMARY (74 OAK TREES)

TREE NO.	TREE NAME	TRUNK DIA(S) IN INCHES	N	NE	E	SE	S	SW	W	NW	HT± IN FEET	H'LTH	AESTH	NOTES & REMARKS
OSL-26	QUERCUS LOBATA	4 ½	16/14	23/12	0/0	0/0	0/0	0/0/	0/0	10/14	28	C+	C+	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, INTERTWINED IN OSL-25, LOPSIDED CANOPY, QUERCUS LOBATA SEEDLINGS IN DUFF
OSL-27	QUERCUS LOBATA	3 ½	23/18	14/6	0/0	0/0	0/0	0/0	0/0	0/0	28	D	D	FILL ON TRUNK, LOPSIDED CANOPY
OSL-28	QUERCUS LOBATA	3 3/8, 5 3/4	11/24	28/1	6/11	0/0	0/0	5/8	3/7	7/14	35	C	C	CO-DOMINANT TRUNKS, DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, GALLS, INTERTWINED IN OSL-29 & 30 LOPSIDED CANOPY,
OSL-29	QUERCUS LOBATA	5 3/8	0/0	2/12	0/0	0/0	0/0	0/0	11/18	26/20	22	C	C	CO-DOMINANT TRUNKS, DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, GALLS, INTERTWINED IN OSL-28 LOPSIDED CANOPY,
OSL-29a	QUERCUS LOBATA	4 3/8	0/0	5/2	20/2	5/3	4/5	0/0	0/0	0/0	40	C+	C+	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, LOPSIDED CANOPY, MECHANICAL DAMAGE, QUERCUS LOBATA SEEDLINGS IN DUFF, WATER TRAP
OSL-30	QUERCUS LOBATA	7 1/4, 6 3/8	20/23	25/21	26/20	6/5	0/0	0/0	0/0	0/0	40	C+	C+	CO-DOMINANT TRUNKS, CROSSING BRANCHES, DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, INTERTWINED IN OSL-28 & 31, QUERCUS LOBATA SEEDLINGS IN DUFF
OSL-31	QUERCUS LOBATA	8, 7 1/4	13/22	26/20	24/17	12/0	9/24	14/15	16/22	14/14	37	C+	B-	CO-DOMINANT TRUNKS, DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, GALLS, INTERTWINED IN OSL-30, 34 & 35
OSL-32	QUERCUS LOBATA	2 ½, 1	0/0	7/6	10/12	13/4	1/5	0/0	0/0	0/0	20	C	C	EPICORMIC GROWTH, FILL ON TRUNK,
OSL-33	QUERCUS LOBATA	2 ½	0/0	0/0	16/4	12/3	0/0	0/0	0/0	0/0	10	C	C	BRANCHES ON GROUND, DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, GALLS, INTERTWINED IN OSL-35 & 40, LOW BRANCHING, TWIG GIRDLER

OAMONT SENIOR LIVING - AGOURA HILLS

OAK TREE EVALUATION SUMMARY (74 OAK TREES)

TREE NO.	TREE NAME	TRUNK DIA(S) IN INCHES	N	NE	E	SE	S	SW	W	NW	HT± IN FEET	H'LTH	AESTH	NOTES & REMARKS
OSL-34	QUERCUS AGRIFOLIA	4	9/0	10/2	4/10	0/0	0/0	3/6	6/6	8/12	28	C	C	FILL ON TRUNK, GALLS, INTERTWINED IN OSL-31 & 35, LEANS TO NORTH, TWIG GIRDLER
OSL-35	QUERCUS AGRIFOLIA	12 7/8	12/0	18/12	14/12	13/0	14/14	5/8	4/1	8/1	46	C+	B-	BRANCHES ON GROUND, CO-DOMINANT SCAFFOLDS, FILL ON TRUNK, GALLS, INTERTWINED IN OSL-31, 34, 36 & 54, LOW BRANCHING, BIRD'S NEST IN CANOPY
OSL-36	QUERCUS AGRIFOLIA	4 1/8, 3 7/8, (2) 2 3/4, 2 1/8, 1	11/12	9/4	10/0	8/0	8/0	10/1	6/10	10/3	30	C+	C	BRANCHES ON GROUND, CO-DOMINANT TRUNKS, CROSSING BRANCHES, FILL ON TRUNK, GALLS, INTERTWINED IN OSL-35, LOW BRANCHING
OSL-37	QUERCUS LOBATA	4	0/0	0/0	85	13/4	13/13	11/11	0/0	0/0	16	C	C	EPICORMIC GROWTH, FILL ON TRUNK, GALLS, LOW BRANCHING, TWIG GIRDLER, WOOD RAT NEST IN DUFF
OSL-37a	QUERCUS AGRIFOLIA	3 1/4	3/1	4/6	8/1	10/1	10/1	3/1	4/1	4/1	14	C+	C	BRANCH CAVITY, DEADWOOD, FILL ON TRUNK, LOW BRANCHING, TWIG GIRDLER
OSL-37b	QUERCUS LOBATA	2 1/4	0/0	5/8	3/7	5/4	6/5	6/5	1/11	0/0	17	C	C	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, GALLS, LOW BRANCHING
OSL-38	QUERCUS LOBATA	3 1/8	2/6	2/6	4/2	7/3	4/4	5/8	0/0	0/0	25	C	C	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, GALLS, LOW BRANCHING
OSL-38a	QUERCUS LOBATA	3 1/4	3/1	4/6	8/1	10/1	10/1	3/1	4/1	4/1	14	C+	C	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, GALLS, LOW BRANCHING
OSL-39	QUERCUS LOBATA	4, 3 3/8	8/12	11/15	13/15	10/10	9/6	6/10	6/12	7/11	20	C	C	CO-DOMINANT SCAFFOLDS, DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, INTERTWINED IN OSL-54
OSL-40	QUERCUS LOBATA	5 3/4	21/25	4/12	0/0	0/0	0/0	0/0	0/0	0/0	40	C	C	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, LOPSIDED CANOPY
OSL-41	QUERCUS LOBATA	5 3/4	11/26	0/0	4/13	0/0	0/0	0/0	5/25	6/25	38	C	C	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, QUERCUS LOBATA SEEDLINGS IN DUFF

OAMONT SENIOR LIVING - AGOURA HILLS

OAK TREE EVALUATION SUMMARY (74 OAK TREES)

TREE NO.	TREE NAME	TRUNK DIA(S) IN INCHES	N	NE	E	SE	S	SW	W	NW	HT± IN FEET	H'LTH	AESTH	NOTES & REMARKS
OSL-42	QUERCUS LOBATA	7 1/4	24/16	0/0	0/0	0/0	0/0	0/0	0/0	14/14	42	C	C	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, LOPSIDED CANOPY
OSL-43	QUERCUS AGRIFOLIA	3 3/8, 2	19.2	6/6	3/3	4/3	4/4	4/7	6/3	9/3	15	C-	B-	CO-DOMINANT TRUNKS, FILL ON TRUNK, INCLUDED BARK, LOPSIDED CANOPY, LOW BRANCHING, TWIG GIRDLER
OSL-44	QUERCUS LOBATA	5 1/4, 3 1/8	14/15	8/20	4/30	3/20	5/27	14/28	20/30	8/4	42	C-	C	BROKEN BRANCH SCARS, CO-DOMINANT TRUNKS, FILL ON TRUNK, GALLS, INTERTWINED IN OSL-51, LOPSIDED CANOPY
OSL-45	QUERCUS LOBATA	7 1/4	35	94	9/4	8/10	12/6	3/5	3/5	2/5	30	C	C	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, INTERTWINED IN OSL-46 & 54, LOW BRANCHING
OSL-46	QUERCUS LOBATA	5	8/6	8/13	9/11	6/16	7/12	10/17	14/19	11/23	31	C	C	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, INTERTWINED IN OSL-45
OSL-47	QUERCUS LOBATA	2 3/8	5/0	0/0	3/5	4/6	4/10	7/13	7/16	7/15	21	C	C	BROKEN BRANCH SCARS, DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK
OSL-47a	QUERCUS AGRIFOLIA	2 3/8	4/4	6/5	8/5	6/8	3/2	3/2	3/4	3/7	22	C+	C	FILL ON TRUNK, GALLS, LOW BRANCHING, TWIG GIRDLER
OSL-48	QUERCUS LOBATA	3	6/20	7/18	9/20	0/0	0/0	0/0	6/16	6/18	24	D+	C-	BROKEN BRANCH SCARS, DEADWOOD, DIEBACK, EPICORMIC GROWTH, FILL ON TRUNK, GALLS, LOPSIDED CANOPY
OSL-49	QUERCUS LOBATA	8	14/34	0/0	0/0	0/0	0/0	0/0	0/0	15/32	48	C	C	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, LOPSIDED CANOPY
OSL-50	QUERCUS LOBATA	3 7/8	15/29	19/17	0/0	0/0	0/0	0/0	0/0	7/16	32	D+	C-	DEADWOOD, DIEBACK, FILL ON TRUNK, LOPSIDED CANOPY
OSL-50a	QUERCUS AGRIFOLIA	2 3/4	15/22	16/4	10/3	0/0	0/0	0/0	0/0	0/0	26	C+	C	BRANCHES ON GROUND, FILL ON TRUNK, LOPSIDED CANOPY, LOW BRANCHING, TWIG GIRDLER
OSL-51	QUERCUS AGRIFOLIA	22	38/3	30/8	22/12	18/0	16/3	24/1	20/1	30/0	70	B	B	DEADWOOD, FILL ON TRUNK, INTERTWINED IN OSL-54, BIRD'S NEST IN CANOPY

OAMONT SENIOR LIVING - AGOURA HILLS

OAK TREE EVALUATION SUMMARY (74 OAK TREES)

TREE NO.	TREE NAME	TRUNK DIA(S) IN INCHES	N	NE	E	SE	S	SW	W	NW	HT± IN FEET	H'LTH	AESTH	NOTES & REMARKS
OSL-52	QUERCUS LOBATA	3 1/4, 2	0/0	0/0	0/0	0/0	8/11	7/15	15/6	8/6	23	D+	C-	DEADWOOD, DIEBACK, EPICORMIC GROWTH, FILL ON TRUNK, LOPSIDED CANOPY
OSL-53	QUERCUS AGRIFOLIA	3 3/8, 2 3/4	0/0	0/0	0/0	8/11	9/0	11/4	13/3	5/0	15	C+	C	BRANCHES ON GROUND, CO-DOMINANT SCAFFOLDS, DEADWOOD, QUERCUS AGRIFOLIA AND LOBATA SEEDLINGS IN DUFF, TWIG GIRDLER
OSL-54	QUERCUS LOBATA	60	42/22	50/18	44/26	52/0	56/0	48/0	53/24	42/14	60	C-	B+	LOCATED ON RIPARIAN SLOPE, BRANCH CAVITY, BRANCHES ON GROUND, BROKEN BRANCH SCARS, CONJOINED TRUNKS, CROSSING BRANCHES, DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, GALLS, INTERTWINED IN OSL-35, 39, 45 AND 51, QUERCUS AGRIFOLIA AND LOBATA SEEDLINGS IN DUFF, ROT SUSPECTED, STRESSED, THINNING CANOPY, WATER TRAP
OSL-55	QUERCUS LOBATA	12 1/4, 8 1/4, 5, 2 3/8, 2 1/4	8/5	8/18	11/2	18/18	17/17	30/0	26/4	12/2	50	C	C	LOCATED ON RIPARIAN SLOPE, BRANCHES ON GROUND, CONJOINED TRUNKS, CROSSING BRANCHES, DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, GALLS, QUERCUS AGRIFOLIA AND LOBATA SEEDLINGS IN DUFF, ROT SUSPECTED, STRESSED, THINNING CANOPY
OSL-56	QUERCUS LOBATA	2 1/8	0/0	0/0	0/0	0/0	4/7	13/14	10/12	10/6	32	C-	C	LOCATED ON RIPARIAN SLOPE, DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, LEANS TO WEST
OSL-56a	QUERCUS LOBATA	2 1/4	3.4	3/12	4/4	4/3	5/3	3/3	4/3	4/4	18	C	C	DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, LOW BRANCHING
OSL-57	QUERCUS LOBATA	23	16/22	21/35	12/17	35/14	30/36	32/0	37/1	28/35	32	C-	C	LOCATED ON RIPARIAN SLOPE, BRANCHES ON GROUND, C0-DOMINANT SCAFFOLDS, DEADWOOD, EPICORMIC GROWTH, FILL ON TRUNK, INCLUDED BARK, LEANS TO WEST, LOW BRANCHING