

**PALO COMADO RANCH**  
**(Shuken Residence, 6511 Chesebro Road)**  
**Addendum to the Environmental Impact Report**

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## I. INTRODUCTION

### A. BACKGROUND

This document is an Addendum to the Environmental Impact Report (EIR) prepared for the Palo Comado Ranch project, which was certified by the City of Agoura Hills in February 2000 (“Certified EIR,” State Clearinghouse No. 1998051087). The Certified EIR evaluated the impacts of subdividing a 20.6 acre portion of a 90.9 acre parcel into 10 single-family residential lots along the west side of the northernmost section of Chesebro Road, approximately ½ mile north of Blythedale Road, with the remaining 70.3 acres designated as open space. Improvements associated with the proposed subdivision map, Tentative Tract Map (TTM) 52396, included completion of Chesebro Road, extension of utilities to individual lots, and driveway and bridge improvements, all of which have been completed. The Certified EIR assumed the entirety of each residential lot would be significantly environmentally degraded as the basis for analysis. The Certified EIR intended to provide environmental clearance for future development and found that all TTM 52396 impacts would be mitigated to less than significant levels, with only cumulative biological resources impacts being constituted an unavoidable significant impact. The purpose of this document is to evaluate whether a proposed custom single-family residence located on two lots (“Proposed Project” or “Project”) where two single-family residences would be allowed, would result in any new significant environmental effects or a substantial increase in the severity of any significant environmental effects previously identified in the Certified EIR.

As demonstrated in this document the analysis concludes the Proposed Project would not result in additional or increased significant environmental impacts beyond those identified in the Certified EIR. Therefore, pursuant to the California Environmental Quality Act (“CEQA”), an addendum to the prior EIR (“Addendum”) is warranted, as explained below.

### B. CEQA AUTHORITY FOR THE ADDENDUM

According to Section 15164(a) of the CEQA Guidelines:

The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

This document will demonstrate none of the conditions described in Section 15162 have occurred and that an addendum is the proper environmental document for review of the Proposed Project.

### C. ADDENDUM CONTENT

The Addendum consists of this Introduction and the following additional sections:

**II. Project Description:** This section provides a description of the approved Tract Map No. 52396, the Proposed Project, and a summary of required approvals.

**III. Addendum Analysis:** This section addresses:

**Environmental Setting/Existing Conditions** - Establishes that no changed circumstances of onsite conditions exist that would require the preparation of a subsequent or supplemental CEQA document.

- **Environmental Analysis of the Proposed Project** – Provided for each environmental Checklist topic is a summary of the analysis and conclusions of the Certified EIR, an analysis of environmental effects of the Proposed Project and comparison of impacts to those found in the EIR, establishing that an Addendum is the appropriate CEQA document pursuant to Sections 15164 and

15162 of the CEQA Guidelines. Specifically, a finding that the Proposed Project would not result in new significant environmental effects, or a substantial increase in the severity of a previously identified significant effect, as compared to the Certified EIR.

- **Addendum Conclusion** - Summarizes the findings of this Addendum.

## II. PROJECT DESCRIPTION

### A. SETTING

The recorded subdivision map, Tract No. 52396, is located in the northeast corner of the City on the west side of Chesebro Road, abutting the northern boundary of the City where it meets Ventura County. **Figure 1, Regional Location Map** shows the regional location of the tract. Tract 52396 is located in the north end of an area known as “Old Agoura,” and within an enclave of low-density, large lot residential properties lining the last 1/2 mile of Chesebro Road north of Blythedale Road. The enclave occupies a small valley and the hills on either side remain free of development. The surrounding area includes a number of residential and equestrian uses, including an approximately 16-acre equestrian facility on 51.9 acres that occupies the northeast corner of the City, adjacent east of the Tract. Approximately 3/4 of the buildable land within the enclave is occupied. Zoning for the Tract is OS-R (Open Space-Restricted) which allows residential use only by Conditional Use Permit (CUP), the intent of which is to ensure low density residential use. All or parts of Tract 52396 are within the Old Agoura Design Overlay District (OA), Equestrian Overlay District (EQ), and Drainageway, Floodplain, Watercourse Overlay District (D). Much of the valley, the hills on both sides, and all of the Tract 52396 are within Los Angeles County Significant Ecological Area No. 12 (SEA 12). Areas with an average slope of greater than 10% are considered “Hillside” areas and carry certain development restrictions.

### B. TRACT MAP

The Palo Comado Ranch project TTM 52396 (“EIR Map”), included 10 single-family residential lots and associated improvements. A CUP and an Oak Tree Permit were concurrently proposed with the map in order to facilitate construction of the tract improvements, which were: the final half street segment of the northern terminus of Chesebro Road, the extension of utilities to each residential lot, and construction of driveway and bridge improvements. Neither the EIR Map nor the CUP included approval for construction of any residences, rather, each individual future development would be required to obtain an individual CUP, pursuant to the requirements of the OS-R zone. The EIR Map included conceptual grading areas for each residential lot. These were used to illustrate feasibility of the EIR Map, and also provided a basis for rough grading and lot coverage estimates used in the Certified EIR.<sup>1</sup> The primary analysis assumption of the EIR, however, was a worst-case scenario that the total area of the 10 residential lots, 20.6 acres, would be converted from “a natural to a developed condition.”<sup>2</sup>

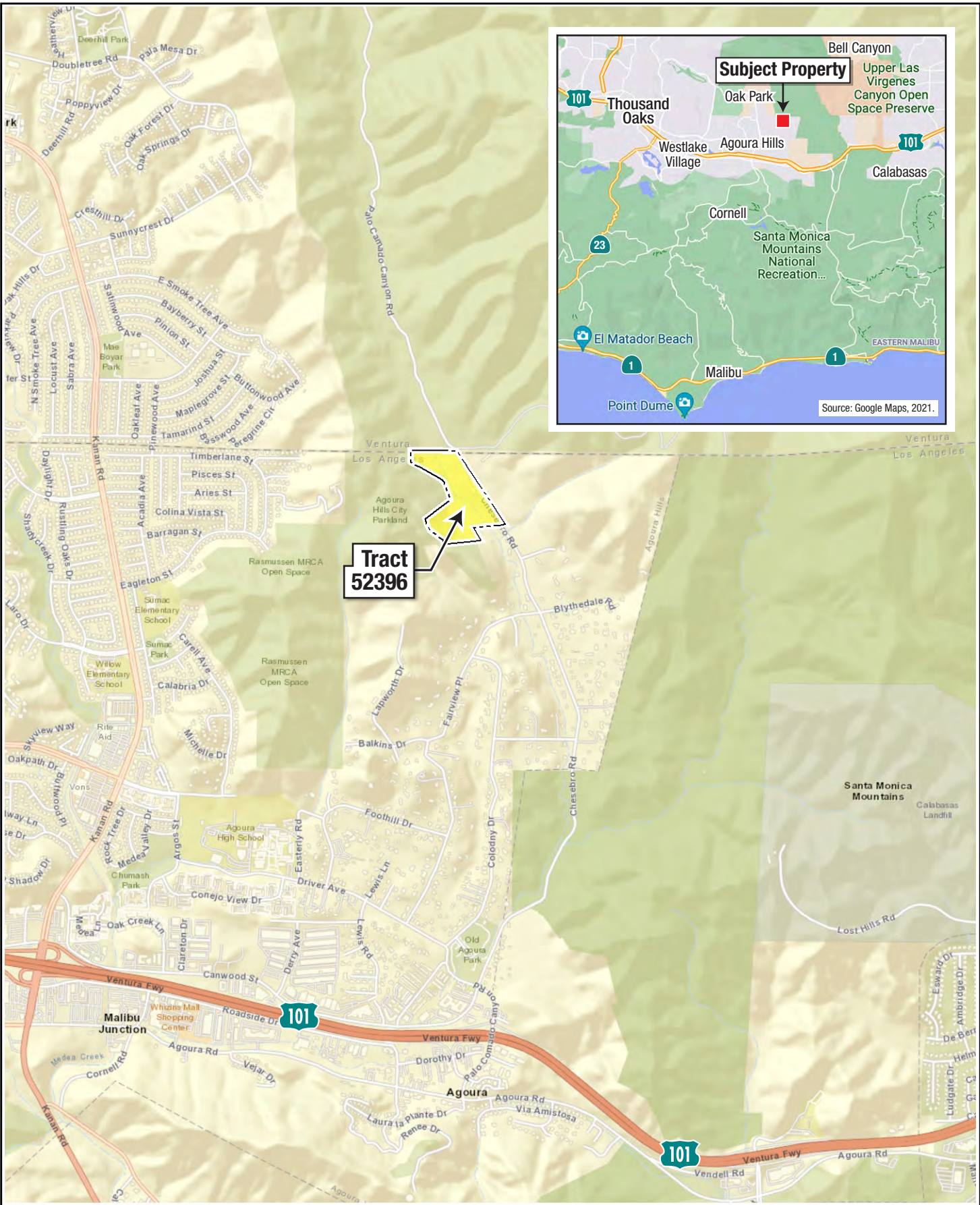
Based on comments received during the review of the EIR, the EIR Map was revised to reduce the density and preserve areas beyond the creek as open space. The conceptual grading areas were not revised. The final, recorded map, Tract 52396, contains 8 residential lots rather than the 10 that were proposed and evaluated by the Certified EIR. Tract 52396 is shown in **Figure 2, Tract 52396** with the subject lots highlighted. To date, the road, driveway, and bridge improvements have been constructed, and houses have been built on lots 3 and 8 pursuant to the CUP process. An additional house was approved for lot 4 in 2016 but was not constructed.

### C. PROPOSED PROJECT

The Proposed Project would construct a 5,788 square-foot, one -story single-family house and 2,541 square-foot detached stable/garage, with 5,584 square-feet of paving, on combined lots 5 and 6, which are the northernmost parcels in Tract 52396.

<sup>1</sup> Palo Comado Ranch Draft Environmental Impact Report, Impact Sciences, 1999, page 3.0-11.

<sup>2</sup> Palo Comado Ranch Draft Environmental Impact Report, Impact Sciences, 1999, pages 4.3-13-14



Source: ESRI, World Street Map, 2021.

6511 CHESEBRO ROAD ADDENDUM



# Regional Location Map

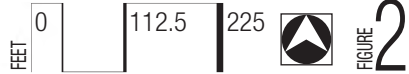




Source: Valtus Imagery Services: Hexagon Imagery Program (HxIP), 2020. Site Plan Source: Palo Comado Ranch EIR, Tract No. 52396.

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# Tract 52396



The combined lots total 5.41 acres, and the structures and hardscape of the Proposed Project combined would cover 13,913 square-feet (approximately 0.32 acres) of the lot. The location of the Proposed Project is shown in **Figure 3, Proposed Project**. The site plan is shown in **Figure 4, Proposed Site Plan**.

The subject lots and others in Tract 52396 are zoned Open Space-Restricted and located within the Old Agoura Design Overlay and Equestrian Overlay Districts (OS-R-OA-EQ). The Drainageway, Floodplain, Watercourse Overlay District (D) crosses through both lots, covering the Palo Comado Canyon Creek which travels through portions of lot 6 and next to lot 5. The tract is also within Los Angeles County SEA 12. Because the property is within the City of Agoura Hills it is not subject to the County's SEA ordinance as the County only has land-use jurisdiction within unincorporated areas. However, the City recognizes the significance of the SEA and has special regulations in Chapter 6 of the municipal code for properties within an SEA or Hillside area.

Combined, lots 5 and 6 ("Project Site" or "Property") comprise a dumbbell-shaped parcel with the east part of the dumbbell in the valley, the west part on the hill, and the handle located in the creek (Figure 3). The Property contains native oaks/oak woodland, non-native grasslands, and native sage scrub. The east side has non-native grassland in the center surrounded by oaks/oak woodlands. The west side is covered primarily by sage scrub and oak woodland, and is a "restricted use area" by deed, the restrictions placed upon the land when Tract 52396 was approved. There is no development proposed for the west end of the dumbbell nor the handle (the creek). The Proposed Project situates the residence and garage/stable on the east side of the Property, proximate to Chesebro Road, within the non-native grassland area. Only one oak tree is proposed for removal because it has a structural defect, a cavity dividing the trunk, and would be at risk of splitting and falling on the residence.

Part of the tract improvements included an Arizona crossing that crosses the northeast boundary of the Property, providing access to the lots. The crossing conveys water from two drainages across the road northeast of the Property, into another drainage on the Property that then joins the creek. All proposed grading is outside of the 100 year floodplain of both the drainage and the creek, so there will be no development activity within riparian areas.

The EIR Map with 10 lots included conceptual grading areas on each lot. When the map was approved with 8 lots all of the parcels were reconfigured, but the conceptual grading areas remained the same. The conceptual grading areas were used primarily to illustrate feasibility of the EIR Map. They were drawn in order to show each lot contained an area that could be developed with a single-family residence with relatively minimal environmental impact. Each conceptual grading area was land that contained disturbed grassland, was open to the sky, outside of the floodplain, large enough to accommodate a residence, and situated such that the residence could conform to the required setbacks of the zone.

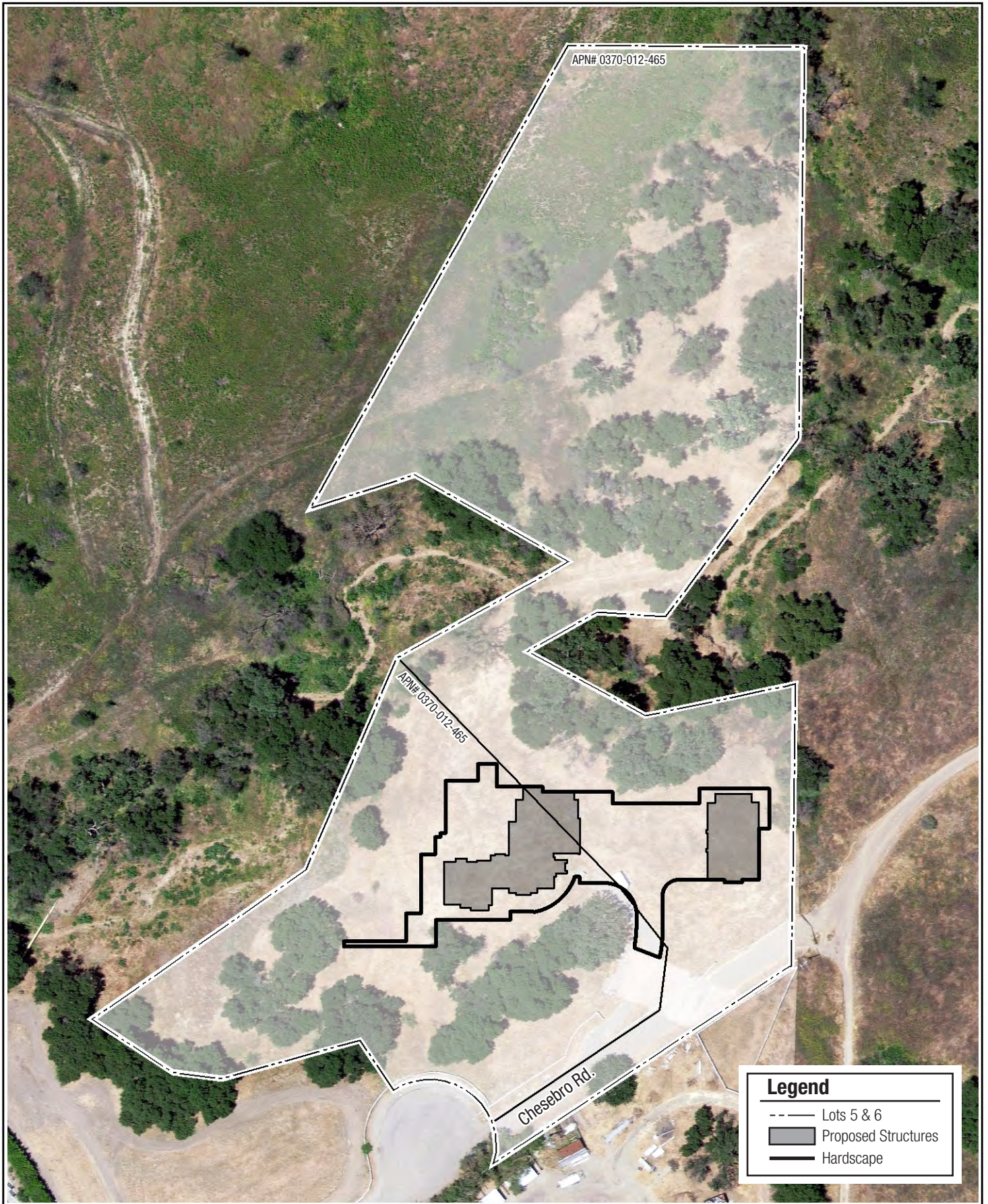
The area of disturbance for the Proposed Residence, the area all construction activity will be confined to, is larger than the conceptual grading areas drawn in the EIR Map. However, as this analysis will show, there are no new significant environmental effects, or a substantial increase in the severity of any significant effects previously identified in the Certified EIR, associated with the Proposed Project. This is because placement of the Proposed Project follows the same logic behind the conceptual grading areas found in the Certified EIR; the area proposed to be developed is open to the sky, within a disturbed grassland area, and outside of the floodplain. An overlay showing an approximate comparison of the conceptual grading areas of former lots 7 and 8, and the area of disturbance of the Proposed Project, is provided in **Figure 5, Map Comparison**.



**D. REQUIRED APPROVALS**

This Addendum may be utilized for all proposed project approvals, which include:

- Lot Merger;
- Conditional Use Permit;
- Oak Tree Permit; and
- Other discretionary and ministerial permits and approvals that may be deemed necessary.

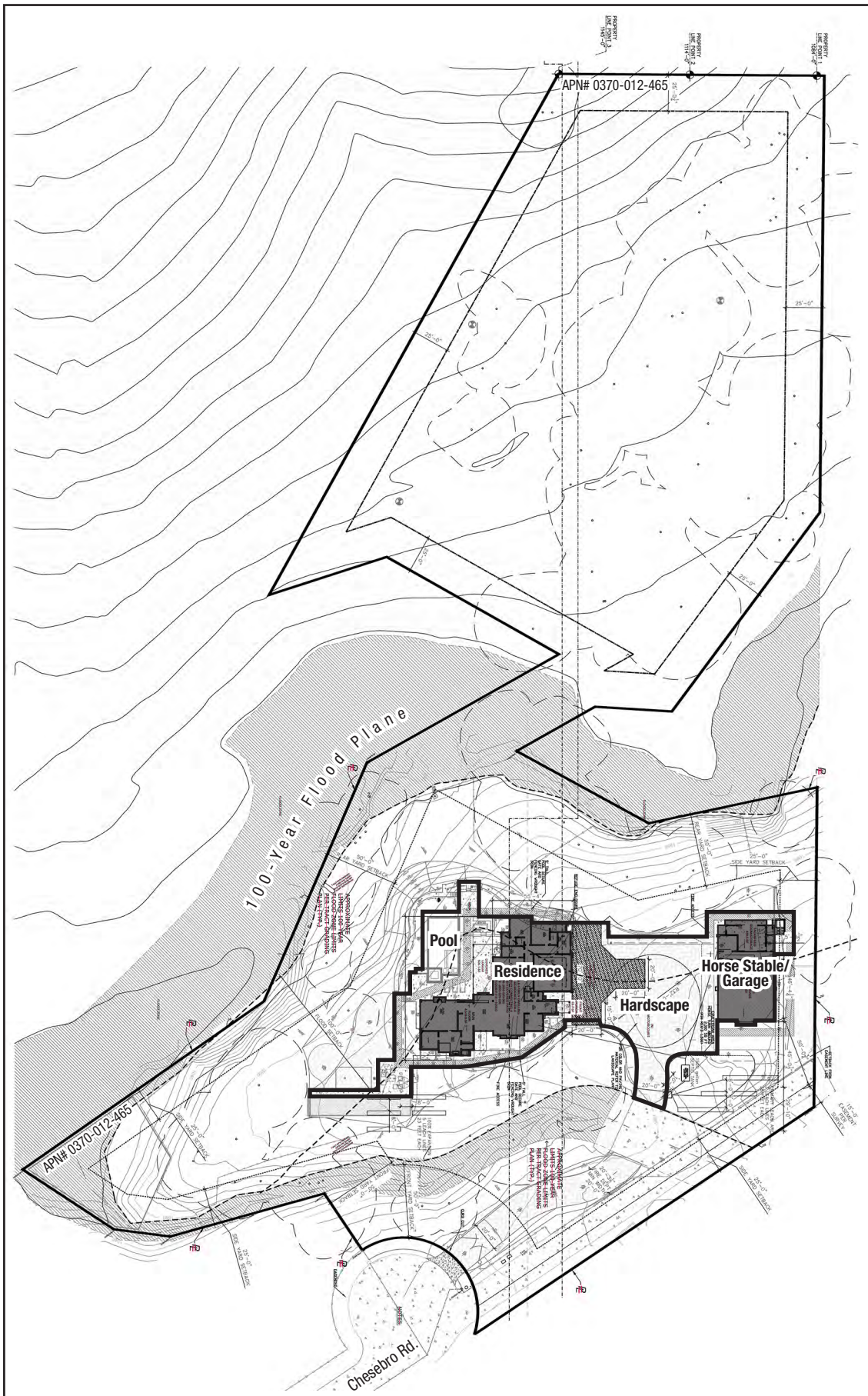


Source: Valtus Imagery Services: Hexagon Imagery Program (HxIP), 2020. Site Plan Source: Wallace Mason & Associates, March 31, 2021.

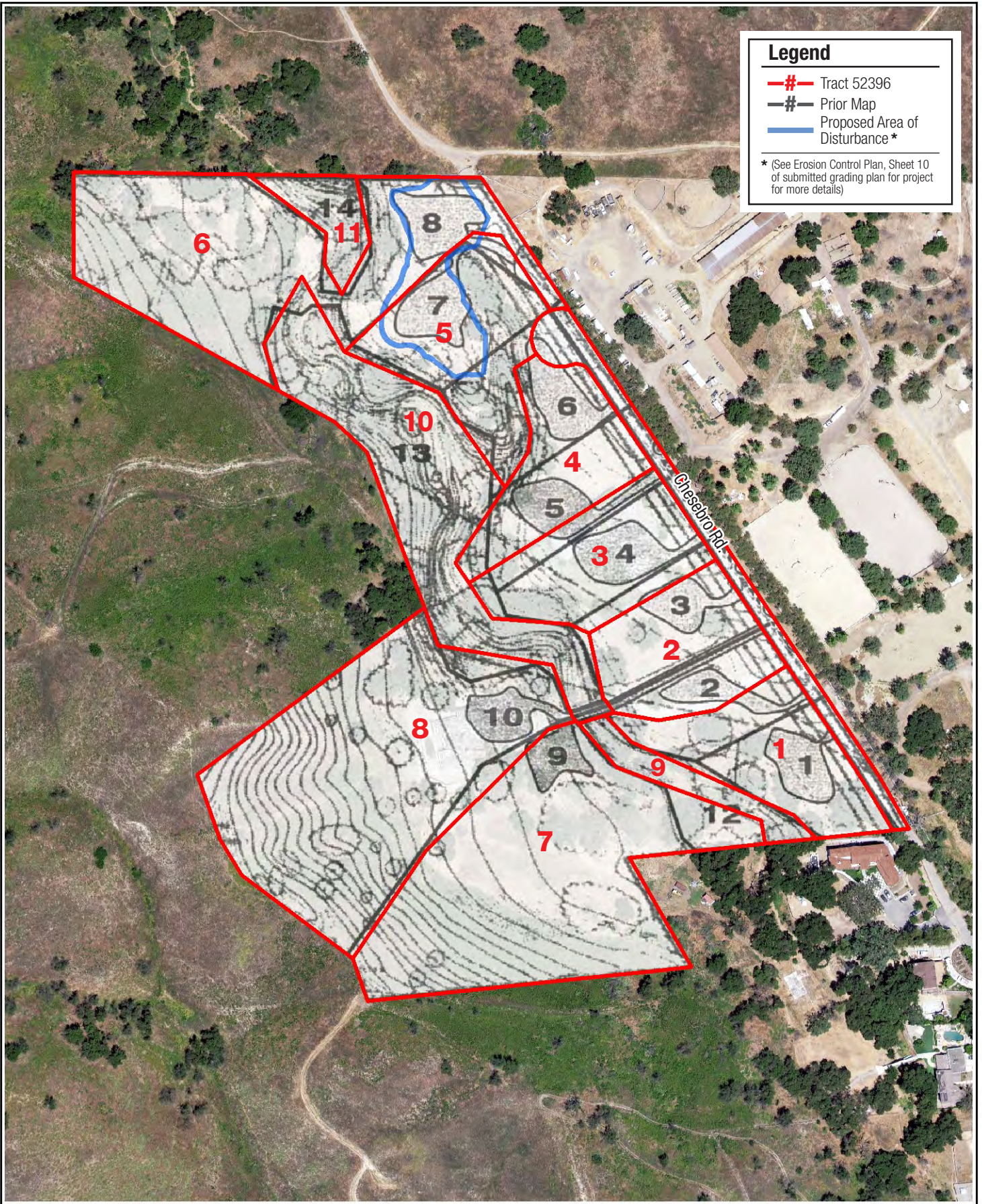
6511 CHESEBRO ROAD ADDENDUM

# Proposed Project





Source: IR Architects, Dec. 1, 2016.



**Legend**

- #— Tract 52396
- #— Prior Map
- Proposed Area of Disturbance\*

\* (See Erosion Control Plan, Sheet 10 of submitted grading plan for project for more details)

Source: Valtus Imagery Services: Hexagon Imagery Program (HxIP), 2020.

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# Map Comparison



### III. ADDENDUM ANALYSIS

#### A. ENVIRONMENTAL SETTING / EXISTING CONDITIONS

Setting aside construction of the tract improvements, and the houses built after approval of the tract, no significant environmental changes to Tract 52396 have occurred. The Woolsey Fire burned the area in November 2018, but the residential lots were not significantly affected. The fire mainly burned scrub areas in the western hills above the valley, and oak woodlands within the tract largely survived the fire. Scrub in lot 6 was burned, but this does not constitute a changed circumstances or new information that would result in new significant environmental effects regarding the Proposed Project as there is no development proposed in lot 6 and fuel modification activities will not be necessary on lot 6. Some minor natural changes are known to have occurred on the east side Project Site since the time of the Certified EIR, namely four oak trees have died; three on lot 6 and one on lot 5. It's known these trees died because an oak tree survey for the Project Site was conducted in 2014 and then again in 2019, and the trees died in the interim. In total, these environmental changes are natural occurrences, the kind that would not be unexpected since the property is currently open space, and would not amount to changed circumstances or new information that would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

#### B. ENVIRONMENTAL ANALYSIS OF THE PROPOSED PROJECT

Because the environmental setting has not changed significantly the task at hand is to evaluate whether or not construction of the Proposed Project would result in impacts greater than anticipated, or not anticipated, by the Certified EIR. The Certified EIR identified potential impacts based upon build-out of the EIR Map. It calculated impacts according to a worst-case scenario in which the entirety of the residential lots, 20.6 acres, would be converted from "a natural to a developed condition." Assumed fuel modification activities increased that total to 23.4 acres, and a total of 1 acre of the 20.6 acres was estimated to be covered by impervious surfaces. Tract 52396 contains 8 residential lots totaling 19.805 acres, with 5.114 acres of that restricted use. There is .795 acres, or 34,630 square-feet, less land within Tract 52396 than there was in the EIR Map, as well as two fewer lots. Based on this, a worst-case scenario for full development of Tract 52396 would have fewer impacts than the worst-case scenario envisioned by the Certified EIR, broadly speaking.

The area of disturbance for the Proposed Project is larger than the combined conceptual grading areas drawn in the EIR Map, but is sited in an area of disturbed grassland that is open to the sky, which avoids potential significant impacts. As the following discussion will demonstrate, the expansion of the area of disturbance will not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Based upon the Initial Study conducted for the Palo Comado Ranch project, the Certified EIR evaluated the potential impacts of the project within the following issues areas, which are discussed below *in the order presented in the EIR*: geology, hydrology, biological resources, land use, and aesthetics. A discussion of other environmental issue areas rounds out the analysis.

##### 1. Geology and Soils

The Certified EIR analyzed the geologic and geotechnical surveys of the EIR Map and concluded development was feasible provided final surveys were produced for the purposes of creating parcel-specific recommendations. The only potential geological impacts identified by the EIR were related to sloped areas and parcels which were within an ancient landslide area. Geological conditions at the Project Site have not changed since analyzed by the Certified EIR. The Proposed Project would not be constructed on or near

slopes, and the landslide area is not within the area of disturbance. A Geologic and Geotechnical Study for the Project Site was prepared by GeoSoils Consultants in January 2016<sup>3</sup> (**Appendix A**) and determined there were no geological or soil related factors that would result in significant impacts. Therefore, the Proposed Residence would not result in new environmental impacts related to Geology and Soils not anticipated by the Certified EIR.

## 2. Hydrology and Surface Water Quality

The Certified EIR discussed potential impacts related to hydrology or water quality and determined impacts would be less than significant with adherence to standard regulatory measures, such as requiring a stormwater pollution prevention plan at the time of permitting, and including stormwater Best Management Practices (BMPs) into the design of each future residence, provided that construction did not encroach into riparian areas. The Proposed Project does not propose any disturbance within the riparian area, or any construction within the 100-year flood zone, and stormwater BMPs have been incorporated into the design of the project so that the first 3/4" or more of rain (the "first flush") will be detained on site and infiltrated into the ground rather than flowing to the creek. A Hydrology Study prepared for the Project by Wallace E. Mason & Associates in August 2016<sup>4</sup> (**Appendix B**) determined that the stormwater facilities as designed were adequate for the project, and there would be no significant impacts related to hydrology issues. Despite the fact that there appears to be more impermeable cover on the property than the Certified EIR assumed for the two conceptual grading areas, adherence to construction-related mitigation measures, and incorporation of site design BMPs, will ensure there is no practical hydrological difference between the two scenarios, and all potential impacts would remain less than significant. Therefore, the Proposed Residence would not result in new significant environmental impacts or a substantial increase in severity of significant impacts related to Hydrology or Water Quality as determined by the Certified EIR.

## 3. Biological Resources

The Certified EIR identified potential biological impacts resulting from build-out of the proposed tract map with 10 residential lots. Biological impacts were described as direct or indirect, and cumulative impacts were also evaluated. Direct impacts were mainly impacts that would result from construction activities; direct destruction of habitat or individual special-status species, for example. Indirect impacts are those that would result from the operation of the Project, for example, domesticated dogs or cats being introduced to the area from a household. The Certified EIR contains numerous mitigation measures that reduced all potential biological impacts to less than significant levels, save for the significant unavoidable cumulative biological impact of converting 20.6 acres (plus fuel modification areas) from a "natural to a developed condition." This reflected a worst-case scenario of the entirety of all residential parcels being severely degraded.

The Proposed Project would place a single residence where two are allowed and were anticipated by the Certified EIR. Generally, impacts related to human presence would be reduced with the Proposed Project when compared to the assumptions of the Certified EIR because only one household will be present rather than the two that were anticipated. The same principle applies to impacts related to construction activities as there will only be one period of construction rather than two (one period for each residence). The Proposed Project will also result in substantially less degradation across the Property than assumed by the Certified EIR as the west side is restricted use and, per the restrictions attached to the title, no buildings, improvements, or other modifications would be allowed on that portion of the property. The property may still be used by the owners but only in a passive capacity, and per Mitigation Measure (MM) 4.3-9 of the EIR, "Removal or pruning of native vegetation shall not be allowed in any portion of the lot excepting pad

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<sup>3</sup> Geologic and Geotechnical Study, Lot 5 and 6 of Tract 52396, GeoSoils Consultants Inc., January 5, 2016

<sup>4</sup> Hydrology Study, Wallace E. Mason & Associates, Project No. 117-15, 6500 & 6511 Chesebro Road, August 8, 2016.

grading and fuel modification zones.” Therefore, the Proposed Project will result in fewer biological impacts to the Property than what was assumed by the Certified EIR. Direct project-related impacts have been analyzed via a Biological Assessment (Assessment) of the Property conducted by Forde Biological Consultants, with site surveys of the Project Site conducted six times between October 2016 and October 2020<sup>5</sup> (**Appendix C**). In addition, an Oak Tree Report was prepared by L. Newman Design Group, with four site visits conducted between July 2014 and November 2019<sup>6</sup> (**Appendix D**). As the following discussion will show, similar to the conclusion of the Certified EIR, impacts of the Proposed Project would be less than significant.

- i. The Biological Assessment identifies potential impacts to stream and wetland resources, protected trees, special status wildlife species, nesting birds, and wildlife corridors. To reduce these impacts to less than significant levels the Assessment suggests a series of nine mitigation measures. However, the majority of these measures duplicate mitigations already present in the Certified EIR, or regulatory requirements that are applied to the project during the entitlement or permitting process. Therefore, it is not necessary to implement the mitigation measures presented in the Assessment in order to reduce the identified impacts to less than significant levels. There are six mitigation measures in the Assessment that are already fully accounted for, they are:
  - Design Considerations (page 12 of the Assessment), are addressed by regulatory requirements (Section 5507 of the Agoura Hills Municipal Code) and EIR MM 4.3-22.
  - Erosion Control & Best Management Practices Plan (pgs. 12-13), addressed by SWPP (Stormwater Pollution Plan) requirements.
  - Nesting Bird Survey & Protection Plan (pgs. 13-14), addressed by MM 4.3-15.
  - Special Status Species Protection Plan (pgs. 15-16), addressed by MM 4.3-22.
  - Drainage Protection Plan (pg. 16), addressed by SWPP requirements and MM 4.3-24.
  - Oak Tree Protection Plan (pgs. 16-17), addressed by the City’s Oak Tree Permit requirements and MMs 4.3-1, 4.3-2, and 4.3-25.

There are three remaining mitigation measures in the Assessment: Woodrat Avoidance & Relocation Plan (pgs. 14-15), Bat Avoidance & Protection Plan (pg. 15), and Initial Fuel Modification (pg. 17). The impacts they address are identified and mitigated by the EIR, but only in a broad manner. The Biological Assessment clarifies the analysis of the EIR with information specific to the Proposed Project. This information can be used to refine the applicable mitigation measures of the EIR so they match the specific considerations of the Proposed Project.

#### **Woodrat Avoidance & Relocation Plan and Bat Avoidance & Protection Plan**

The EIR identifies several special-status species as potentially occurring within the tract and reduces potential impacts to them with MM 4.3-23, which requires a biologist or approved monitor to inspect all areas construction areas for special-status species, and take appropriate measures should any be present. The Assessment determines that if removal of the oak tree were to impact any special-status species, the San Diego desert woodrat and/or special-status bats would be the species most likely to be associated with an oak tree. The Assessment also provides handling information specific to those species. By adding this project-specific information to the existing mitigation measure, the analysis and conclusions of the EIR remain the same.

<sup>5</sup> Biological Assessment, Forde Biological Consultants, APN-2055-029-005 & 2055-029-006, November 11, 2020 & Addendum dated November 11, 2020.

<sup>6</sup> Oak Tree Report, L. Newman Design Group, Inc., project No. 200-572, 6511 Chesebro Road, December 16, 2019, revised July 1, 2020 & November 7, 2020.

Henceforth, EIR MM 4.3-23 shall be revised for the Proposed Project as follows (insertions *italicized*):

A City-approved biologist or other approved monitor shall be retained by the City at the applicant's expense ~~(for initial grading)~~ *at the time of any site preparation activities, including any vegetation clearance associated with initial grading or oak tree removal or modification, and by the future lot owners (at the City's discretion)* to ensure that incidental construction impacts on remaining biological resources are avoided or minimized. Responsibilities of the construction monitor shall include the following:

- Attend all pre-grading meetings to ensure that the timing and location of construction activities do not conflict with mitigation requirements.
- Conduct meetings with the contractor and other key construction personnel describing the important of restricting work to within the project boundaries and outside of the preserved areas. The monitor should also discuss staging/storage areas for construction equipment and materials. The biological monitor shall investigate all on-site storage areas to minimize impacts to biological resources.
- Mark/flag the construction area in the field with the contractor in accordance with the final approved grading plan. Any construction activity areas immediately adjacent to special-status plant populations, active migratory bird nests, or other special-status resources may be flagged or temporarily fenced by the monitor, at his/her discretion.
- *Survey the area of disturbance for the presence of woodrat nests. Should a woodrat nest be found in or close to the area of disturbance its location shall be marked and the house protected during construction activities. Should the Fire Department insist the house be removed the house shall be dismantled and the sticks of each placed in a pile beyond the proposed development area and fuel modification zones.*
- *Inspect oak trees identified for removal, or any branches of oak trees greater than 8 inches in diameter identified for removal to ensure any cavities or holes are free of bats before they are removed. If bats are discovered a qualified biologist will make an attempt to identify the species, by visual identification or emergence/acoustical survey, and determine if cavities or holes are being used as a maternal site. If the tree or limbs are being used as a maternal site they will be left in place until the biologist has determined the pups are independent from the parents. If bats are present but tree or limbs are not being used as a maternal site, the biologist shall take steps to passively exclude them before any removal of branches or limbs occur. If the biologist identifies special-status bats, they shall consult the CDFW before any exclusion occurs. Removal of any bats requires the biologist holds a CDFW Scientific Collectors Permit and Memorandum of Understanding authorizing capture and handling.*
- Periodically visit the site during construction to coordinate and monitor compliance with the above provisions.

### **Initial Fuel Modification**

The Initial Fuel Modification measure in the Biological Assessment addresses potential impacts to nesting birds during fuel modification activities and requires a nesting bird survey prior to the first fuel modification activities following construction. Migratory bird species are protected as a matter of law, and observance of this during fuel modification would normally protect all birds since the average person does not know which birds are protected under the law and which are not, and therefore would be expected to err on the side of caution. However, the EIR includes MM 4.3-15 which requires a nesting bird survey prior to any “site preparation activities.” This measure can be



refined to include a survey before the first fuel modification after construction, aligning the EIR with the project-specific information in the Assessment.

Henceforth, EIR MM 4.3-15 shall be revised for the Proposed Project as follows (insertions *italicized*):

No earlier than 45 days and no sooner than 20 days prior to construction or site preparation activities, *and the first fuel modification following construction*, that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically March through August) the applicant shall have a field survey conducted by a qualified biologist to determine if active nests of bird species protected by the state or federal Endangered Species Acts, Migratory Bird Treaty Act, and/or the California Fish and Game Code are present in the construction zone or within 100 feet (200 feet for raptors) of the construction zone. If active nests are found, a minimum 50-foot (this distance may be greater depending on the bird species and construction activity, as determined by the biologist) fence barrier shall be erected around the nest site and clearing and construction within the fenced area shall be postponed or halted, at the discretion of a biological monitor, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. A city-approved biologist shall serve as a construction monitor during those periods when construction activities shall occur near active nest areas to ensure that no inadvertent impacts on these nests occur.

With these refinements the EIR mitigation measures and identified regulatory requirements fully account for all of the impacts identified in the Biological Assessment, and the impacts remain less than significant as analyzed in the Certified EIR.

- ii. The Project proposes to remove only one coast live oak tree, No. 23, as referred to in the Oak Tree Report, because it has a cavity dividing the trunk and is in structural decline, making it at risk of splitting and falling onto the residence. The Project would also encroach into the protected zone of 3 oak trees, though as explained in the Oak Tree Report the encroachments are at the edge of the trees' protected zone and would amount to only 3.2% of the cumulative protected zone area being encroached upon, and therefore impacts from encroachment are less than significant. The Oak Tree Report recommends mitigation for the removed oak tree. However, the City's Oak Tree Permit process already contains approved standard mitigation measures for removal of an oak. The removed oak tree will be replaced at a rate determined by the City pursuant to the Oak Tree Permit, which will reduce the impact to less than significant. In addition, the Oak Tree Preservation Guidelines, Appendix A of the Municipal Code, implemented via the Oak Tree Permit process, will ensure proper treatment of oaks on the property during construction. Therefore, impacts to oaks will not exceed those assumed by the Certified EIR. The location of tree No. 23 and photos are provided in **Figure 6, Location of Tree #23**.
- iii. Potential impacts from initial fuel modification activities will be mitigated by the surveying and monitoring measures explained above, subsequent fuel modification requirements will be carried out by the owner of the residence with guidance from the Fire Department. Fuel modification activities within the riparian area could result in impacts, however the EIR mitigates these impacts with MM 4.3-14(c) which states:

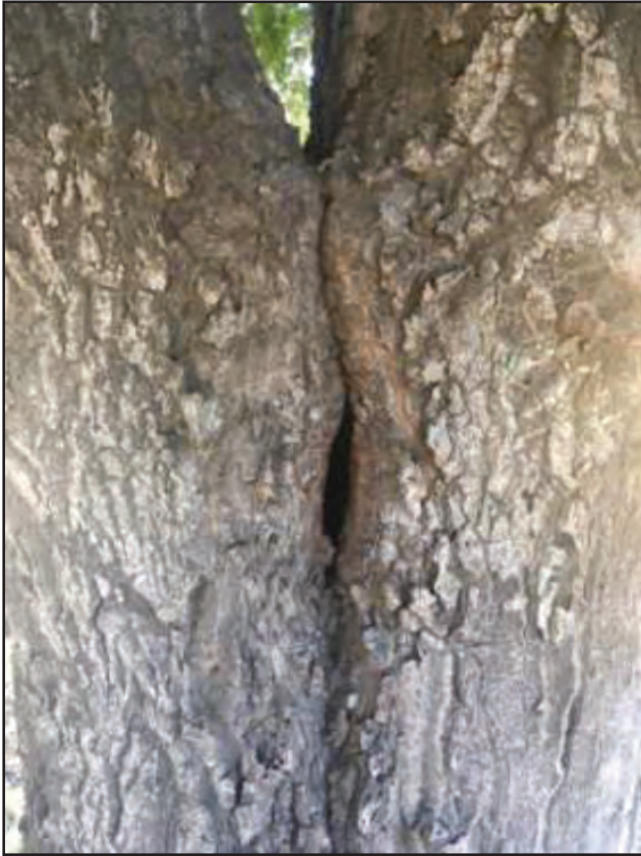
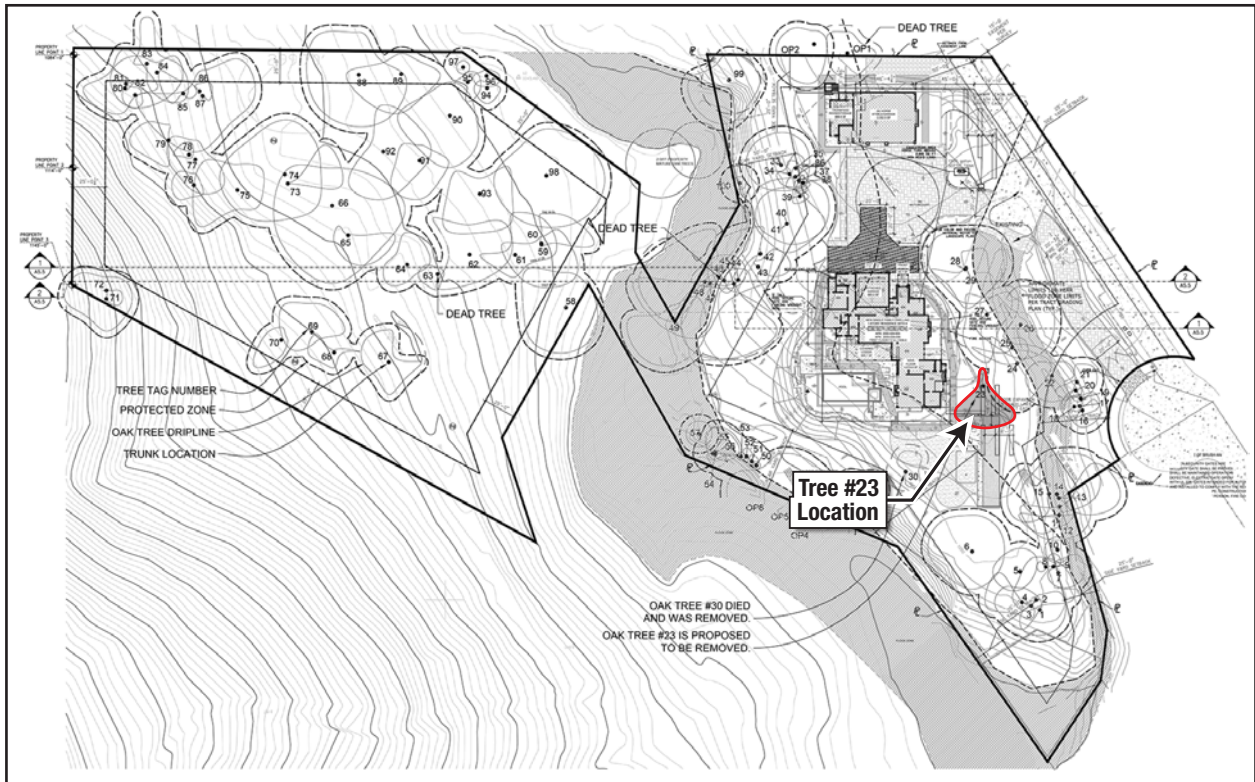


Photo 1 - North side of Trunk #23



Photo 2 - South side of Trunk #23



Source: IR Architects, Oct. 16, 2020.

If necessary, a Streambed Alteration Agreement shall be executed with CDFG [now CDFW] under provisions of Section 1603 of the California Fish and Game Code. All conditions of that agreement designed to minimize impacts to biological resources shall be implemented.

Fuel modification in the creek, if required by the Fire Department, will be conducted under the authority of the California Department of Fish and Wildlife (CDFW) which will determine if any mitigation is necessary. Fuel modification outside of riparian areas would not result in potential impacts significantly different from what was anticipated by the EIR wherein two residences would be in place rather than one. Fuel modification boundaries are based upon distance from structures. The fuel modification boundaries of two residences, one each on the conceptual grading areas in the EIR Map, would overlap, and the combined boundaries of both would not be significantly different from the fuel modification boundary of the Proposed Project. Also, the areas where fuel modification would take place would not be significantly different. In total, the amount of fuel modification activities between the Proposed Project and as assumed by the Certified EIR would not be significantly different.

- iv. The Project Site, and all of Tract 52396, are located within SEA 12. Although the designation is from the County, which has no land use jurisdiction on the Site, the City recognizes the significance of the designation, and requires that all projects within an SEA make the following findings:
  1. That the proposed project is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas;
  2. That the proposed project is designed to maintain water bodies, watercourses, and their tributaries in a natural state;
  3. That the proposed project is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state;
  4. That the proposed project retains sufficient natural vegetation cover and/or open spaces to buffer critical resource areas from such project;
  5. That where necessary, fences or walls are provided to buffer important habitat areas from development; and
  6. That roads and utilities serving the proposed project are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.

Projects in an SEA are also subject to the following conditions:

1. Any necessary conditions to guarantee that the proposed project is highly compatible with the biotic resources present;
2. The preservation in a natural state of any designated watercourse;
3. The provisions of all necessary measures to preserve in a natural state any designated wildlife movement corridors;
4. Adequate provisions to buffer any development from any designated unique resource and/or habitat area; and
5. Adequate requirements to prevent conflicts between any proposed roads or utilities and unique resources, habitat areas, or migratory paths.

The EIR Map was designed to satisfy the requirements of the SEA, and the Certified EIR addressed each issue in the SEA either with map design features or mitigation measures, and found the EIR Map was compatible and consistent with the SEA findings and criteria. The recorded Tract 52396 modified the EIR map in order to satisfy the requirements of the SEA to an even greater degree;

the density of allowed houses was reduced, and use restrictions were placed on three of the residential lots (including lot 6, as explained above) in order to reduce potential impacts. The Proposed Project does not interrupt conformance with the SEA criteria. Mitigation measures required by the EIR, restrictions placed upon the west side of the Property, and regulatory requirements that address stormwater, dry-weather runoff, and septic systems, combine to reduce project-level impacts to less than significant level, and no design features of the Proposed Project interrupt conformance with the SEA as determined by the Certified EIR. In addition, one residence being in place instead of the two that are allowed would generally provide greater conformance with the SEA requirements as human-related conflicts would be reduced.

As demonstrated, with refinements to MM 4.3-15 and 4.3-23 to reflect site-specific information, the Proposed Project would not result in new significant environmental impacts or a substantial increase in severity of significant impacts related to biological resources. Also, it has been demonstrated in this discussion that the difference between the Proposed Project and the development scenario analyzed by the Certified EIR, namely one house on two lots vs. two houses on two lots, does not result in any new significant environmental impacts or a substantial increase in severity of previously disclosed significant impacts related to biological resources either on a project or cumulative project basis.

#### **4. Land Use**

The Certified EIR determined the EIR Map was consistent with applicable General Plan policies, SEA criteria, and zoning standards. The Proposed Project is a large single-family house with an equestrian component, which is the type of development anticipated and analyzed by the Certified EIR. The fact the Project consists of one residence where two were assumed by the Certified EIR does not create any conflicts with the analysis of the EIR, as fewer total residences within Tract 52396 (or the EIR Map evaluated by the EIR) would not produce any conflicts as the area is intended for low-density development, as explained above in II.A, Setting. The Proposed Project conforms to the requirements of the zone and overlay districts, therefore there are no project-specific conflicts related to land use.

As has been demonstrated in the discussion of Biological impacts, the Proposed Residence conforms to all of the SEA requirements. Because the Proposed Project is a single family residence on a large lot with a low density, the fact that only one residence is being constructed instead of two does not result in any new significant environmental impacts or a substantial increase in severity of significant impacts related to Land Use.

#### **5. Aesthetics and Community Character**

The Certified EIR found no significant impacts related to aesthetics and community character as there would be no impacts to hillside views, modifications of significant topographical features, and the density of the development and single-story nature of the structures would conform to the rural character of the area. The Proposed Project would result in one residence rather than the two allowed by Tract 52396 and analyzed by the Certified EIR. Density of the Proposed Project will therefore be lower than what was allowed, which conforms to the low-density, rural character of the surroundings and requirements of the zone and overlay districts. The size of the proposed house at 5,788 square-feet, and garage/stable at 2,541 square-feet, would not be out of character with the surroundings as the majority of houses along Chesebro Road north of Blythdale Road tend to be large. Residences at 6491, 6300, 6350, and 6390 Chesebro Road are all over 5,000 square-feet in size, at 5,998, 6,956, 5,696, and 7,020 square-feet, respectively.<sup>7</sup> An

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<sup>7</sup> Los Angeles County Office of the Assessor, Property Assessment Information System, public assessor data by parcel, accessed September 16, 2021.

additional three parcels have residences over 4,500 square-feet in size. The proposed house would also be partly obscured from the road by mature oak woodlands near the perimeter of the Property, which reinforces the rural character of the area and development. Therefore, the Proposed Residence would not result in new significant environmental impacts or a substantial increase in severity of significant impacts related to Aesthetics as compared to the Certified EIR.

## **6. Other Issue Areas**

As demonstrated in the discussions above there is little difference environmentally between the Proposed Project and two residences being placed in the original conceptual grading areas. In regards to environmental issue areas wherein impacts are based on the number of units, amount of square footage, population, or intensity of use, the Proposed Project would actually result in fewer or lessened impacts simply because there is one less development than what was assumed. Environmental issues that are more concerned with direct impacts to the land the project will occupy were analyzed by the Certified EIR and discussed above, or determined to have no impact and not discussed at length at the time of the Certified EIR. Because site conditions have not changed significantly, the Proposed Project is not significantly different from the type of development assumed by the Certified EIR, and there would be no project-specific construction or operational impacts that would not be reduced to less than significant levels. The scope of discussion and analysis within the Certified EIR remains valid and adequate for environmental review of the Proposed Project. No new significant environmental impacts and no substantial increases in the severity of significant environmental impacts would occur, and no further analysis is necessary.

## **C. ADDENDUM CONCLUSION**

The differences between the Proposed Project and the project impacts assumed by the Certified EIR do not result in any new impacts or an increase in the severity of identified impacts. The refinements to MMs 4.3-15 and 4.3-23 clarify the application of existing mitigation measures to the specific conditions of the Proposed Project. The placement of one residence on two conceptual grading areas does not conflict with the analysis of the Certified EIR as the additional space occupied by the Proposed Project's footprint consists exclusively of disturbed non-native grassland outside of the protected zone of any oak tree, which was the criteria by which the conceptual grading areas were drawn. The placement of one residence instead of the two allowed does not conflict with the analysis of the EIR because in this case fewer residences results in fewer impacts. Construction of one house instead of two therefore does not amount to substantial changes to the project evaluated by the Certified EIR, especially considering the conceptual grading areas were drawn primarily to illustrate feasibility of the EIR Map. Also, there have been no significant changes in regard to the circumstances under which the project was evaluated by the Certified EIR, and the circumstances under with the Proposed Project is being is being undertaken at this time. That is, there are no new circumstances that create new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no new information of substantial importance that has been revealed which would create significant effects not discussed in the Certified EIR. Therefore, none of the conditions described in Section 15162 have occurred and an addendum is the proper environmental document for review of the Proposed Project.

## IV. REFERENCES

California Code of Regulations, Title 14, Guidelines for the Implementation of the California Environmental Quality Act, Section 15000 et seq., (State CEQA Guidelines).

Palo Comado Ranch Draft Environmental Impact Report, Impact Sciences, 1999.

City of Agoura Hills, General Plan 2035, Adopted March 24, 2010.

City of Agoura Hills, Municipal Code, Articles V – Sanitation and Health, and IX – Zoning, published online by Municode.com, Accessed September 20, 2021.

Geologic and Geotechnical Study, Lot 5 and 6 of Tract 52396, GeoSoils Consultants Inc., January 5, 2016.

Hydrology Study, Wallace E. Mason & Associates, Project No. 117-15, 6500 & 6511 Chesebro Road, August 8, 2016.

Biological Assessment, Forde Biological Consultants, APN-2055-029-005 & 2055-029-006, November 11, 2020 & Addendum dated November 11, 2020.

Oak Tree Report, L. Newman Design Group, Inc., project No. 200-572, 6511 Chesebro Road, December 16, 2019, revised July 1, 2020 & November 7, 2020.

Los Angeles County Office of the Assessor, Property Assessment Information System, Accessed September 8, 2021.

**APPENDIX A**  
**Geologic and Geotechnical Study**

**GEOLOGIC AND GEOTECHNICAL STUDY,  
PROPOSED SINGLE FAMILY RESIDENCE,  
Lots 5 and 6 of Tract 52396,  
6500/6511 Chesebro Road,  
Agoura Hills, California**

for

John and Tami Shuken

January 5, 2016

W.O. 3079-5 & 3079-6

MDN 16442



January 5, 2016  
W.O. 3079-5  
3079-6

JOHN AND TAMI SHUKEN  
6491 Chesebro Road  
Agoura Hills, California 91301

**Subject: Geologic and Geotechnical Study, Proposed Single Family Residence, Lots 5 and 6 of Tract 52396, 6500/6511 Chesebro Road, Agoura Hills, California**

Dear Mr. Shuken:

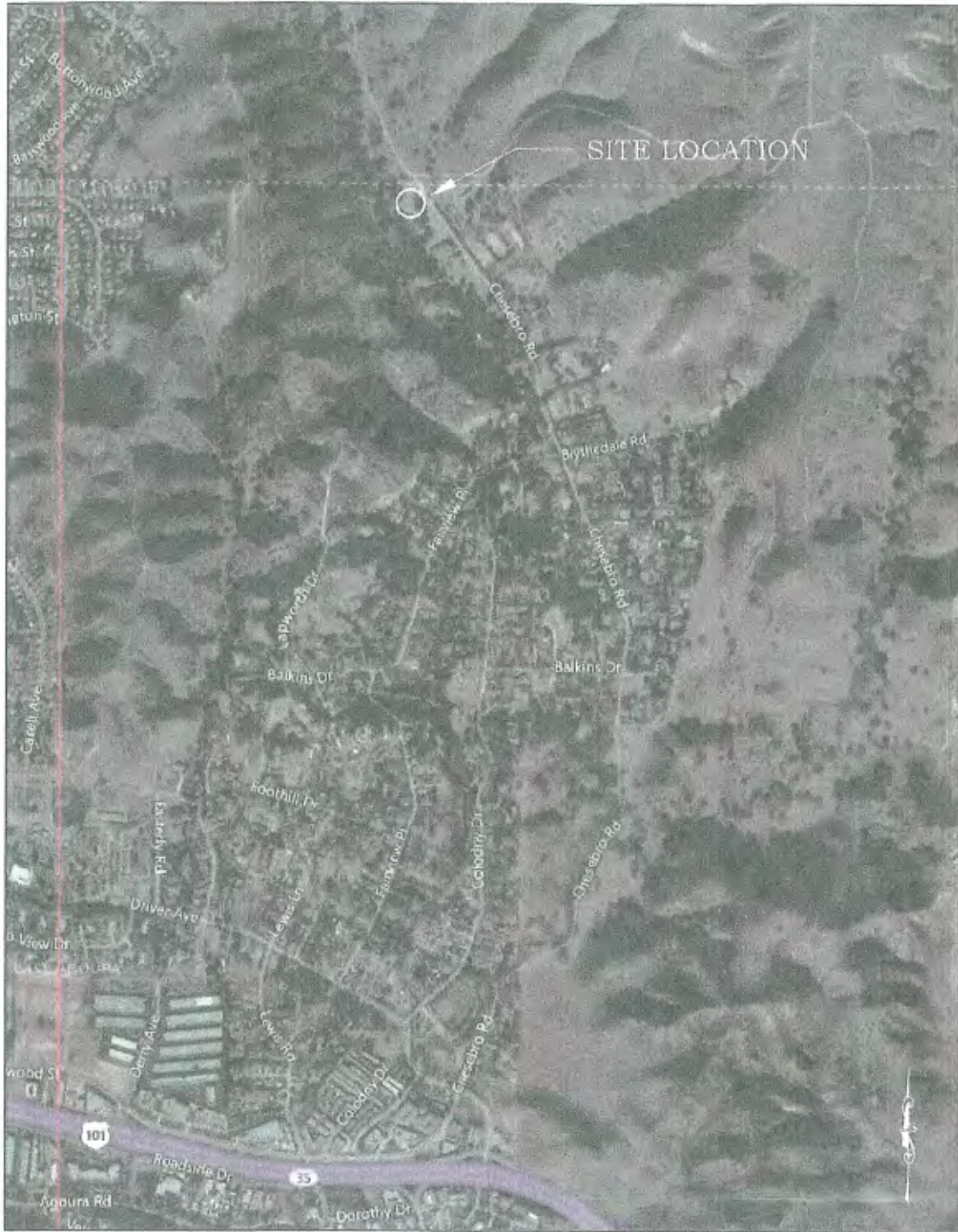
At your request, GeoSoils Consultants, Inc. (GSC) has completed this preliminary geologic and geotechnical study for proposed residential construction on Lots 5 and 6 of Tract 52396. GSC originally provided geologic and geotechnical studies for the development of Tract 52396 and can be referenced in our report dated May 24, 2001, revised June 19, 2001.

Included herein as Plate 1, please find the site plan provided by Ignacio Rodriguez dated November 12, 2015 with geology superimposed. Additionally, geologic cross sections are included on Plate 2 for Lots 5 and 6 specific conditions. Previous field exploration with laboratory analysis can be viewed in Appendix A. Grading guidelines are included as Appendix B.

#### **SITE DESCRIPTION**

Lots 5 and 6 are situated at the most northerly end of Chesebro Road. They are irregularly shaped parcels located on the west side of Chesebro Road, approximately 200 feet northwest of the cul-de-sac (see Figure 1). The properties extend from the cul-de-sac of Chesebro Road westerly to the east bank of an eastern tributary of Palo Comado Creek. The FEMA 50 and 100-year flood zones extend very short distances into the southwestern edges of Lots 5 and 6; however, not near any proposed development.

MDN 16442



NTS



SITE LOCATION MAP  
 6500 AND 6511 CHESEBRO ROAD  
 AUGORA HILLS, CA  
 SHUKEN

DATE	1/2016	W.O. NO.	3079-5 3079-6
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### PROPOSED DEVELOPMENT

Plans provided for our review depict a single family residence with attached garage and a secondary structure for additional parking and recreation, separated by a concrete motorcourt. A pool with deck and patio will be located off the southwest corner of the main residence. Additional associated improvements are also proposed (see Plate 1).

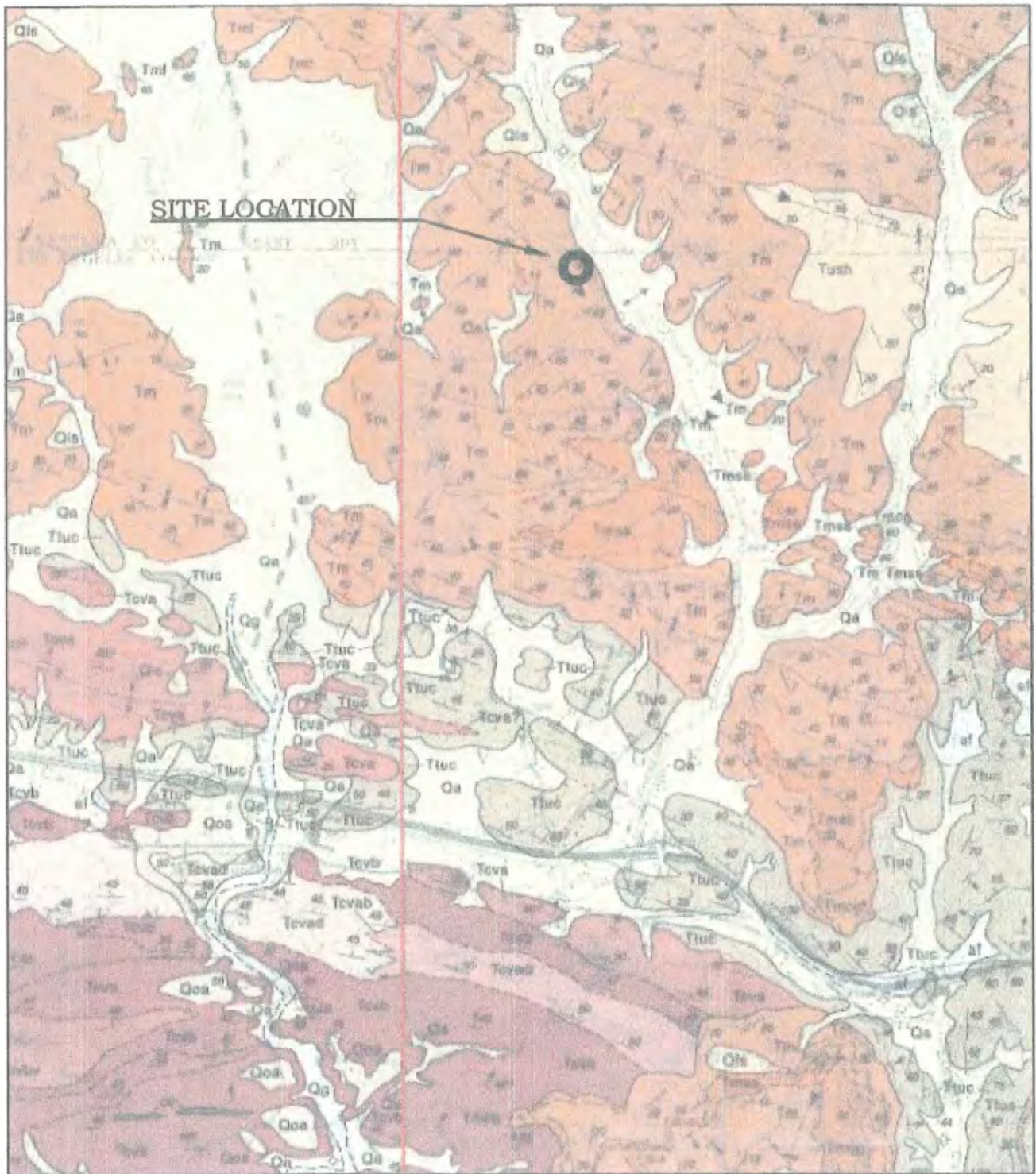
An on-site sewage disposal system is also proposed as there are no sewers in Palo Comado Canyon. Percolation studies have been performed specifically on Lot 5 of this tract and rendered conditions favorable. However, site specific percolation testing will be required in the immediate area of the proposed disposal system to determine suitability and design, and the results will be provided in a separate report.

Results of the preliminary private sewage disposal system for lots 5 and 6 can be referenced in our report dated May 11, 2001.

### GEOLOGIC ENVIRONMENT

The property is located south of the Simi Hills, within the western portion of the Calabasas USGS 7.5-minute Quadrangle. It lies within the southern Ventura basin, a subunit of the Transverse Ranges Province. The Ventura basin is an elongated east-trending structural trough bordered on the north by the Santa Ynez and Topa Topa Mountains, on the south by the Santa Monica Mountains and Channel Islands, and on the east by the San Gabriel Fault (Irvine, 1991). It is characterized by a very thick, nearly continuous sequence of Upper Cretaceous through Quaternary sedimentary rocks that have been deformed into a series of east-west trending folds associated with thrust and reverse faults. This deformation has created interbasin highlands and intervening lowlands (see Figure 2, Regional Geologic Map).

Lots 5 and 6 earth materials consist of Modelo Formation marine sediments (bedrock) overlain by topsoil, colluvium, recent alluvium, and non-marine, older alluvium or terrace deposits.



**SITE LOCATION**

REGIONAL GEOLOGIC MAP  
SHUKEN



DATE 1/2016

W.O. NO. 3079-5 3079-6

Geotechnical • Geologic • Environmental **FIGURE 2**

Modelo Formation sediments consist of thin diatomaceous shale interbedded with more massive sandstone units. These Miocene Aged marine sediments are dense and well stratified. Bedding orientation is variable due to considerable folding of the bedrock, common in this general area. Generally, bedding dips steeply and not considered a stability consideration on Lots 5 and 6.

Topsoil, colluvium, and alluvium overlie the Modelo bedrock. The contact is uneven and reflects deposition upon an ancient eroded surface of Modelo Formation sediments. The topsoil, colluvium, and alluvium consist of brownish clay that is slightly to moderately firm. Thickness of the alluvium cap varies from about 3 to 18 feet as shown in Borings B-4 and B-5.

Recent alluvium is found in the creek bottom just southwest of Lots 5 and 6; however, this has no impact on the proposed development.

## WATER

### Surface

Surface water onsite is largely from precipitation falling directly on the parcels. Following periods of intense rainfall, there may be intermittent runoff collected in the natural swale on the westerly side of Lots 5 and 6. This flow originates on National Park property to the north. Runoff also occurs periodically in Palo Comado Creek, off-site of Lots 5 and 6. As previously noted, the 100-year and 50-year storm flow elevations postulated for Palo Comado Creek overlaps the westerly edge of Lots 5 and 6, but are distant from planned development.

### Subsurface

Groundwater was encountered in Boring B-9-00 at a depth of 23 feet; however, groundwater was not encountered in any other borings. No springs or seeps were observed anywhere on Lots 5 and 6.

**SEISMICITY**

There are no Alquist-Priolo fault study zones on, nor in close proximity to Lots 5 and 6. There is no evidence of the potential for damage from ground rupture, seiche or liquefaction from earthquakes in the vicinity. However, the site, as most all of southern California, will periodically experience moderate to intense ground shaking from movement upon distant active faults.

**2013 California Building Code (CBC), Seismic Design Criteria**

The 2013 CBC (California Building Code) seismic coefficient criteria are provided here for structural design consideration.

Under the Earthquake Design Regulations of Chapter 16, Section 1613 of the CBC 2013, the following coefficients apply for the proposed structure at the site.

<b>2013 CBC Section 1613, Earthquake Loads</b>	
Site Class Definition	D
Mapped Spectral Response Acceleration Parameter, $S_s$ (Figure 1613.3.1 for 0.2 second)	1.500
Mapped Spectral Response Acceleration Parameter, $S_1$ (Figure 1613.3.1 for 1.0 second)	0.800
Site Coefficient, $F_a$ (Table 1613.3.3(1) short period)	1.0
Site Coefficient, $F_v$ (Table 1613.3.3(2) 1-second period)	1.5
Adjusted Maximum Considered Earthquake Spectral Response Acceleration Parameter $S_{MSE}$ (Eq. 16-37)	1.500
Adjusted Maximum Considered Earthquake Spectral Response Acceleration Parameter $S_{M1}$ (Eq. 16-38)	0.900
Design Spectral Response Acceleration Parameter, $S_{DS}$ (Eq. 16-39)	1.000
Design Spectral Response Acceleration Parameter, $S_{D1}$ (Eq. 16-40)	0.600
Notes: Location: Latitude: 34.167, Longitude: -118.740	
1. Site Class Designation, Class D is recommended based on subsurface condition.	
2. $S_s$ , $S_{M1}$ , and $S_{D1}$ are spectral response accelerations for the period of 0.2 second.	
3. $S_1$ , $S_{M1}$ , and $S_{D1}$ are spectral response accelerations for the period of 1.0 second.	

Conformance to the above criteria for seismic excitation does not constitute any kind of guarantee or assurance that significant structural damage or ground failure will not occur if a maximum level earthquake occurs. The primary goal of seismic design is to protect life and not to avoid all damage, since such design may be economically prohibitive. Following a major earthquake, a building may be damaged beyond repair, yet not collapse.

## CONCLUSIONS

There are no geologic or geotechnical conditions that would preclude development, as proposed, on Lots 5 or 6. The area of development is free of landslides, slumps, and geologic structure is favorable.

On-site, surficial soils, however, are compressible and re-compaction is required in all areas of proposed development. The on site soils have a medium expansion potential and shall be tested for accuracy after grading. Chemical testing should also be performed to confirm concrete type.

There are no known active faults on or close to the property, though the area will periodically experience moderate to intense shaking from movement upon distant active faults. Structural design must take this shaking into consideration.

A percolation study will need to be conducted on site in the immediate area of the proposed disposal system for suitability and design.

## RECOMMENDATIONS

### Removals

Based on our subsurface exploration and laboratory testing, all existing topsoil, colluvium, alluvium, and the upper 24 inches of older alluvium should be removed and recompacted to at least 90 percent relative compaction within the areas of planned improvements. Grading Guidelines are presented in Appendix B.

Proposed structural footings should be founded on a minimum of 3 feet of compacted fill. The limits of overexcavation for the building/structure areas shall extend at least 5 feet beyond the building limits.

### **FOUNDATION DESIGN RECOMMENDATIONS**

On site soil has a medium expansion index. The following foundation criteria are recommended for design consideration:

1. An allowable soil bearing pressure of 1500 pounds per square foot, including dead and real live loads, can be utilized for preliminary design purposes of footings in compacted fill. The above bearing value may be increased by one-third when considering short duration seismic or wind loads. Footings (i.e. conventional foundation) are recommended to be continuous and should have a minimum width of 12 inches and a minimum embedment depth of 24 inches for both one-story and two-story structures.
2. A friction coefficient for concrete on compacted soil of 0.4 and a lateral bearing value of 250 pounds per square foot, per foot of depth may be employed to resist lateral loads. When combining passive pressure and frictional resistance, the passive pressure component should be reduced by one-third. For design of isolated piles, the allowable passive pressure may be increased by 100 percent.
3. In order to minimize the potential effects of seismic activity, expansive soils, secondary settlement and hydroconsolidation or hydrocompression, an alternate foundation system (i.e., post-tension slab foundations and/or mat foundation systems) be used.

#### **Post-Tensioned Slab Foundation**

Anticipated surficial differential movement across the building pad areas included in this report in the form of settlement or heave could be in the order of 2 inches. These post-tensioned slabs should be designed in accordance with the recommendations of either the California Foundation Slab Method or Post-Tensioning Institute. The slabs should be designed for at least two inches of surficial differential movement (i.e., at least two inches in a 30-foot span) for medium EI soil. Based on review of laboratory data for the on-site



materials, the average soil modulus of subgrade reaction,  $K$ , to be used for design is 100 pounds per cubic inch. Specific recommendations for the design of *California Foundation Slab* and *Post Tension Institute* methods are presented below.

A surface bearing value of 1,000 pounds per square foot can also be used in design.

1. **California Foundation Slab (Spanability) Method**

It is recommended that slabs be designed for a free span of 15 feet regardless of the expansion index of the soil. From a soil expansion/shrinkage standpoint, a common contributing factor to distress of structures using post-tensioned slabs is fluctuation of moisture in soils underlying the perimeter of the slab, compared to the center, causing a "dishing" or "arching" of the slabs. To mitigate this possibility, a combination of soil presaturation and construction of a perimeter "cut off" wall should be employed.

All slab foundation areas should be moisture conditioned to at least optimum moisture, but no more than 5 percent above optimum moisture for a depth of at least 18 inches for medium EI soil. A continuous perimeter curtain wall should extend to a depth of at least 18 inches below for medium EI soil to preserve this moisture. The cut-off walls may be integrated into the slab design or independent of the slab and should be a minimum of 6 (six) inches wide.

2. **Post-Tensioning Institute Method**

Post-tensioned slabs should have sufficient stiffness to resist excessive bending due to non-uniform swell and shrinkage of subgrade soils. The differential movement can occur at the corner, edge, or center of slab. The potential for differential uplift can be evaluated using design specifications of the Post-Tensioning Institute. The following table presents suggested minimum coefficients to be used in the Post-Tensioning Institute design method.

Suggested Coefficients	
Thornthwaite Moisture Index	-20 in/yr
Depth to Constant Soil Suction	9 (feet)
Constant Soil Suction: (pf)	3.8

The coefficients are considered minimums and may not be adequate to represent worst case conditions such as adverse drainage, excess watering, and/or improper landscaping and maintenance. The above parameters are applicable provided structures have gutters and downspouts, yard drains, and positive drainage is maintained away from structure perimeters. Also, the values may not be adequate if the soils below the foundation become saturated or dry such that shrinkage occurs. The parameters are provided with the expectation that subgrade soils below the foundations are maintained in a relatively uniform moisture condition. Responsible irrigation of landscaping adjacent to the foundation must be practiced since over-irrigation of landscaping can cause problems. Therefore, it is important that information regarding drainage, site maintenance, settlements and effects of expansive soils be passed on to future homeowners.

Based on the above parameters, the following values were obtained from the Post Tensioning Institute Design manual. If a stiffer slab is desired, higher values of  $y_m$  may be warranted.

Expansion Index of Soil Subgrade	Medium EI
$e_m$ center lift	8.5 feet
$e_m$ edge lift	4.5 feet
$Y_m$ center lift	0.56 inch
$Y_m$ edge lift	0.77 inch

Deepened footings/edges around the slab perimeter must be used as indicated above to minimize non-uniform surface moisture migration (from an outside source) beneath the slab. An edge depth of at least 18 inches for medium EI soil,

The bottom of the deepened footing/edge should be designed to resist tension, using cable or reinforcement per the Structural Engineer.

### **Mat Foundation**

Mat foundation could either be designed as a beam on an elastic foundation or using the method of static equilibrium (i.e., the mat is assumed to move as a rigid body when the loads are applied and the reaction pressures are going to be distributed linearly across the bottom of the mat).

For mat foundation, the criteria under Post-Tensioned Slab may be used for design.

4. The above parameters are applicable provided structures have gutters and downspouts and positive drainage is maintained away from structures. Therefore, it is important that information regarding drainage, and site maintenance be passed on to future homeowners.
5. A 10-mil Visqueen vapor barrier should be placed underneath the slab. This barrier can be placed directly on the subgrade soils, but should be overlain by a two-inch layer of imported sand or as dictated by the structural engineer. This vapor barrier shall be lapped and sealed (especially around the utility perforations) adequately to provide a continuous waterproof barrier under the entire slab.
6. The above recommendations assume and GeoSoils Consultants, Inc. strongly recommends that surface water will be kept from infiltrating into the subgrade adjacent to the house foundation system. This may include, but not be limited to rain water, roof water, landscape water and/or leaky plumbing. The lot should be fine graded at the completion of construction to include positive drainage away from the structure and roof water will be collected via gutters, downspouts, and transported to the street in buried

drainpipes. Home buyers should be cautioned against constructing open draining planters adjacent to the houses, or obstructing the yard drainage in any way.

7. Utility trenches beneath the slabs should be backfilled with compacted native materials, free of rocks.
8. Subgrade soil beneath footings and slabs should be pre-moistened prior to placement of concrete. This would require these areas be premoistened to a depth of 24 inches to approximately 5 percent above optimum moisture.
9. Standard City of Agoura Hills structural setback guidelines are applicable, except where superseded by specific recommendations by the Project Geologist and Geotechnical Engineer.
10. Prior to placing concrete in the footing excavations, an inspection should be made by our representative to ensure that the footings are free of loose and disturbed soils and are embedded in the recommended material.

#### **Swimming Pool/Spa**

The following recommendations apply and should be followed during design and construction.

1. Design the pool for expansive soil condition and to be free standing.
2. Pool decking should be cast free of the swimming pool structure and water stops should be provided between the bond beam and the deck.
3. The entire pool bottom (where support is relied upon) should be embedded in the same bearing material, such as entirely within competent older alluvium.
4. The pool should be designed for any possible surcharge loading from nearby structures or retaining walls. Surcharge loading should be determined from Figures 11 and 12 of the Navfac Design manuals.

5. In the case of a spa being planned structurally continuous with the pool shell, the spa should either be designed to be entirely supported by the pool shell (i.e., cantilevered) or the spa support should be derived at a depth comparable to that of the pool (i.e., deep). The Structural Engineer should exercise extreme care in this area. The transition area between the pool and spa is a common area for cracks to develop.
6. In many cases, we have found pool contractors commonly use standard pool detail sheets instead of having a Structural Engineer design a pool for the specific criteria recommended. These detail sheets usually incorporate details for several site conditions and can be confusing as to exactly which detail is appropriate. Typical "Standard Detail" criteria may not conform to the criteria recommended. As such, we strongly discourage the use of standard detail sheet. Instead, the Structural Engineer should prepare a specific design and details to conform the criteria presented in this report, as well as other structural criteria. The detail should also consider provisions for deck construction. We further recommend that the Structural Engineer inspect steel once in-place and leave a memorandum at the jobsite indicating that it is appropriate to proceed further. Deputy inspection of gunite placement is advised.
7. Prior to placement of steel, the pool excavation must be inspected and approved by a Geologist or Geotechnical Engineer.
8. Surface drainage around the pool should be adequately provided on the property to keep water away from the structure. Water should not be allowed to pond and seep into the ground. Surface water shall be collected and conducted through non-erosive devices to the street, storm drain, or other approved watercourse or disposal area.
9. Leakage from the swimming pool or any of the appurtenant plumbing could create an artificial groundwater condition which could have a deleterious effect on the underlying soil. Therefore, it is imperative that all plumbing and pool features be absolutely leak free.

10. Should any subdrain pipes (i.e., such as a yard drain system) be broken or impacted during construction of the pool system, or any structure, these pipes should be repaired and/or rerouted where necessary to restore their intended function (i.e., to provide proper drainage).

### Drainage

Surface runoff should be collected and disposed of in such a manner as to prevent concentrated erosion. Roof gutters and yard drains should be provided. Water should not be allowed to stand or seep into the ground. Pad drainage should be directed to any approved drainage course via non-erosive channel, pipe and/or dispersion devices.

### Temporary Excavations

Where the necessary space is available, temporary, unsurcharged embankments may be sloped back without shoring. The slope should not be cut steeper than the following gradient:

Height	Temporary Gradient (Horizontal:Vertical)
0-5'	Near Vertical
Above 5'	1:1

The recommended temporary excavation slopes do not preclude local ravelling or sloughing. All applicable requirements of the California Construction and General Industry Safety Orders, the Occupational Safety and Health Act, and the Construction Safety Act should be met.

Where sloped embankments are used, the top of the slope should be barricaded to prevent equipment and heavy storage loads within five feet of the top of the slope. If the temporary construction embankments are to be maintained for long periods, berms should be constructed along the top of the slope to prevent runoff water from eroding the slope faces. The soils exposed in the temporary backcut slopes during excavation should be observed by our personnel so that modifications of the slopes can be made if variations in the soil conditions occur.

**INVESTIGATION LIMITATIONS**

The materials encountered on the project site and utilized in our laboratory investigation are believed representative of the total area; however, soil and bedrock material vary in character between excavations and natural outcrops.


Since our investigation is based upon the site materials observed, selective laboratory testing and engineering analyses, the conclusions and recommendations are professional opinions. These opinions have been derived in accordance with current standards of practice, and no warranty is expressed or implied.

We appreciate this opportunity to be of service. If you have any questions, please do not hesitate to contact us.

Very truly yours,

GEOSOILS CONSULTANTS, INC.

  
RUDY F. RUBERTI  
CEG 1708

  
KAREN L. MILLER  
GE 2257

  
GEORGE C. EDWARDS  
Staff Geologist

RFR.KLM.GCE.W.G&G Study

Encl: References  
Plate 1, Geologic Map  
Plate 2, Geologic Cross-Sections  
Appendix A, Field Exploration and Laboratory Testing  
Plates A-1 and A-4, Boring Logs  
Plates A-6 and A-7, Boring Logs (1993)  
Plates A-10 through A-12, Boring Logs (2000)  
Plates TP-1-99 and TP-2-99, Test Pit Logs (July 1999)  
Plates B-1 and B-2, Expansion Tests  
Plates C-1 through C-6, Consolidation Diagrams  
Plates SH-1 through SH-5, Shear Test Diagrams  
Appendix B, Grading Guidelines

cc: (5) Addressee

MDN 16442

### REFERENCES

1. GeoSoils, Inc. dated June 22, 1995, "Preliminary Geotechnical Study, 88-Acre Parcel, Palo Comado Canyon, Agoura Hills California"
2. GeoSoils, Inc. dated October 16, 1997, "Preliminary Geologic and Geotechnical Engineering Study, Vesting Tentative Tract 52396, 88-Acre Parcel, Palo Comado Canyon, Agoura Hills, California"
3. GeoSoils, Inc. dated June 26, 1998, "Response to City of Agoura Hills Engineering Geology and Geotechnical Engineering Review Letters, Vesting Tentative Tract No. 52396, 88-Acre Parcel, Palo Comado Canyon, Agoura Hills, California"
4. GeoSoils, Inc. dated January 7, 1999, "Response to City of Agoura Hills Engineering Geology and Geotechnical Engineering Review Letter, Vesting Tentative Tract No. 52396, 88-Acre Parcel, Palo Comado Canyon, Agoura Hills, California"
5. GeoSoils, Inc. dated July 7, 1999, "Response to City of Agoura Hills Engineering Geology and Geotechnical Engineering Review Letter dated March 31, 1999 by Bing Yen and Associates, Proposed Residential Development, Palo Comado Canyon, Agoura Hills, California"
6. GeoSoils Consultants, Inc. February 2, 2001 "Pavement Recommendations, Proposed Residential Development, Palo Comado Canyon Ranch, Vesting Tentative Tract 52396, Agoura Hills, California".
7. GeoSoils Consultants, Inc. dated May 24, 2001, "Geologic and Geotechnical Review of 40 Scale Grading Plan, Tract 52396"
8. GeoSoils Consultants, Inc., dated May 24, 2001 (Revised June 19, 2001), "Geologic and Geotechnical Review of 40-Scale Grading Plans, Palo Comado Canyon Ranch, Tract 52396, Agoura Hills, California, MDN 2332
9. GeoSoils Consultants, Inc. dated February 1, 2005, "Compaction Report for Private Roadway, Lots 1-8, Tract 5396, Palo Comado Canyon Ranch, Agoura Hills, California"
10. GeoSoils Consultants, Inc. January 24, 2002, "Supplemental Seismic Analysis, Tract 52396, Palo Comado Ranch, Agoura Hills, California".
11. GeoSoils Consultants, Inc. March 1, 2006 "Geologic Study, Lot 5, Tract 52396 6511 Chesebro Road, Agoura Hills, California



January 5, 2018  
W.O. 3079-5  
3079-6

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### PUBLISHED

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13. Dibblee, T.W., dated 1992, "Geologic Map of the Calabasas Quadrangle, Los Angeles and Ventura Counties, California"
14. Weber, H.F. dated 1984, "Geology of the Calabasas-Agoura-Eastern Thousand Oaks Area, Los Angeles and Ventura Counties, California" CDMG Open File Report 84-1 LA

MDN 16442





January 5, 2016  
W.O. 3079-5  
3079-6

APPENDIX A

FIELD EXPLORATION AND LABORATORY TESTING

## APPENDIX A

### FIELD EXPLORATION AND LABORATORY TESTING

#### Field Exploration

Subsurface conditions for Tract 52396 were explored as part of the referenced June 19, 2001 Geologic and Geotechnical Review of 40-Scale Grading Plans by drilling representative hollow-stem borings to a maximum depth of 30 feet at locations shown on the attached Plate 1. At completion of the excavation, the holes were backfilled with the material from the site.

The drilling was supervised by one of our staff geologists who continuously logged the holes and classified the soils by visual examination in accordance with the Unified Soil Classification System. Drilling ring samples were taken at frequent intervals. These samples were obtained by dropping a 140-pound hammer, 30 inches and measuring the amount of blows to drive the sample 12 inches (blows recorded at 6-inch intervals for the 12-inch depth).

Soil samples were retained in a series of brass rings, each having an inside diameter of 2.36 inches (6.0 centimeters) and a height of 1.00 inch (2.54 centimeters). All ring samples were placed in close-fitting, moisture-tight containers for shipment to our laboratory. Bulk samples of the soils were also collected for additional classification and moisture-density testing.

Note: Boring logs from referenced reports done on the subject site are also included herein as B-4 and B-5 (1993) and B-9-00 and B-10-00 (2000).

#### Laboratory Testing

Soils were classified in the laboratory in accordance with the Unified Soil Classification System, and field moisture contents and dry unit weights were determined for the ring samples obtained in the field. Field moisture and dry unit weights are shown on the boring and test pit logs.

**Appendix A**

**Compaction Tests**

To determine the moisture-density relationship of the on-site upper soils, four compaction tests were performed in accordance with ASTM Test Designation D-1557-00. The test results are as follows:

<b>Boring and Sample Depth</b>	<b>Description</b>	<b>Maximum Dry Density (pcf)</b>	<b>Optimum Moisture (%)</b>	<b>Expansion Potential</b>
B-1 @ 0-5'	Brown, sandy, clayey SILT with some gravel	100.0	19.5	Medium
B-2 @ 0-5'	Brown sandy, clayey SILT.	103.0	19.5	Medium

**Consolidation Tests**

Six consolidation tests were performed on representative ring sample to develop data for settlement studies. These tests were performed primarily on materials which would be most susceptible to consolidation under increased loading. Loads were applied to the sample in several geometric increments, and the resulting deformations were recorded at selected time intervals. Saturation of the samples were performed at an approximate load of one ton per square foot. Results of the consolidation tests are shown on Plates C-1 through C-6.

**Expansion Index Tests**

Two expansion index tests of the on-site surface and near-surface soils were performed in accordance to ASTM D-4829-95. The results indicate that the on-site near surface soil has a medium (moderate) expansion index.

Appendix A

Shear Tests

Four natural and one remolded shear tests were performed in a strain-control type Direct Shear Machine. The samples were sheared under varying confining loads in order to determine the Coulomb shear strength parameters, cohesion and angle of internal friction. All samples were tested in an artificially-saturated condition. The results are plotted on the Shear Test Diagrams included with this report as Plates SH-1 through SH-5.

# GEOTECHNICAL BORING LOG

PROJECT NAME PALO COMADO W.O. NO. 3079A  
 DRILLING COMPANY C&C DATE STARTED: 12-1-05 BORING NO. B-1-05  
 TYPE OF DRILL RIG B-61 LOGGED BY EM SHEET 1 OF 1  
 DRILLING METHOD Hollow Stem HAMMER WEIGHT (LBS) 140 GROUND ELEVATION (FT) \_\_\_\_\_  
 DIAMETER OF HOLE 8 DROP (IN) 30 GW ELEVATION \_\_\_\_\_

BORING LOCATION:

DEPTH (FT)	SAMPLE TYPE	BLOWS/ 5 IN.	GEOTECHNICAL DESCRIPTION	MOISTURE CONTENT (%)	DRY DENSITY (pcf)	OTHER TESTS
5		20/35/ 50 for 4"	<b>0-11', OLDER ALLUVIUM (Qoa)</b> Dark brown and grayish-brown, sandy, gravelly CLAY, moist, soft to stiff. @ 0-3', Dark brown, sandy, clayey SILT, very moist, stiff, porous.  @ 5', Grayish-brown to light gray, gravelly, clayey SILT, moist, firm.	21.8	100.2	
10		30/50 for 5"	@ 8', Medium to dark brown, gravelly, silty CLAY, firm, very moist.	13.9	109.9	
15		30/50 for 5"	<b>11-25', BEDROCK: Miocene Model Formation (Tm)</b> Interbedded layers of massive SANDSTONE, SILTSTONE, and CLAYSTONE. @ 11', Light tan, silty SANDSTONE, weathered and oxidized sections, slightly cemented, moist, soft. Sample exposed the contact of older alluvium with bedrock.	20.0	101.9	
20		30/50 for 4"	@ 15', Light tan and orange SANDSTONE, interbedded with siltstone, moist, very dense, slightly cemented, oxidized.	18.5	101.2	
25		80 for 6"	@ 25', Olive-green CLAYSTONE, interbedded with orange-tan sandstone, very moist, hard.	22.1	99.1	
			T.D. @ 25'. No groundwater.			

**LEGEND**

Standard Penetration Test	Shelby Tube
California Ring	Water Seepage
Rock Core	Groundwater
Bulk Sample	

SIEVE: GRAIN SIZE ANALYSIS  
 MAX: MAXIMUM DRY DENSITY  
 DS: DIRECT SHEAR  
 CONS: CONSOLIDATION  
 HYDR: HYDROMETER ANALYSIS  
 EXPAN: EXPANSION INDEX  
 CHEM: CHEMICAL TESTS

PLATE A-1

GeoSoils Consultants, Inc.

GEOTECHNICAL + GEOLOGIC + ENVIRONMENTAL



# GEOTECHNICAL BORING LOG

PROJECT NAME PALO COMADO W.O. NO. 3079A  
 DRILLING COMPANY C&C DATE STARTED: 12-1-05 BORING NO. B-2-05  
 TYPE OF DRILL RIG B-61 LOGGED BY EM SHEET 1 OF 2  
 DRILLING METHOD Hollow Stem HAMMER WEIGHT (LBS) 140 GROUND ELEVATION (FT) \_\_\_\_\_  
 DIAMETER OF HOLE 8 DROP (IN) 30 GW ELEVATION \_\_\_\_\_

BORING LOCATION:

DEPTH (FT)	SAMPLE TYPE	BLOWS/6 IN.	GEOTECHNICAL DESCRIPTION	MOISTURE CONTENT (%)	DRY DENSITY (pcf)	OTHER TESTS
0-5			<b>0-22', OLDER ALLUVIUM (Qoa)</b> Light gray and brown, silty, clayey SAND and sandy, silty CLAY layers, firm, moist, very cohesive. @ 0-3', Dark brown, sandy, clayey SILT, very moist, stiff, porous.			
5		20/30/30	@ 5', Olive-brown and light gray, silty, sandy CLAY, moist, contains rock fragments, very dense, soft to firm.	15.2	99.6	
8		20/50 for 6"	@ 8', Light gray, silty CLAY with rock fragments, very dense, moist, firm.	15.2	104.1	
11		50 for 6"	@ 11', Dark brown, sandy, silty CLAY with rock fragments, very dense, moist, in contact with the upper light gray, silty clay, firm.	15.9	106.5	
15		28/50 for 6"	@ 15', Medium to dark brown, sandy SILT with rock fragments, very moist, very dense, no visible porosity to the naked eye.	20.9	100.5	
22-28			<b>22-28', BEDROCK: MIOCENE Modelo Formation (Tm)</b> Light tan and olive-brown layers of SANDSTONE, SILTSTONE, and CLAYSTONE, hard, moist.			
25		25/50 for 6"	@ 25', Light tan and olive-brown layers of silty SANDSTONE, SILTSTONE and CLAYSTONE, slightly cemented, soft, moist.	18.8	95.0	

**LEGEND**

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: black; border: 1px solid black; margin-right: 5px;"></span> Standard Penetration Test</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> California Ring</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0e0; border: 1px solid black; margin-right: 5px;"></span> Rock Core</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> Bulk Sample</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0e0; border: 1px solid black; margin-right: 5px;"></span> Shelby Tube</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px solid black; margin-right: 5px;"></span> Water Seepage</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px solid black; margin-right: 5px;"></span> Groundwater</li> </ul> |
|--|--|

- SIEVE: GRAIN SIZE ANALYSIS
- MAX: MAXIMUM DRY DENSITY
- DS: DIRECT SHEAR
- CONS: CONSOLIDATION
- HYDR: HYDROMETER ANALYSIS
- EXPAN: EXPANSION INDEX
- CHEM: CHEMICAL TESTS

PLATE A-2

**GeoSoils Consultants, Inc.**  
GEOTECHNICAL • GEOLOGIC • ENVIRONMENTAL



### GEOTECHNICAL BORING LOG

PROJECT NAME PALO COMADO W.O. NO. 3079A  
DRILLING COMPANY C&C DATE STARTED: 12-1-05 BORING NO. B-3-05  
TYPE OF DRILL RIG B-61 LOGGED BY EM SHEET 1 OF 1  
DRILLING METHOD Hollow Stem HAMMER WEIGHT (LBS) 140 GROUND ELEVATION (FT) \_\_\_\_\_  
DIAMETER OF HOLE 8 DROP (IN) 30 GW ELEVATION \_\_\_\_\_

BORING LOCATION:

DEPTH (FT)	SAMPLE TYPE	BLOWS/ 6 IN.	GEOTECHNICAL DESCRIPTION	MOISTURE CONTENT (%)	DRY DENSITY (pcf)	OTHER TESTS
0 5 10 15 20 25			<u>0-20', OLDER ALLUVIUM (Qoa)</u> Grayish dark brown, sandy, gravelly SILT, very moist.  @ 11', Seepage.  @ 15', Dark brown, silty, gravelly CLAY, wet, stiff.  T.D. @ 20'. Seepage @ 11'.			

**LEGEND**

- Standard Penetration Test
- California Ring
- Rock Core
- Bulk Sample
- Shelby Tube
- Water Seepage
- Groundwater

- SIEVE: GRAIN SIZE ANALYSIS
- MAX: MAXIMUM DRY DENSITY
- DS: DIRECT SHEAR
- CONS: CONSOLIDATION
- HYDR: HYDROMETER ANALYSIS
- EXPAN: EXPANSION INDEX
- CHEM: CHEMICAL TESTS

PLATE A-4

**GeoSoils Consultants, Inc.**  
GEOTECHNICAL • GEOLOGIC • ENVIRONMENTAL

# BORING LOG

GeoSoils, Inc.

W.D. 3079-VN

PROJECT: **PALO COMADO PARTNERSHIP**

BORING B-4 SHEET 1 OF 1

DATE EXCAVATED 7-14-93

SAMPLE METHOD: Bucket Rig

Depth (feet)	Sample			USCS Symbol	Dry Unit Wt. (pcf)	Moisture (%)	Description of Material
	Bulk	Undisturbed	Blows/6 in.				
0							<b>0 - 4' TOPSOIL</b> Dark brown, fine, sandy CLAY with siltstone fragments.
5		/	1		91.0	18.8	<b>4 - 18' OLD ALLUVIUM</b> Gray-brown, slightly sandy, clay SILT, moist, slightly porous, scattered organic debris.
10	■		push		94.7	24.4	@ 10', Dark brown-black silty CLAY with small siltstone fragments, moist, dense, slightly porous.
15	■	/	1		84.9	23.9	@ 15', Yellowish-brown, clayey, medium SAND with abundant siltstone fragments, dense.
20		/	4		97.4	23.3	<b>18' BEDROCK</b> Modelo Fm., yellowish-brown SILTSTONE, dense, moderately hard, thinly bedded. @ 20' Bedding N40E 24SE  @ 23', Bedding N15W 85SW
25							Total Depth 25' No Ground Water No Caving
30							
35							

■ Bulk  
/ Ring

W Water Seepage

# BORING LOG

GeoSoils, Inc.

W.O. 3079-VN

PROJECT: **PALO COMADO PARTNERSHIP**

BORING B-5 SHEET 1 OF 1

DATE EXCAVATED 7-14-93

SAMPLE METHOD: Bucket Rig


Depth (feet)	Sample			USCS Symbol	Dry Unit Wt. (pcf)	Moisture (%)	Description of Material
	Bulk	Undisturbed	Blows/6 in.				
0							<b>0 - 3' TOPSOIL</b> Dark brown, silty, sandy CLAY, moist, porous.
5		/	2		88.0	20.9	<b>3 - 12' OLD ALLUVIUM</b> Gray, silty CLAY with abundant white carbonate, stringers, dense, moist.
10		/	1		98.4	24.5	@ 10', Brown to gray, clayey, medium to coarse AND with siltstone fragments, slightly porous, dense.
15		/			107.3	14.7	@ 12' <b>BEDROCK</b> Modelo Fm., yellowish-brown SILTSTONE with interbedded sandstone, moderate, hard, thinly bedded weathered, slightly moist. @ 13', Bedding N41E 25SE.
20							Total Depth 15' No Water No Caving
25							
30							
35							








Bulk  
 Ring

Water Seepage

# GEOTECHNICAL BORING LOG

PROJECT NAME PALO COMADO  
 DRILLING COMPANY JET DATE STARTED 5-2-2000 PROJECT No. 3078-VN  
 TYPE OF DRILL RIG B 57 Mobil Drill LOGGED BY Emil BORING No. B-9-05  
 DRILLING METHOD Hollow Stem Auger HAMMER WT (LBS) \_\_\_\_\_ SHEET 1 of 1  
 DIAMETER OF HOLE (IN) 6 DROP (IN) \_\_\_\_\_ GROUND ELEVATION (FT) \_\_\_\_\_  
 BORING LOCATION: Mid lot 2 - between oil & gas pipelines GW ELEVATION (FT) \_\_\_\_\_

DEPTH FEET	SAMPLE TYPE	BLOWS/ 6 INCHES	GEOTECHNICAL DESCRIPTION	MOISTURE CONTENT %	DRY (PCF) DENSITY	OTHER TESTS
5                          10                          15                          20                          25                          30                          35			0 - 12', Dark gray sandy SILT with fragments of dense SILTSTONE, MUDSTONE and chert, moderately moist to very moist. 2' - 14', Medium brown sandy, clayey SILT, moderately wet.  @ 12 1/2' Increase in density possible 12' - , <u>BEDROCK</u> : Light to medium brown SANDSTONE and SILTSTONE, very moist to slightly wet.  @ 23', Groundwater  @ 33', Color change to light gray SILTSTONE, slightly wet.			
			(continued)			

<p style="text-align: center;"><u>LEGEND</u></p> <p> STANDARD PENETRATION TEST</p> <p> CALIFORNIA RING</p> <p> ROCK CORE</p> <p> BULK SAMPLE</p> <p> SHELBY TUBE</p> <p> GROUND WATER (GW)</p> <p> WATER SEEPAGE</p>	<p style="margin-bottom: 5px;">Plate A-10</p> <p style="font-size: 1.2em; font-weight: bold;">GeoSoils Consultants Inc.</p> <p style="font-size: 0.8em; font-weight: normal;">GEOTECHNICAL GEOLOGIC-ENVIRONMENTAL</p>
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# GEOTECHNICAL BORING LOG

PROJECT NAME PALO COMADO PARTNERSHIP

PROJECT No. 3079-VN

BORING No. B-9-00

SHEET 2 of 2

DEPTH FEET	SAMPLE TYPE	BLOWS/ 6 INCHES	GEOTECHNICAL DESCRIPTION  (continued)	MOISTURE CONTENT %	DRY (PCF) DENSITY	OTHER TESTS
35						
			@ 37', The steam from auger smells like contact was made with oil bearing SANDSTONE unit, light gray SANDSTONE to 38'.			
40			Total Depth @ 38' Groundwater @ 23' No Caving			
45						
50						
55						
60						
65						
70						

### LEGEND

- |  |  |  |  |
|--|--|--|--|
| <ul style="list-style-type: none"> <li> STANDARD PENETRATION TEST</li> <li> CALIFORNIA RING</li> <li> ROCK CORE</li> </ul> | <ul style="list-style-type: none"> <li> BULK SAMPLE</li> <li> SHELBY TUBE</li> </ul> | <ul style="list-style-type: none"> <li> GROUND WATER (GW)</li> <li> WATER SEEPAGE</li> </ul> |  |
|--|--|--|--|

Plate A-11

## GEOTECHNICAL BORING LOG

PROJECT NAME PALO COMADO

DRILLING COMPANY JET DATE STARTED 5-2-2000

TYPE OF DRILL RIG B 57 Mobil Drill LOGGED BY Emil

DRILLING METHOD Hollow Stem Auger HAMMER WT (LBS) \_\_\_\_\_

DIAMETER OF HOLE (IN) 6 DROP (IN) \_\_\_\_\_

PROJECT No. 3079-VN

BORING No. B-10-00

SHEET 1 of 1

GROUND ELEVATION (FT) \_\_\_\_\_

GW ELEVATION (FT) \_\_\_\_\_


BORING LOCATION:

DEPTH FEET	SAMPLE TYPE	BLOWS/ 6 INCHES	GEOTECHNICAL DESCRIPTION	MOISTURE CONTENT %	DRY (PCF) DENSITY	OTHER TESTS
<div style="text-align: center;">5</div> <div style="text-align: center;">10</div> <div style="text-align: center;">15</div> <div style="text-align: center;">20</div> <div style="text-align: center;">25</div> <div style="text-align: center;">30</div> <div style="text-align: center;">35</div>			<p>0 - 15', Dark gray to black sandy, clayey SILT, very moist to slightly wet.</p> <p style="margin-top: 150px;">@ 15', Increase in density <b>BEDROCK:</b> 15' - 25', Light brown sandy, clayey SILTSTONE, very moist to moderately wet.</p>			
			<p>Total Depth @ 25'</p> <p>No Groundwater</p> <p>No Caving</p>			

 STANDARD PENETRATION TEST

**LEGEND**

 CALIFORNIA RING

 BULK SAMPLE


 GROUND WATER (GW)

Plate A-12



# TEST PIT LOG 1

GEOSOILS, INC.      CLIENT Palo Comado Partnership      ELEVATION \_\_\_\_\_ WORK ORDER NO. 3079-VN  
 LOGGED BY RFR      DATE 07/99

Depth	Material Type	Material Description	Illustration
0-3'	Alluvium (Qal)	Light brown, slightly silty, fine to coarse SAND with cobbles, loose, dry in upper two feet, wet below two feet.	
3'-6'	Bedrock: Modelo Formation (Tm)	Gray, medium coarse SANDSTONE, massive, dense.	
Scale H: _____ FL    V: _____ FL    Pit Orient. _____ Natural    T.D. <u>6'</u>		Comments	
<p>Groundwater at three feet, perched on bedrock, caving of alluvium.</p>			

# TEST PIT LOG 2

**GEOSOILS, INC.**      CLIENT Paio Comado Partnership      ELEVATION \_\_\_\_\_      WORK ORDER NO. 3079-VN  
 LOGGED BY RFR      DATE 07/99

Depth	Material Type	Material Description	Illustration
0-4'	Alluvium (Qal)	Light gray to brown, silty, fine to coarse SAND with scattered cobbles.	
4'-6'	Bedrock: Modelo Formation (Tm)	Light gray to gray, fine to coarse SANDSTONE, dense, massive, weathered.	
Scale H: _____ Ft.      V: _____ Ft.		Pit Orient. _____ Natural      T.D. <u>6'</u>	
Comments			
Groundwater at three to four feet. Caving at three to four feet.			

# EXPANSION INDEX TEST

ASTM D-4829

**Palo Comado**

**3079 A**

<b>Project Information</b>	
Project Name:	Palo Comado
Work Order No.:	3079 A
Date of Test:	16-Dec-05
Tract Number:	

		<b>Constants</b>	
		Vol. wet soil (cf):	0.0073
		Specific Gravity:	2.70
<b>Calculations</b>		<b>B-1</b>	<b>B-2</b>
Boring/Lot #:		<b>0.0' - 5.0'</b>	<b>0.0' - 5.0'</b>
Depth of Test (ft):		Dark-brown, sandy CLAY.	Dark-brown, sandy CLAY, w/ rock fragments
Soil Classification:		1.1575	1.2055
Wet Weight + Ring (lbs):		0.4350	0.4350
Ring Weight (lbs):		0.7225	0.7705
Wet Weight (lbs):		99.0	105.5
Wet Density (pcf):		16.1	16.8
Moisture (%):		85.2	90.4
Dry Density (pcf):		44.5	52.5
Saturation (%):		0.3540	0.4020
Initial Reading:		0.4240	0.4760
Final Reading:		0.0700	0.0740
Expansion, H, (inches):		66	76
Expansion Index:		<b>Medium</b>	<b>Medium</b>
Expansion Potential:			
<b>After Test</b>			
Wet Weight (g):		384.6	399.5
Dry Weight (g):		278.4	292.3
Water Loss (g):		106.2	107.2
Moisture (%):		38.1	36.7

Expansion Index Table: 0 - 20 = Very Low  
 21 - 50 = Low  
 51 - 90 = Medium  
 91 - 130 = High  
 130 & Up = Very High

# EXPANSION INDEX TEST

ASTM D-4829

**Palo Comado**

**3079 A**

<b>Project Information</b>	
Project Name:	Palo Comado
Work Order No :	3079 A
Date of Test:	16-Dec-05
Tract Number:	

<b>Calculations</b>		Vol. wet soil (cf):	0.0073
<b>Constants</b>		Specific Gravty:	2.70
Boring/Lot #:	<b>B-1</b>	<b>B-1</b>	
Depth of Test (ft):	<b>0.0' - 5.0'</b>	<b>0.0' - 5.0' (2)</b>	
Soil Classification:	Dark-brown, sandy CLAY	Dark-brown, sandy CLAY	
Wet Weight + Ring (lbs):	1.1575	1.2115	
Ring Weight (lbs):	0.4350	0.4330	
Wet Weight (lbs):	0.7225	0.7785	
Wet Density (pcf):	99.0	106.6	
Moisture (%):	16.1	18.8	
Dry Density (pcf):	85.2	89.8	
Saturation (%):	44.5	57.9	
Initial Reading:	0.3540	0.4120	
Final Reading:	0.4240	0.4860	
Expansion, H, (Inches):	0.0700	0.0740	
Expansion Index:	66	81	
Expansion Potential:	<b>Medium</b>	<b>Medium</b>	
<b>After Test</b>			
Wet Weight (g):	384.8	398.3	
Dry Weight (g):	278.4	297.9	
Water Loss (g):	106.2	100.4	
Moisture (%):	38.1	33.7	

1 of 2

2 of 2

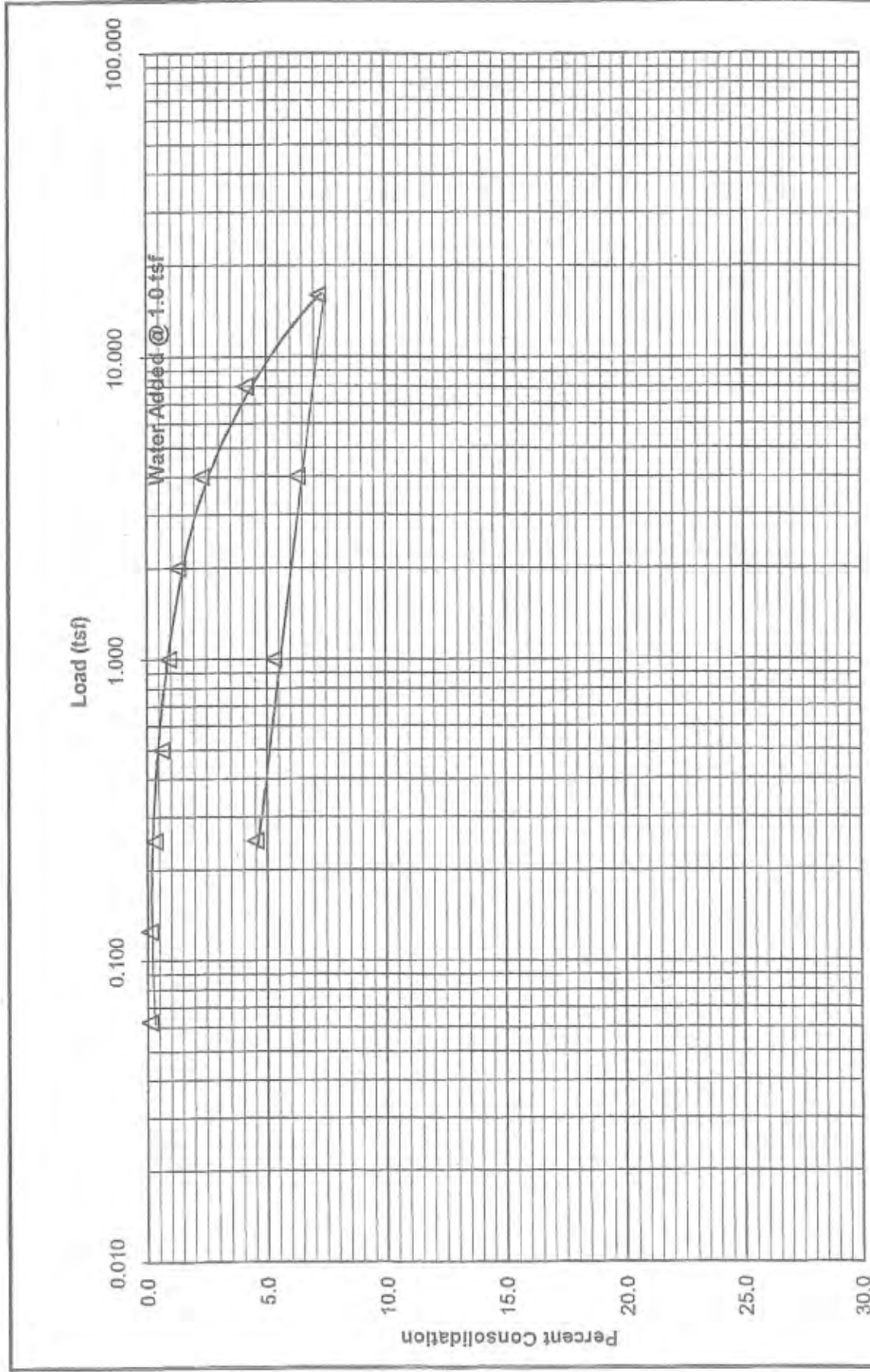
Expansion Index Table: 0 - 20 = Very Low  
 21 - 50 = Low  
 51 - 90 = Medium  
 91 - 130 = High  
 130 & Up = Very High

# GeoSoils Consultants, Inc.

Geotechnical Engineering \* Engineering Geology

Moisture (%)  
Before: 21.8 After: 24.3

Sample (in.)  
Height: 1.00 Diameter: 2.36



Consolidation Diagram

C3079A.1

B-1 @ 5.0'  
Dark-brown, slightly sandy, CLAY, w/ rock fragments.

Palo Comado  
W.O.: 3079 A

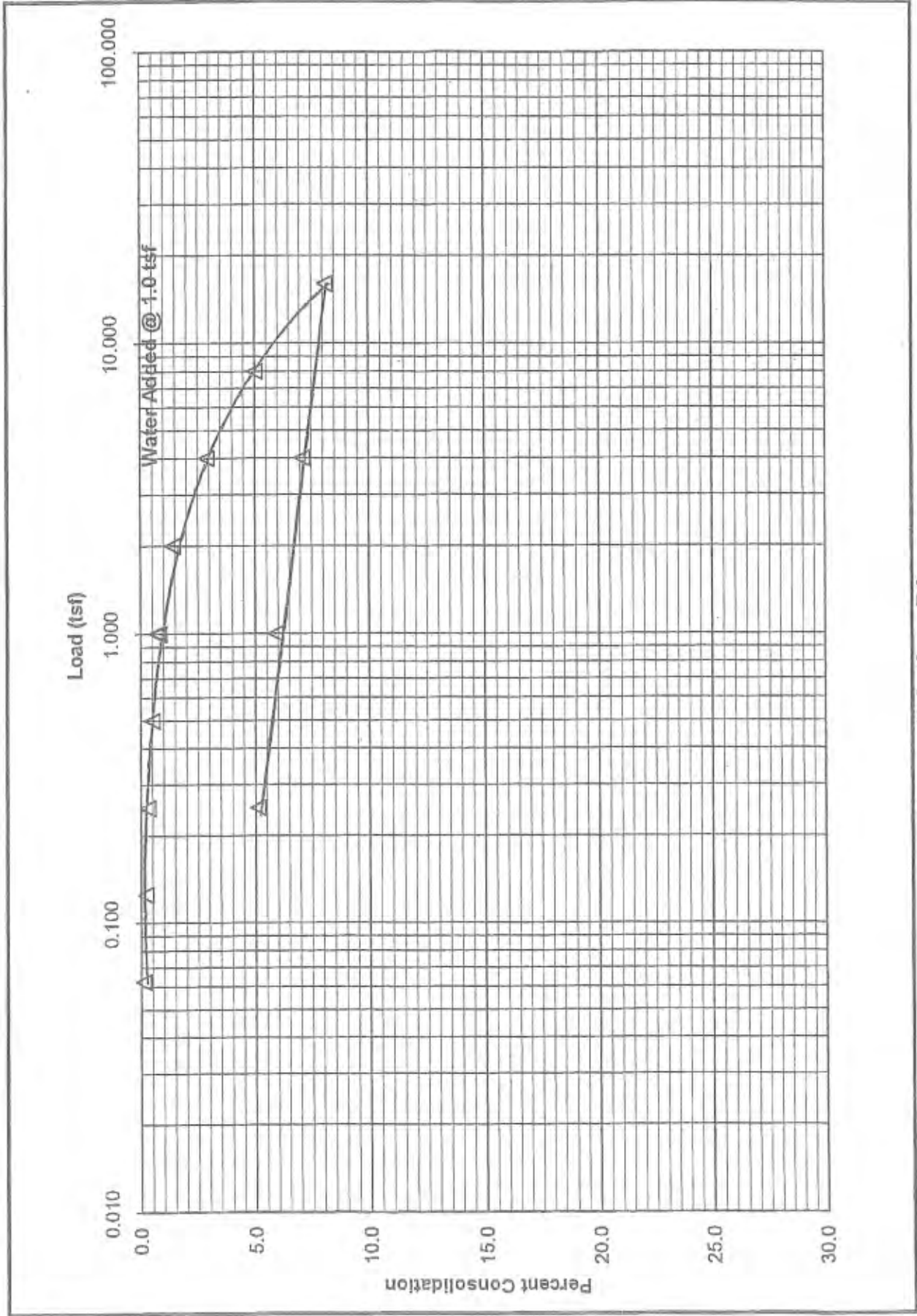
Date of Test: 12/06

# GeoSoils Consultants, Inc.

Geotechnical Engineering \* Engineering Geology

Moisture(%)  
Before: 13.9 After: 20.9

Sample(m.)  
Height: 1.00 Diameter: 2.36



Consolidation Diagram

C3079A.2

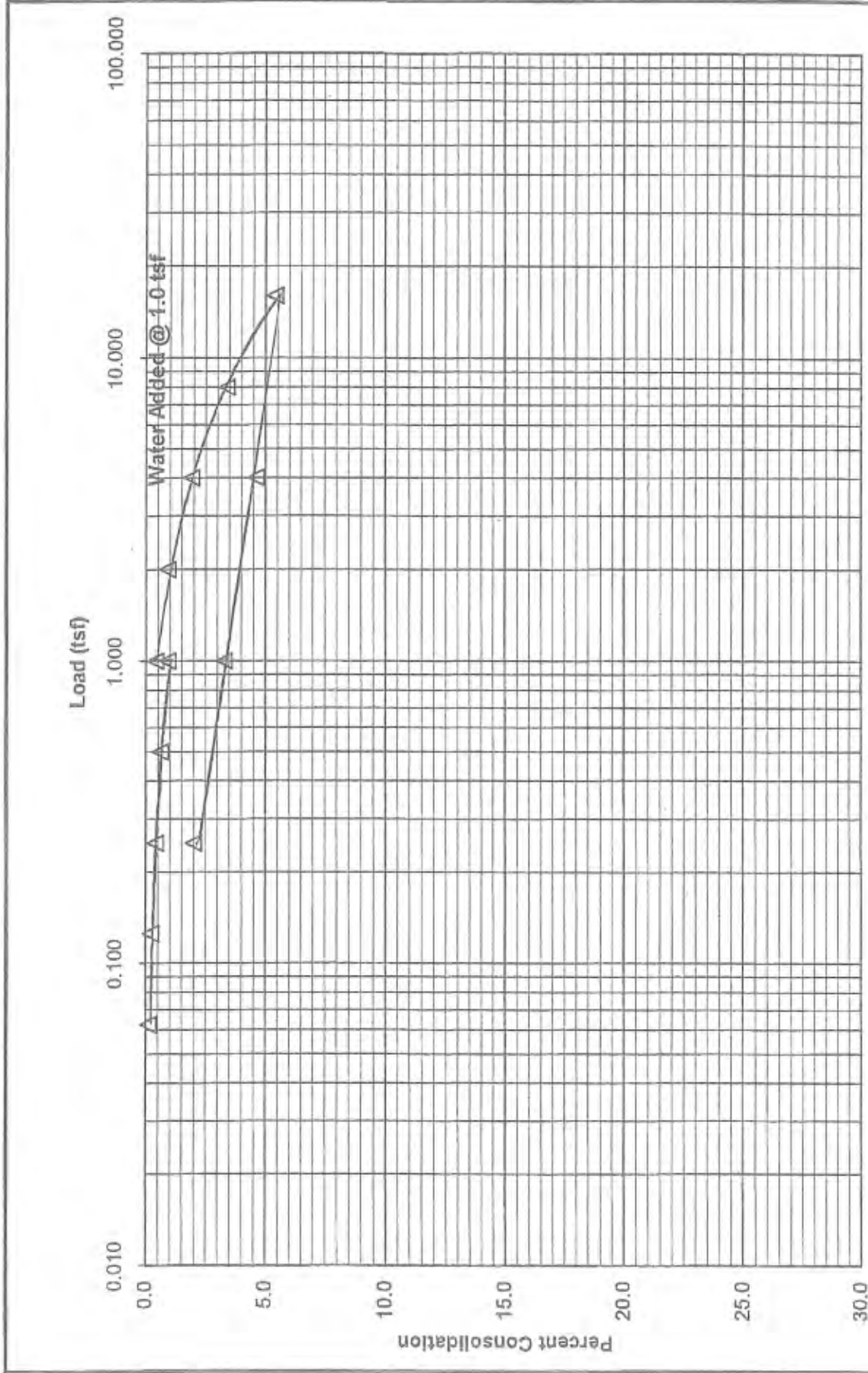
B-1 @ 8.0'  
Dark-brown, sandy, CLAY, w/ rock fragments.

# GeoSoils Consultants, Inc.

Geotechnical Engineering \* Engineering Geology

Moisture (%)  
Before: 15.2 After: 24.2

Sample (in.)  
Height: 1.00 Diameter: 2.36

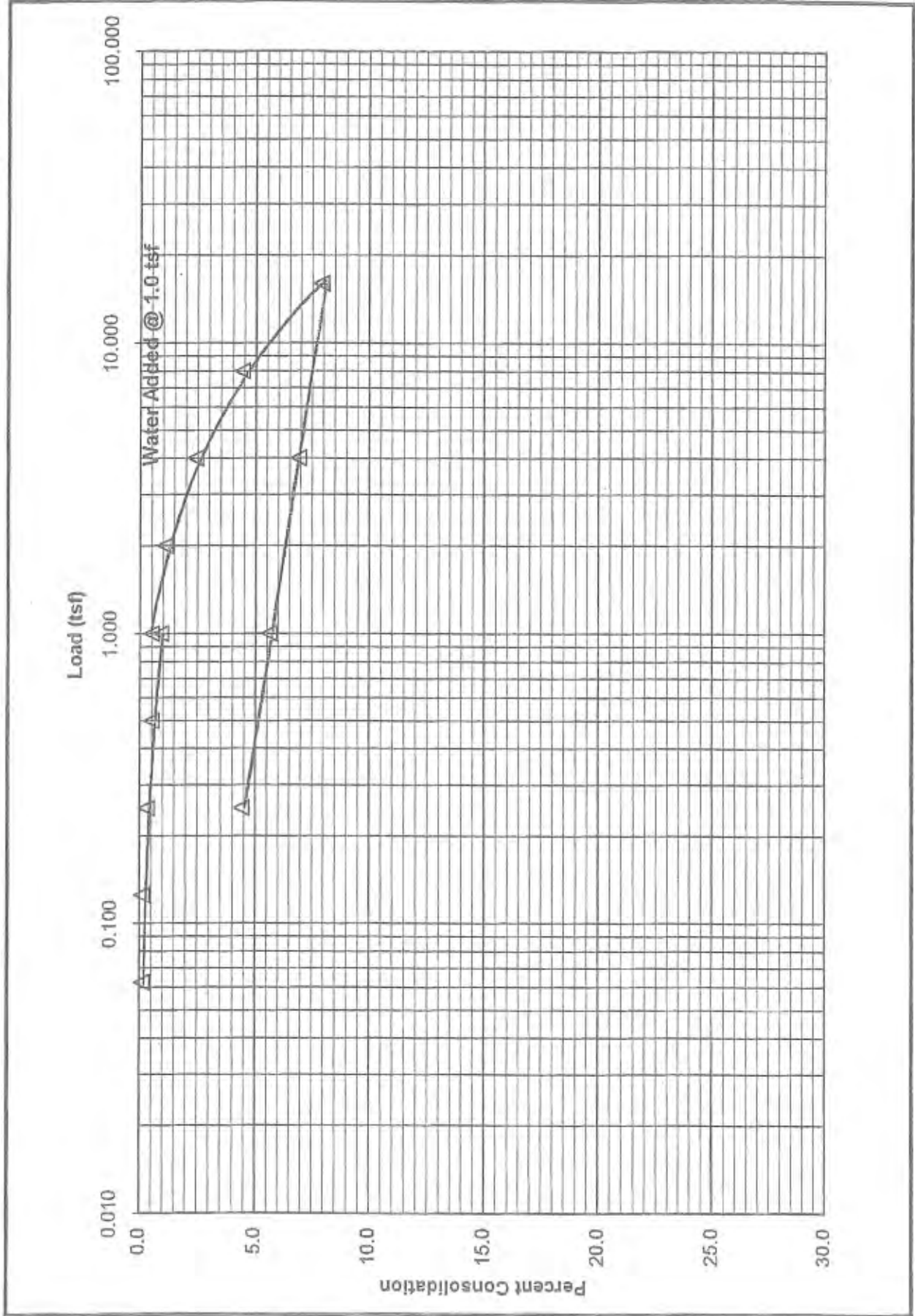


# GeoSoils Consultants, Inc.

Geotechnical Engineering \* Engineering Geology

Moisture(%)  
Before: 15.2 After: 24.1

Sample(n.)  
Height: 1.00 Diameter: 2.36





# GeoSoils Consultants, Inc.

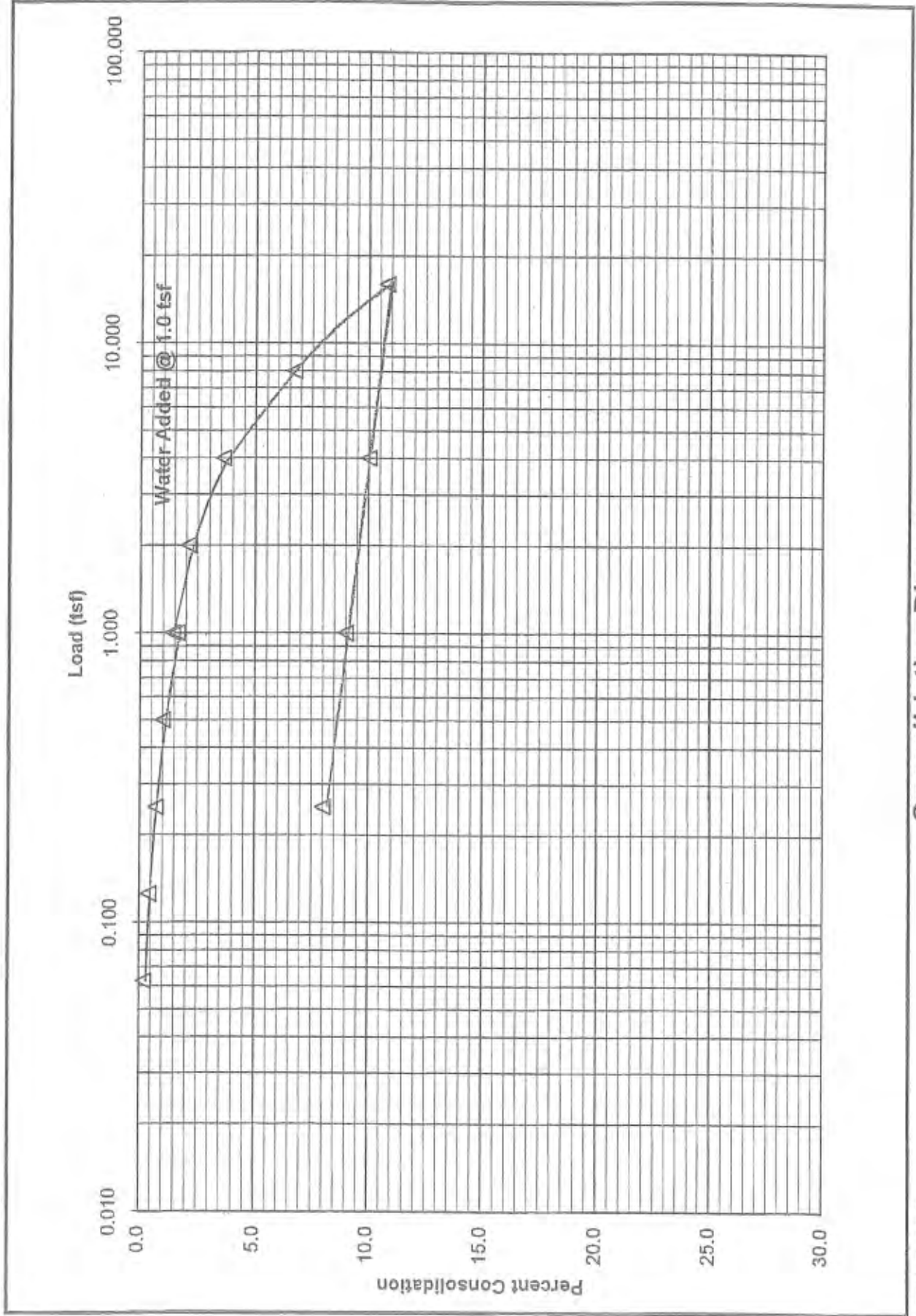
Geotechnical Engineering \* Engineering Geology

Palo Colorado  
W.O.: 3079 A

Date of Test: 12/05

Moisture(%)  
Before: 15.9 After: 20.6

Sample(in.)  
Height: 1.00 Diameter: 2.36



B-2 @ 11.0'

Dark-brown, slightly sandy, silty CLAY.

Consolidation Diagram

C3079A.5

Plate C-5

Palo Comado  
W.O.: 3079 A

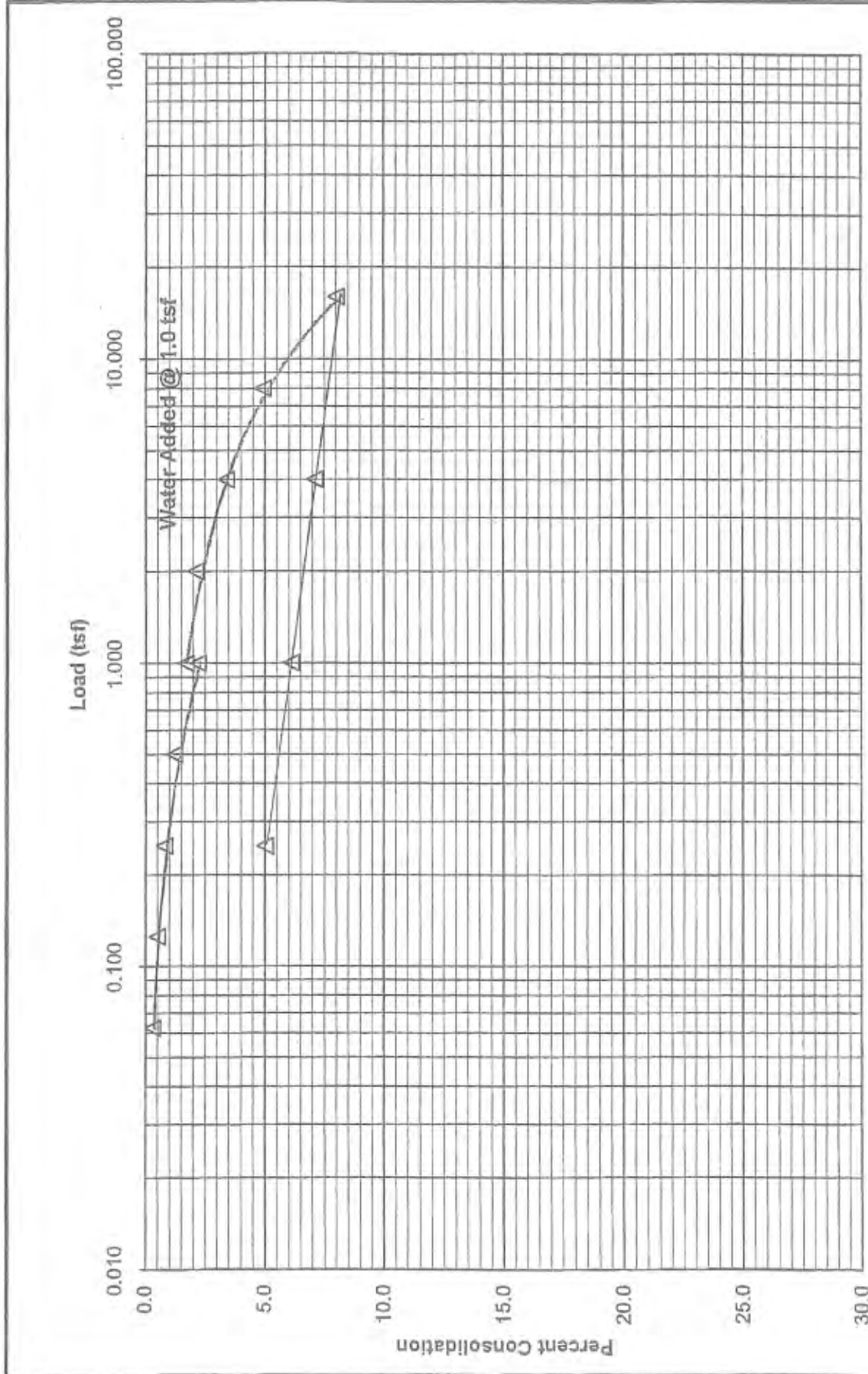
Date of Test: 12/05

# GeoSoils Consultants, Inc.

Geotechnical Engineering \* Engineering Geology

Moisture(%)  
Before: 20.9 After: 25.4

Sample(in.)  
Height: 1.00 Diameter: 2.36



B-2 @ 15.0'  
Dark-brown, sandy CLAY, w/ rock fragments.

## Consolidation Diagram

C:3079A.5

Plate C-6

Date of Test: 12/05

Geotechnical Engineering \* Engineering Geology

Sample: B-1 @ 5.0'

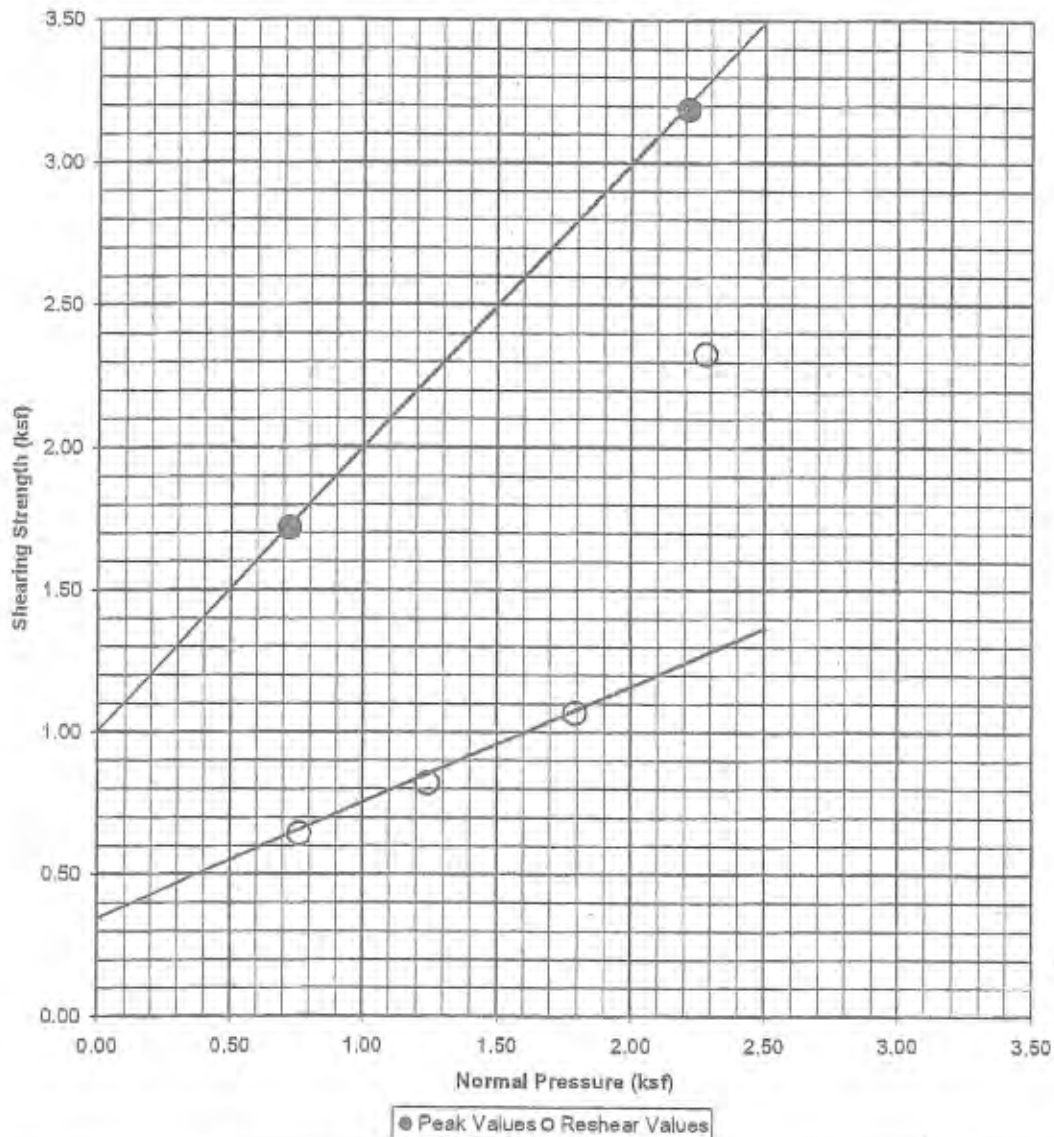
## Shear Test Diagram

Peak

C(psf): 1000 Phi (degrees): 46.5

Reshear

C(psf): 340 Phi (degrees): 23.5



Undisturbed Natural Shear-Saturated

Dark-brown, slightly sandy, CLAY, w/ rock fragments.

37.2% Saturated Moisture Content

# GeoSoils Consultants, Inc.

Geotechnical Engineering \* Engineering Geology

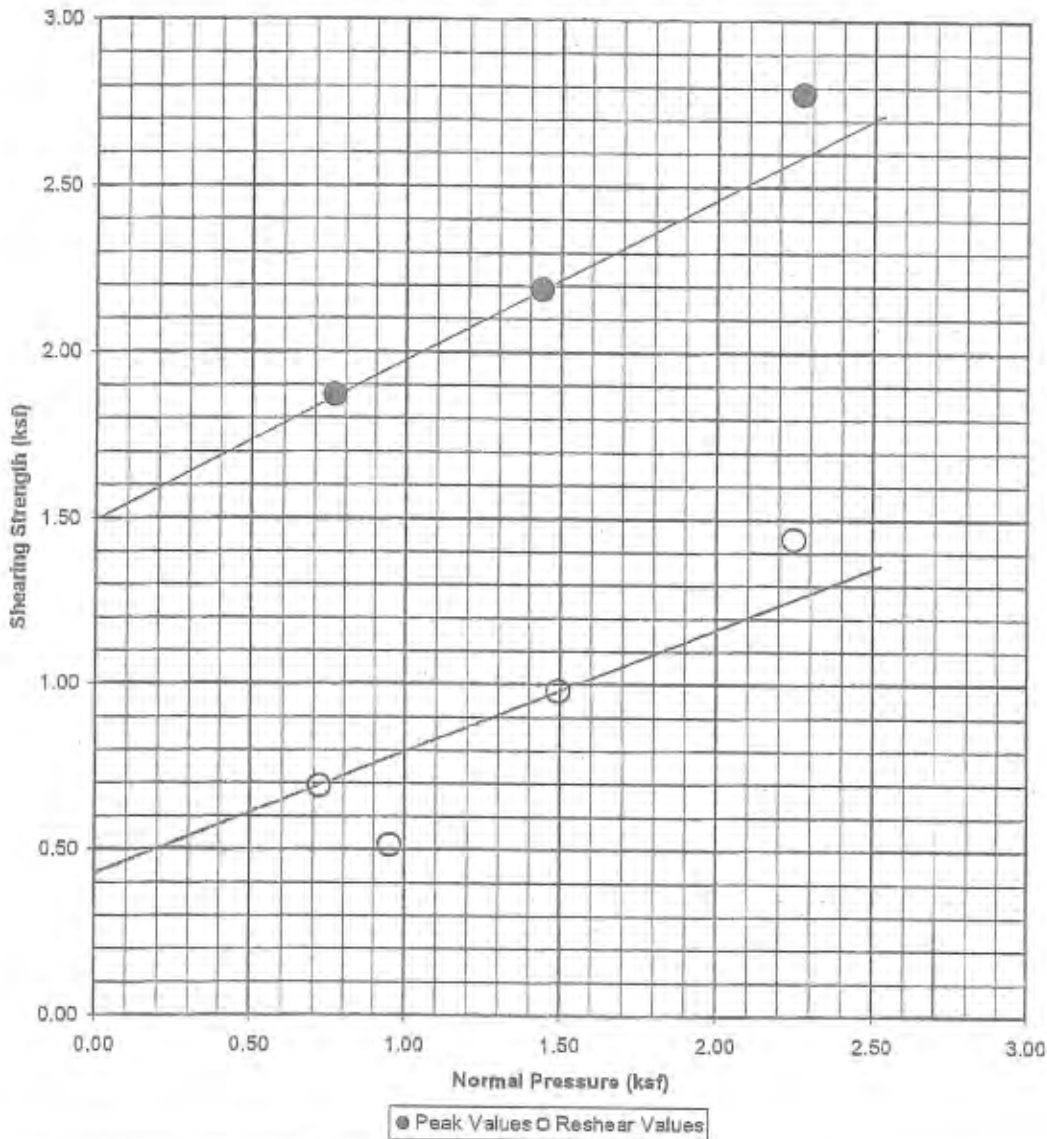
## Shear Test Diagram

Peak

C(psf): 1500 Phi (degrees): 27.0

Reshear

C(psf): 430 Phi (degrees): 21.5



Undisturbed Natural Shear-Saturated

Dark-brown, sandy CLAY.

28.3% Saturated Moisture Content

Date of Test: 12/05

Geotechnical Engineering \* Engineering Geology

Sample: B-1 @ 11.0'

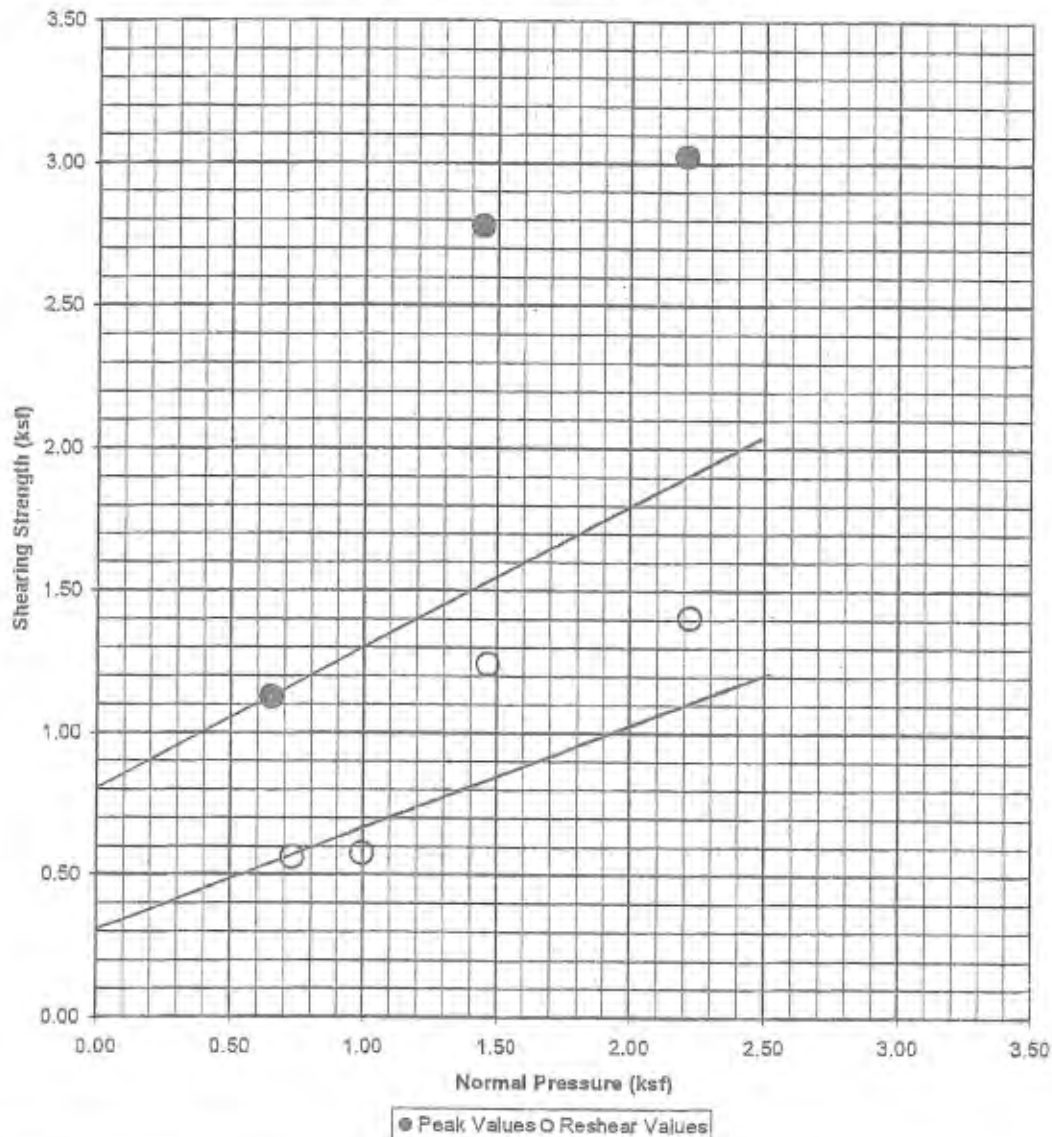
## Shear Test Diagram

Peak

C(psf): 800 Phi (degrees): 28.0

Reshear

C(psf): 300 Phi (degrees): 21.0



Undisturbed Natural Shear-Saturated

Orange-brown, silty CLAY W/ sandy SILT layers.

27.5% Saturated Moisture Content

# GeoSoils Consultants, Inc.

Date of Test: 12/05

Geotechnical Engineering \* Engineering Geology

Sample: B-2 @ 5.0'

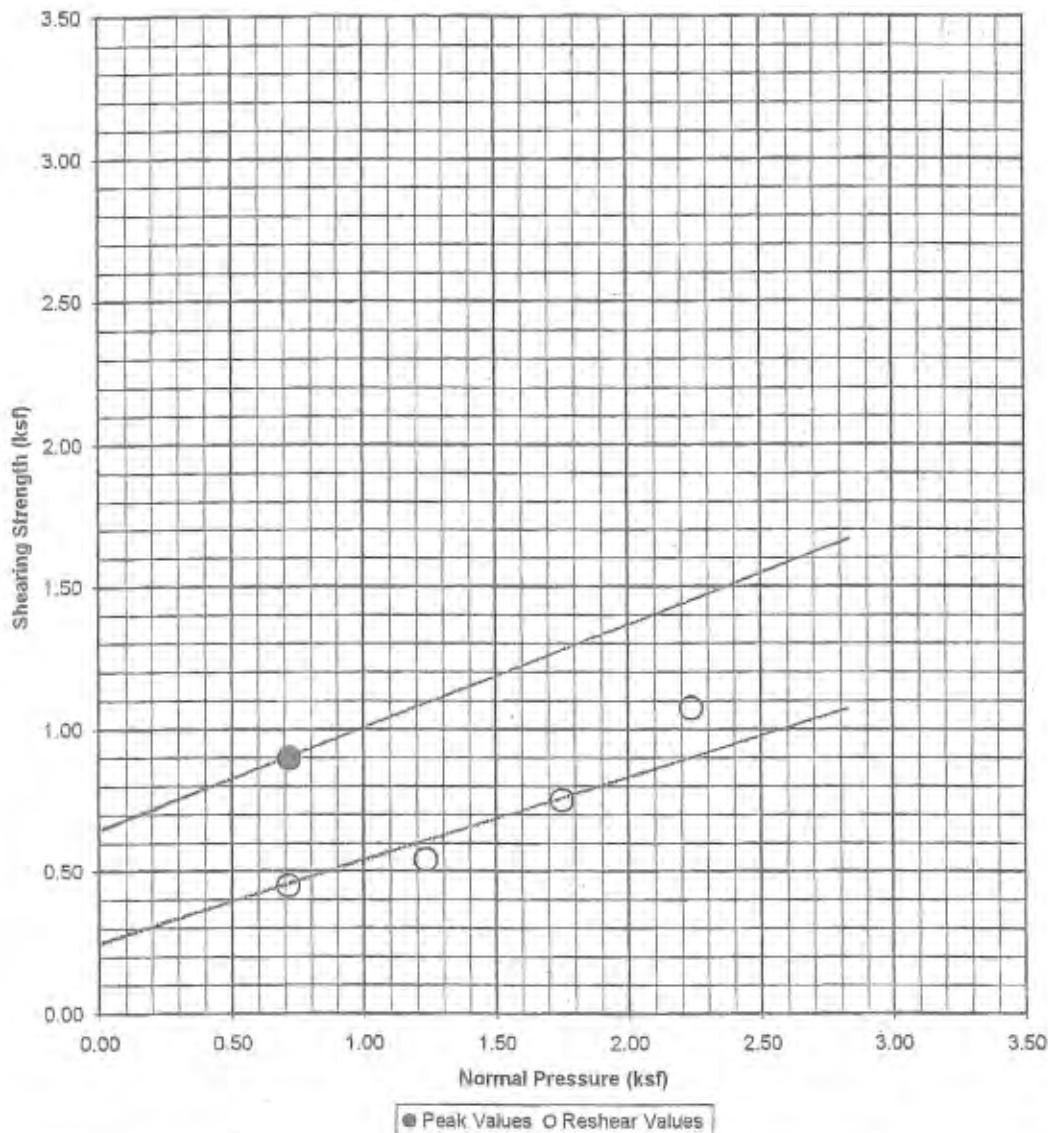
## Shear Test Diagram

Peak

C(psf): 650 Phi (degrees): 21.0

Reshear

C(psf): 250 Phi (degrees): 17.0



Undisturbed Natural Shear-Saturated

Dark-brown, slightly sandy, CLAY, w/ rock fragments.

2.1% Saturated Moisture Content

Date of Test: 12/05

Geotechnical Engineering \* Engineering Geology

Sample: B-1 @ 0 - 5.0'

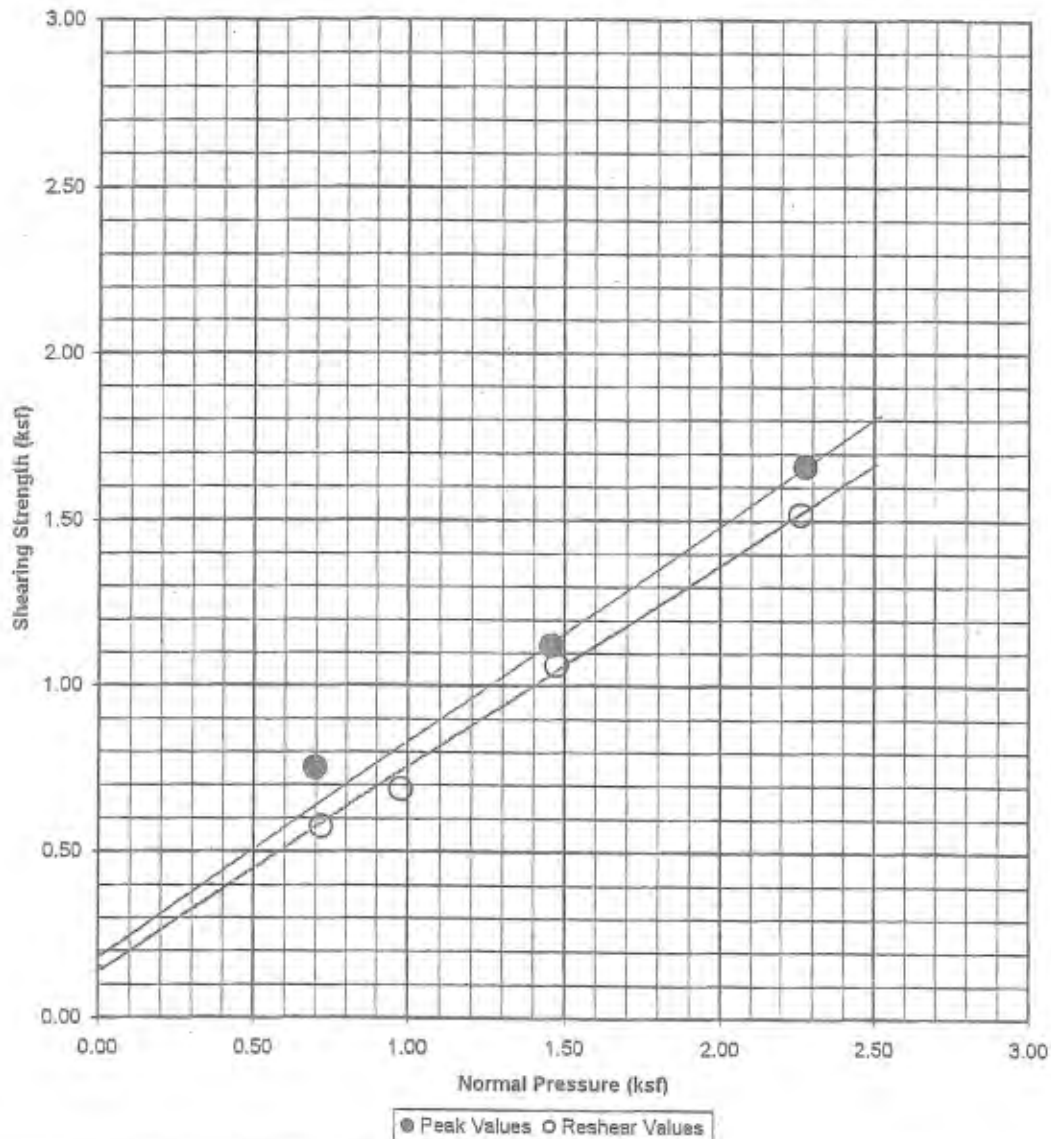
## Shear Test Diagram

Peak

C(psf): 190 Phi (degrees): 34.5

Reshear

C(psf): 150 Phi (degrees): 33.0



Sample Remolded to 90% Relative Density, Saturated.  
Remolded Dry Density = 92.7 PCF

Dark-brown, sandy CLAY.

MAX: 103.0 PCF: 19.5%

22.7% Saturated Moisture Content  
3079A.5

January 5, 2016  
W.O. 3079-5  
3079-6

APPENDIX B  
GRADING GUIDELINES



**APPENDIX B**

**GRADING GUIDELINES**

These specifications present the usual and minimum requirements for grading operations performed under the control of GeoSoils Consultants, Inc.

No deviation from these specifications would be allowed, except where specifically superseded in the preliminary geology and geotechnical report, or in other written communication signed by the Geotechnical Engineer or Engineering Geologist.

1. **General**

- A. The Geotechnical Engineer and Engineering Geologist are the Owner's or Builder's representative on the project. For the purpose of these specifications, supervision by the Geotechnical Engineer or Engineering Geologist includes that inspection performed by any person or persons employed by, and responsible to, the licensed Geotechnical Engineer or Engineering Geologist signing the Geotechnical report.
- B. All clearing, site preparation or earthwork performed on the project should be conducted by the Contractor under the observation of the Geotechnical Engineer or Engineering Geologist.
- C. It is the Contractor's responsibility to prepare the ground surface to receive the fills to the satisfaction of the Geotechnical Engineer or Engineering Geologist and to place, spread, mix, water, and compact the fill in accordance with the specifications of the Geotechnical Engineer or Engineering Geologist. The Contractor should also remove all material considered unsatisfactory by the Geotechnical Engineer or Engineering Geologist.

Appendix B

- D. It is also the Contractor's responsibility to have suitable and sufficient compaction equipment on the jobsite to handle the amount of fill being placed. If necessary, excavation equipment would be shut down to permit completion of compaction. Sufficient watering apparatus would also be provided by the Contractor, with due consideration for the fill material, rate of placement and time of year.
- E. A final report should be issued by the Geotechnical Engineer and Engineering Geologist attesting to the Contractor's conformance with these specifications.
- F. At all times, safety would have precedence over production work. If an unsafe job condition is noted by a GeoSoils, Inc. representative, it would be brought to the attention of the Grading Contractor's foreman, the on-site developer's representative or both. Once this condition is noted, it should be corrected as soon as possible, or work related to the unsafe condition may be terminated.

2. Site Preparation

- A. All vegetation and deleterious material, such as rubbish, should be disposed of off-site. This removal must be concluded prior to placing fill.
- B. The Contractor should locate all houses, sheds, sewage disposal systems, large trees or structures on the site, or on the grading plan, to the best of his knowledge prior to preparing the ground surface.
- C. Geotechnical, alluvium or rock materials determined by the Geotechnical Engineer as being unsuitable for placement in compacted fills should be removed and wasted from the site. Any material incorporated as a part of a compacted fill must be approved by the Geotechnical Engineer.

**Appendix B**

- D. After the ground surface to receive fill has been cleared, it should be scarified, disced or bladed by the Contractor until it is uniform and free from ruts, hollows, hummocks or other uneven features which may prevent uniform compaction.

The scarified ground surface should then be brought to at least optimum moisture, but not more than 120 percent of optimum moisture, mixed as required, and compacted as specified. If the scarified zone is greater than 12 inches in depth, the excess should be removed and placed in lifts restricted to 6 inches.

Prior to placing fill, the ground surface to receive fill should be inspected, tested and approved by the Geotechnical Engineer.

- E. Any underground structures such as cesspools, cisterns, mining shafts, tunnels, septic tanks, wells, pipelines or other not located prior to grading are to be removed or treated in a manner prescribed by the Geotechnical Engineer.

3. **Compacted Fills**

- A. Material imported or excavated on the property may be utilized in the fill, provided such material has been determined to be suitable by the Geotechnical Engineer. Roots, tree branches and other deleterious matter missed during clearing should be removed from the fill as directed by the Geotechnical Engineer.
- B. Rock fragments less than six inches in diameter may be utilized in the fill, provided:
1. they are not placed in concentrated pockets;

**Appendix B**

2. there is a sufficient percentage of fine-grained material to surround the rocks.
  3. the distribution of the rocks is supervised by the Geotechnical Engineer.
- C. Rocks greater than six inches in diameter should be taken off-site, or placed in accordance with the recommendations of the Geotechnical Engineer in fill areas designated as suitable for rock disposal.
- D. Material that is spongy, subject to decay, or otherwise considered unsuitable should not be used in the compacted fill.
- E. Representative samples of materials to be utilized as compacted fill should be analyzed in the laboratory by the Geotechnical Engineer to determine their physical properties. If any material other than that previously tested is encountered during grading, the appropriate analysis of this material should be conducted by the Geotechnical Engineer as soon as possible.
- F. Material used in the compacting process should be evenly spread in thin lifts not to exceed six inches in thickness, watered, processed and compacted to obtain a uniformly dense layer. The fill should be placed and compacted on a horizontal plane, unless otherwise approved by the Geotechnical Engineer. This includes material placed for slope repairs, and utility trench backfills on slope areas.
- G. Each layer should be compacted to at least a minimum of 90 percent of the maximum density in compliance with the testing method specified by the controlling governmental agency (in general, ASTM D-1557-12 would be used).

Appendix B

If compaction to a lesser percentage is authorized by the controlling governmental agency because of a specific land use or expansive geotechnical conditions, the area to receive fill compacted to less than 90 percent should either be delineated on the grading plan or appropriate reference made to the area in the geotechnical report.

- H. All fills must be placed at approximately 120 percent of optimum moisture. If excessive moisture in the fill results in failing tests or an unacceptable "pumping" condition, then the fill should be allowed to dry until the moisture content is within the necessary range to meet above compaction requirements, or should be removed or reworked until acceptable conditions are obtained.
- I. If the moisture content or relative density varies from that required by the Geotechnical Engineer, the Contractor should rework the fill until it is in accordance with the requirements of the Geotechnical Engineer. If a compaction test indicates that the fill meets or exceeds the minimum required relative compaction but is below 120 percent of optimum, then the fill should be reworked until it meets the moisture content requirements.
- J. All fills should be keyed and benched through all topsoils, slopewash, alluvium or creep material, into sound bedrock or firm material where the slope receiving fill is steeper than a ratio of five horizontal to vertical (i.e., in accordance with the recommendations of the Geotechnical Engineer). The standard acceptable bench height is four feet into suitable material.
- K. Drainage terraces and subdrainage devices should be constructed in compliance with the ordinances of the controlling governmental agency, or with the recommendations of the Geotechnical Engineer and Engineering Geologist.

Appendix B

- L. The Contractor would be required to obtain a minimum relative compaction of 90 percent out to the finish slope face of fill slopes, buttresses and stabilization fills. This may be achieved by either overbuilding the slope a minimum of five feet, and cutting back to the compacted core, or by direct compaction of the slope face with suitable equipment, or by any other procedure which produces the required compaction.

The Contractor should prepare a written detailed description of the method or methods he would employ to obtain the required slope compaction. Such documents should be submitted to the Geotechnical Engineer for review and comments prior to the start of grading.

If a method other than overbuilding and cutting back to the compacted core is to be employed, slope tests would be made by the Geotechnical Engineer during construction of the slopes to determine if the required compaction is being achieved. Each day the Contractor would receive a copy of the Geotechnical Engineer's "Daily Field Engineering Report" which would indicate the results of field density tests for that day. Where failing tests occur or other field problems arise, the Contractor may be notified of such conditions by written communication from the Geotechnical Engineer in the form of a conference memorandum, to avoid any misunderstanding arising from oral communication.

If the method of achieving the required slope compaction selected by the Contractor fails to produce the necessary results, the Contractor should rework or rebuild such slopes until the required degree of compaction is obtained, at no additional cost to the Owner or Geotechnical Engineer.

**Appendix B**

- M. All fill slopes should be planted or protected from erosion by methods specified in the geotechnical report, or required by the controlling governmental agency.

**4. Grading Control**

- A. Inspection of the fill placement should be provided by the Geotechnical Engineer during the progress of grading.
- B. In general, density tests should be made at intervals not exceeding two feet of fill height or every 500 cubic yards of fill placed. These criteria would vary depending on soil conditions and the size of the job. In any event, an adequate number of field density tests should be made to verify that the required compaction is being achieved.
- C. Density tests should also be made on the surface material to receive fill as required by the Geotechnical Engineer.
- D. All cleanout, processed ground to receive fill, key excavations, subdrains and rock disposal should be inspected and approved by the Geotechnical Engineer prior to placing any fill. It should be the Contractor's responsibility to notify the Geotechnical Engineer when such areas are ready for inspection. In most jurisdictions, these items must also be inspected by a representative of the controlling governmental agency prior to fill placement.

**5. Construction Considerations**

- A. Erosion control measures, when necessary, should be provided by the Contractor during grading and prior to the completion and construction of permanent drainage controls.

Appendix B

- B. Upon completion of grading and termination of inspections by the Geotechnical Engineer, no further filling or excavating, including that necessary for footings, foundations, large tree wells, retaining walls, or other features should be performed without the approval and observation of the Geotechnical Engineer or Engineering Geologist.
  
- C. Care should be taken by the Contractor during final grading to preserve any berms, drainage terraces, interceptor swales, or other devices of a permanent nature on or adjacent to the property.



**APPENDIX B**  
**Hydrology Study**

WALLACE E. MASON & ASSOCIATES  
851 RANCHO ROAD  
THOUSAND OAKS, CA 91362  
(805) 794-3559

**HYDROLOGY**  
**STUDY**

08/08/2016 PROJECT NO. 117-15

**LOCATION:**

**6500 & 6511 CHESEBRO ROAD**  
**AGOURA HILLS, CA**



**CLIENT:**  
**JOHN SHUKEN**

## Table of Contents

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2.	Hydrologic Analysis.....	1
3.	Summary.....	2
4.	Limitations.....	3

## **List of Appendices**

Appendix A – Hydrology Calculations

Appendix B – Hydrology Plan

## 1. Description of Project Area

The subject property is located at 6500 & 6511 Chesebro Road in Agoura Hills, California. The project area is currently two undeveloped lots with an access road and a partially paved drainage channel in the northerly portion of the property. There are two natural drainage courses that converge in the southerly portion of the project site and flow in a southerly direction. The proposed development will consist of a single family residence, a detached garage, a pool and associated hardscape and landscape.

## 2. Hydrologic Analysis

- a. **Watershed Area:** The aerial limits for the watershed area were determined from a topographic survey which was utilized as the base sheet for the Hydrology plans and the Site Grading and Drainage Plan

In the existing condition, there are two natural drainage courses that converge in the southerly portion of the project site. All the site runoff, and offsite runoff from the surrounding areas drains to the natural drainage course that flows through the project site.

In the developed condition, runoff from the site will be captured in rain gutters and catch basins and conveyed via pvc pipe to an infiltration outlet bubbler in the southwesterly portion of the property. This infiltration bubbler will function to clean and treat the first flush runoff from a storm event. Any additional runoff will bubble out of the top of the grate and will sheet flow into the natural drainage course.

- b. **Hydrologic Parameters:** The hydrologic parameters were obtained from the Los Angeles County Department of Public Works – Hydrology Manual, revised January 2006. Using the Hydrology Map GIS viewer from the County of Los Angeles Department of Public Works, the soil type was determined to be 034, and the 50- year, 24 hour isohyet value was determined to be 7.2” for the property.
- c. **Hydrologic Calculations:** The above referenced County of Los Angeles Hydrology Manual and the County of Los Angeles HydroCalc were utilized in determining the pre and post-developed time of concentration and Clear Peak Flow Rate for the stormwater runoff which will be conveyed from the property in subarea 1A. The 50-year storm pre and post developed Clear Peak Flow Rate was calculated to be 20.63 and 20.64 cfs

respectively. Subarea A1 was broken into interior areas in order to calculate basin and pipe sizes. The interior area flow was determined based on the discharge per acre and was calculated to be 3.82 cfs. Hydraulic calculations are included in Appendix A.

### **3. Summary**

The above hydrology calculations show that the basins and pipes have adequate capacity to convey the 50-year flow from the project site. Storm water runoff from the site will be conveyed to an infiltration outlet bubbler in the southwesterly portion of the property. Any overflow from the bubbler will sheet flow into the natural drainage channel.

During construction, erosion control devices should be installed, which would include, at a minimum, gravel bags and silt fences, along with other typical BMP erosion control devices.

Based on the above discussion, calculations, and above described improvements, it is the opinion of this office that development of the subject property would not result in an adverse impact to the adjacent properties and the downstream storm drain facilities or conveyances.

#### 4. Limitations

This report is prepared for use by John Shuken and their authorized agents and should not be considered transferable. Prior to the use by others, the subject site and this report should be reviewed by this office to determine if any additional work is required to update this report. It is the intent of this report to aid in the design and construction of the described project. Implementation of the advice presented in this report is intended to reduce risk associated with construction projects. The professional opinions contained in this report are not intended to imply total performance of the project. Furthermore, the opinions contained within this report are based on the referenced materials.

This report has been prepared in accordance with generally accepted engineering practices and makes no warranties, either expressed or implied, as to the professional opinions provided.

Should you have any questions, please don't hesitate to call.

Respectfully submitted,



Josh Danz  
Project Civil Engineer  
C 84764

**APPENDIX A**  
**HYDROLOGY CALCULATIONS**



## Peak Flow Hydrologic Analysis

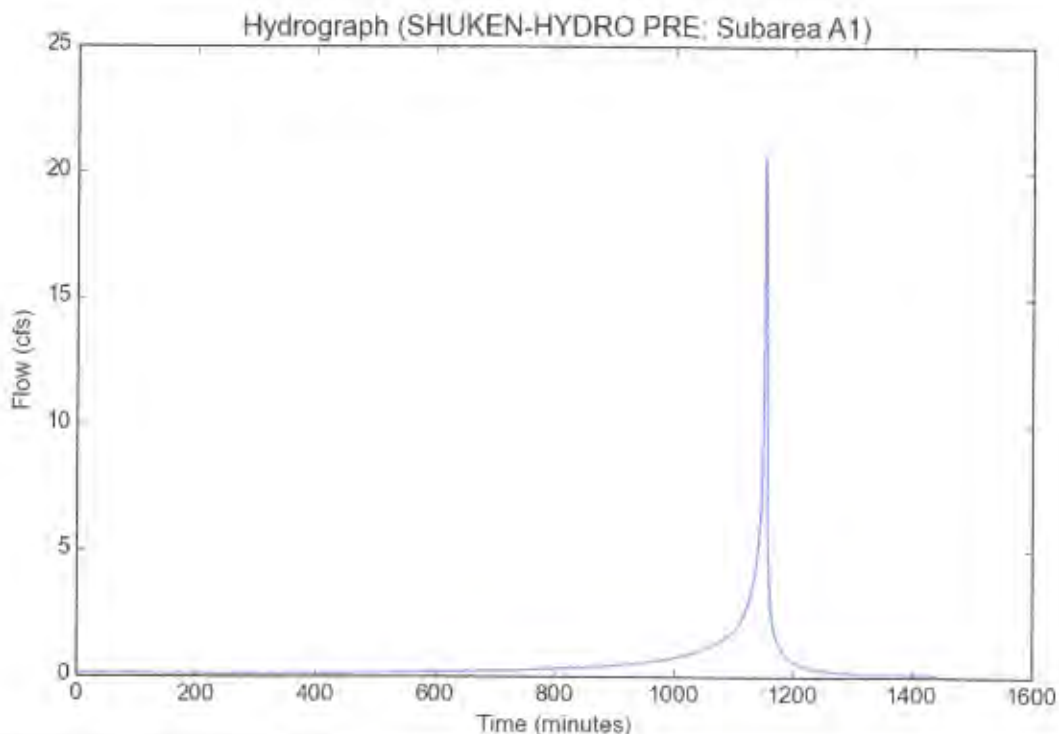
File location: F:/117-15 CHESEBRO/CALCS/SHUKEN-HYDRO PRE - Subarea A1.pdf  
Version: HydroCalc 0.3.1

### Input Parameters

Project Name	SHUKEN-HYDRO PRE
Subarea ID	Subarea A1
Area (ac)	5.4
Flow Path Length (ft)	310.0
Flow Path Slope (vft/hft)	0.075
50-yr Rainfall Depth (in)	7.2
Percent Impervious	0.01
Soil Type	34
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

### Output Results

Modeled (50-yr) Rainfall Depth (in)	7.2
Peak Intensity (in/hr)	4.2957
Undeveloped Runoff Coefficient (Cu)	0.8893
Developed Runoff Coefficient (Cd)	0.8894
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	20.632
Burned Peak Flow Rate (cfs)	20.632
24-Hr Clear Runoff Volume (ac-ft)	0.9912
24-Hr Clear Runoff Volume (cu-ft)	43177.4997



## Peak Flow Hydrologic Analysis

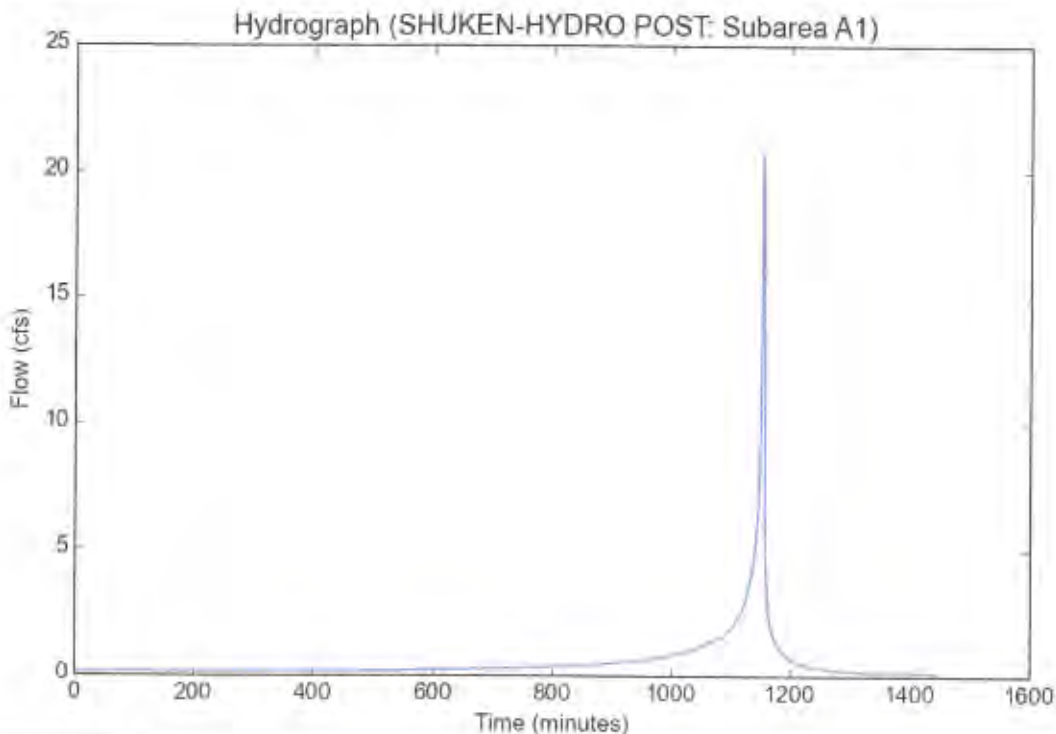
File location: F:/117-15 CHESEBRO/CALCS/SHUKEN-HYDRO POST - Subarea A1.pdf  
Version: HydroCalc 0.3.1

### Input Parameters

Project Name	SHUKEN-HYDRO POST
Subarea ID	Subarea A1
Area (ac)	5.4
Flow Path Length (ft)	310.0
Flow Path Slope (vft/hft)	0.075
50-yr Rainfall Depth (in)	7.2
Percent Impervious	0.056
Soil Type	34
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

### Output Results

Modeled (50-yr) Rainfall Depth (in)	7.2
Peak Intensity (in/hr)	4.2957
Undeveloped Runoff Coefficient (Cu)	0.8893
Developed Runoff Coefficient (Cd)	0.8899
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	20.6434
Burned Peak Flow Rate (cfs)	20.6434
24-Hr Clear Runoff Volume (ac-ft)	1.0795
24-Hr Clear Runoff Volume (cu-ft)	47024.4815



**Developed Conditions - 50-year event**  
 SHUKEN  
 6500 CHESEBRO ROAD  
 job number 117-15

interior subarea	area  (sq ft)	area  (acres)	discharge per acre  (cfs)	discharge  (cfs)
1A(1a)	1262	0.029	3.82	0.11
1A(1)	3652	0.084	3.82	0.32
1A(2)	4348	0.100	3.82	0.38
1A(3)	706	0.016	3.82	0.06
1A(4)	1888	0.043	3.82	0.17
1A(5)	735	0.017	3.82	0.06
1A(6)	1636	0.038	3.82	0.14
1A(7)	3261	0.075	3.82	0.29
1A(8)	1218	0.028	3.82	0.11
1A(9)	1875	0.043	3.82	0.16
1A(10)	5024	0.115	3.82	0.44
1A(11)	1962	0.045	3.82	0.17
1A(12)	1108	0.025	3.82	0.10
1A(13)	648	0.015	3.82	0.06
1A(14)	1854	0.043	3.82	0.16
1A(15)	1606	0.037	3.82	0.14
1A(16)	1213	0.028	3.82	0.11
1A(17)	1389	0.032	3.82	0.12

## Grating Basin Sizing

SHUKEN

6500 CHESEBRO ROAD

Job number 117-15

50-year grate sizing

Grating Basin area	50-year Discharge (Q) (cfs)	# of basins	discharge per basin (cfs)	assumed max. head on grate (H) (ft)	calculated grate size opening (sq ft)	grate type	grate size	actual opening size (sq ft)
1A(1)	0.32	1	0.32	0.1	0.41	square	12"x12"	0.790
1A(2)	0.38	1	0.38	0.1	0.49	square	12"x12"	0.790
1A(4)	0.17	5	0.03	0.1	0.04	round	6"	0.081
1A(6)	0.14	5	0.03	0.1	0.04	round	6"	0.081
1A(7)	0.29	1	0.29	0.1	0.37	square	12"x12"	0.790
1A(8)	0.11	1	0.11	0.1	0.14	square	12"x12"	0.790
1A(10)	0.44	1	0.44	0.1	0.57	square	12"x12"	0.790
1A(12)	0.10	1	0.10	0.1	0.13	square	12"x12"	0.790
1A(13)	0.06	2	0.03	0.1	0.04	round	6"	0.081
1A(14)	0.16	2	0.08	0.2	0.07	round	6"	0.081
1A(15)	0.14	1	0.14	0.1	0.18	micro	1-1/4"x73'	0.507
1A(17)	0.12	1	0.12	0.1	0.16	square	12"x12"	0.790

**FORMULA:**

$$Q = A \cdot 61 \cdot (2gh)^{0.5}$$

$$a = Q / (((2gh)^{0.5}) \cdot 61)$$

CATCH BASIN SIZE:	6" AREA DRAIN (part 920)	12"x12" (part 1213)	12"x12" (part 1215)	24"x24"	Channel drain 6"x20'	micro drain 1-1/4"x73'	9" ATRIUM GRATE	6" ATRIUM GRATE
OPEN AREA (in <sup>2</sup> )	11.6	37.2	113.78	232	397	73	31.5	28.4
OPEN AREA (ft <sup>2</sup> )	0.081	0.258	0.790	1.611	2.757	0.507	0.219	0.197

note: all grate sizes are per the 2015/2016 NDS Drainage Product Catalog

## Determination of Required Pipe Size (50-year event)

SHUKEN

6500 CHESEBRO ROAD

job number 117-15

For Hancor HDPE pipe, Kprov from Hancor Water Management Drainage Handbook, table 3-1

Pipe Size (in)	Kprov
4	2.5
6	7.3
8	15.7
10	28.5
12	46.3
15	84.0
18	136.6
21	206.0
24	294.4
30	533.0
36	866.8

Equations:

$$K_{req} = Q / ((S)^{0.5})$$

$$K_{prov} = 46.3d^{(8/3)}$$

Kprov must be greater than Kreq

Kreq=Krequired

Kprov=Kprovided

contributing subareas	Q50 (cfs)	slope	Kreq	Pipe Size (in)	Kprov	Kreq/Kprov
1A(1a)	0.11	0.01	1.1	4	2.5	44%
1A(1a-1)	0.43	0.01	4.3	6	7.3	59%
1A(1a-2)	0.81	0.01	8.1	8	15.7	52%
1A(3)	0.06	0.01	0.6	4	2.5	25%
1A(1a-3)	0.87	0.01	8.7	8	15.7	56%
1A(1a-6)	1.25	0.01	12.5	8	15.7	79%
1A(7)	0.29	0.01	2.9	6	7.3	39%
1A(8)	0.11	0.01	1.1	4	2.5	43%
1A(7-8)	0.39	0.01	3.9	6	7.3	54%
1A(9)	0.16	0.01	1.6	4	2.5	66%
1A(7-9)	0.56	0.01	5.6	6	7.3	76%
1A(7-10)	1.00	0.01	10.0	8	15.7	64%
1A(11)	0.17	0.01	1.7	4	2.5	69%
1A(7-11)	1.17	0.01	11.7	8	15.7	75%
1A(7-14)	1.49	0.01	14.9	8	15.7	95%
1A(15-16)	0.25	0.01	2.5	4	2.5	99%
1A(7-16)	1.73	0.01	17.3	10	28.5	61%
1A(7-17)	1.86	0.01	18.6	10	28.5	65%
1A(1a-17)	3.10	0.01	31.0	10	28.5	109%

# **APPENDIX B**

## **Hydrology Plan**

# PRE HYDROLOGY STUDY

## LEGEND



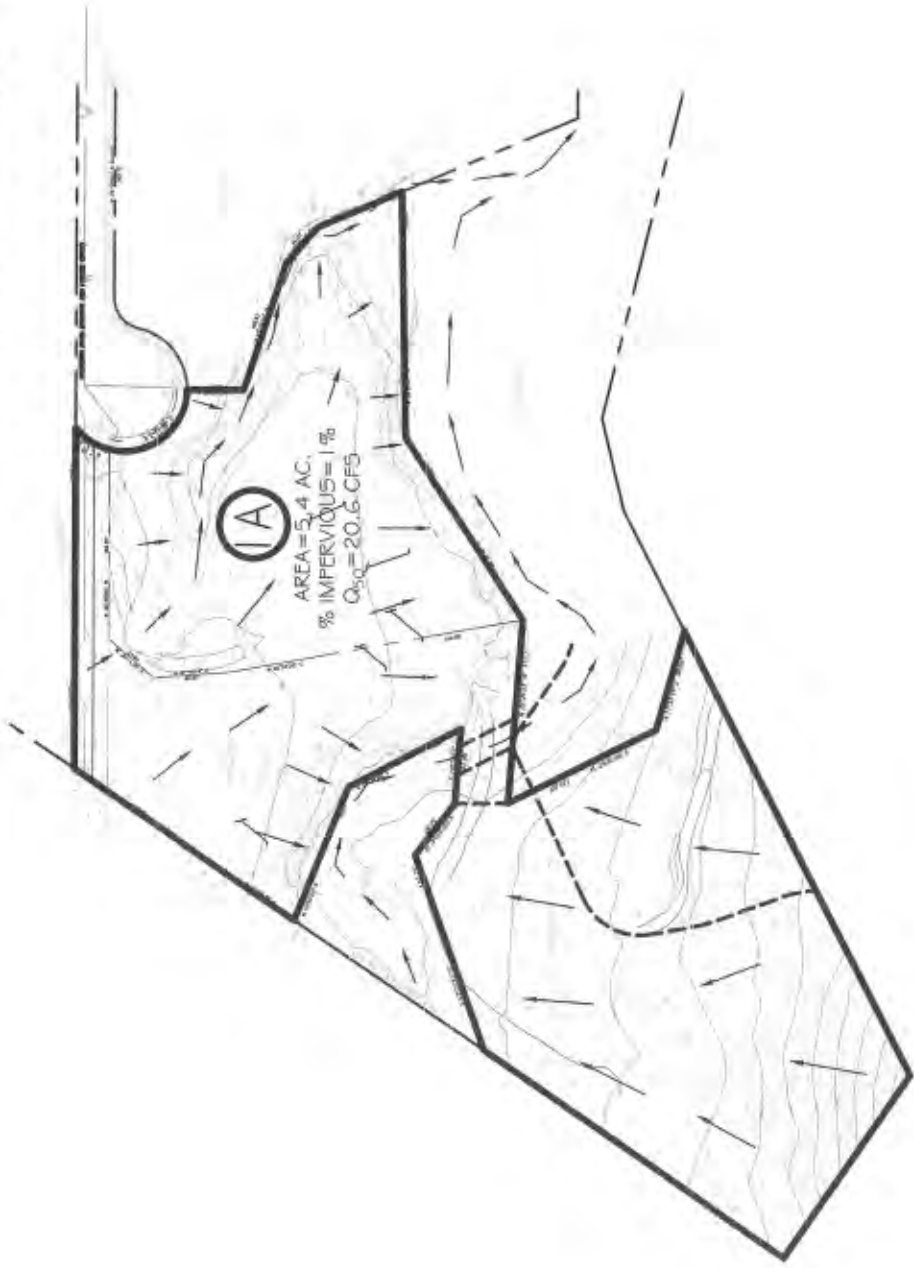
SUBAREA DESIGNATION



SUBAREA BOUNDARY



FLOW



**NOTE:**  
SEE PRE HYDRO PEAK FLOW HYDROLOGIC ANALYSIS FOR INPUT PARAMETERS AND CALCULATIONS IN HYDROLOGY REPORT APPENDIX

HYDROLOGY STUDY PREPARED BY:  
WALLACE E. MASON & ASSOC.  
851 RANCHO ROAD  
THOUSAND OAKS, CA. 91362  
(805) 794-3559

HYDROLOGY STUDY PREPARED FOR:  
JOHN SHUKEN  
6941 CHESEBRO ROAD  
AGOURA HILLS, CA 90301

# POST HYDROLOGY STUDY

## LEGEND

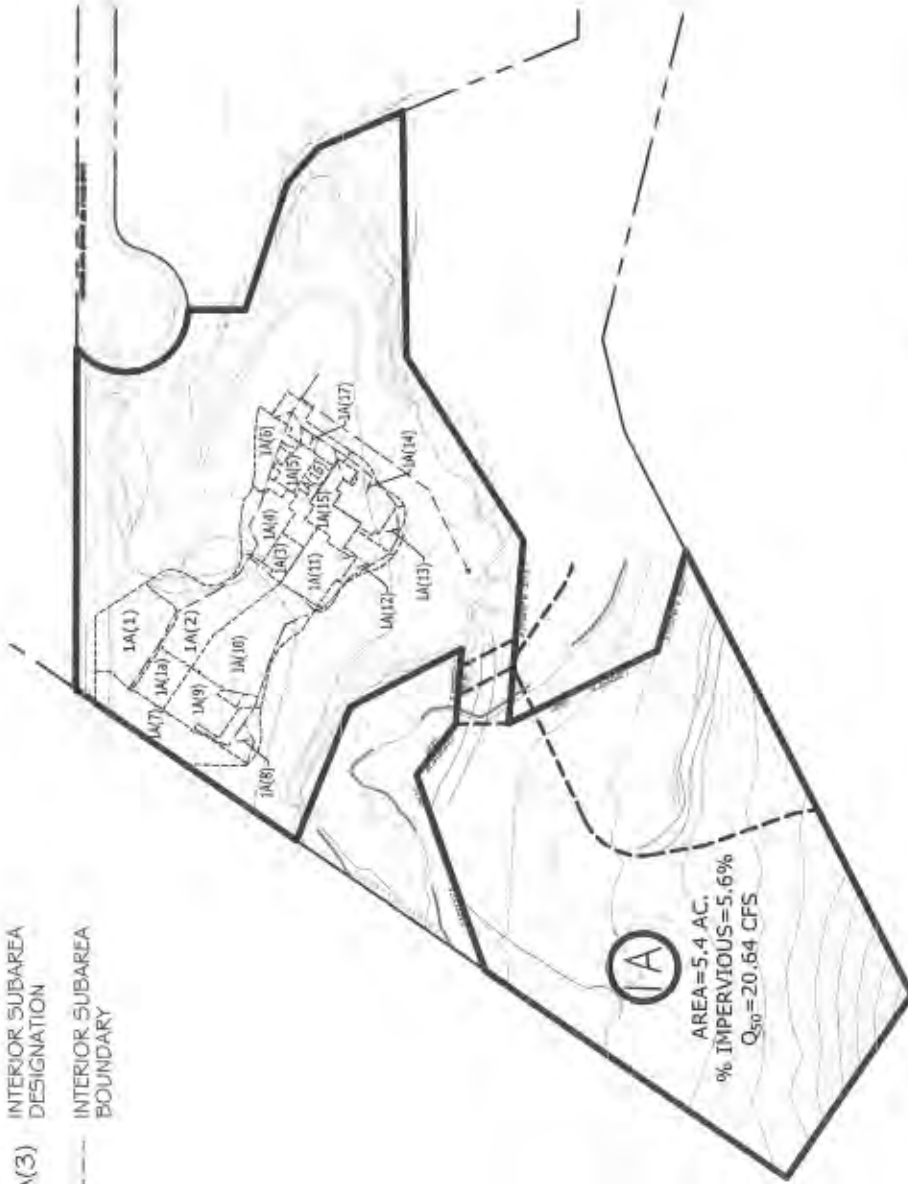


SUBAREA DESIGNATION

SUBAREA BOUNDARY

INTERIOR SUBAREA DESIGNATION

INTERIOR SUBAREA BOUNDARY

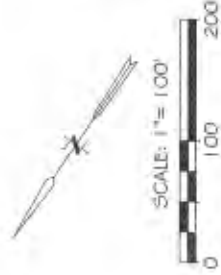


AREA=5.4 AC.  
% IMPERVIOUS=5.6%  
 $Q_{50} = 20.64$  CFS

HYDROLOGY STUDY PREPARED FOR:  
JOHN SFUKEN  
6941 CHESTERBRO ROAD  
AGOURA HILLS, CA 90301

HYDROLOGY STUDY PREPARED BY:  
WALLACE E. MASON # A550C.  
851 RANCHO ROAD  
THOUSAND OAKS, CA. 91362  
(805) 794-3559

NOTE:  
SEE POST HYDRO PEAK FLOW HYDROLOGIC ANALYSIS FOR INPUT PARAMETERS AND CALCULATIONS IN HYDROLOGY REPORT APPENDIX



## HYDROLOGIC DATA

interior subarea	area (acres)	discharge (cfs)
IA(1a)	0.029	0.11
IA(1)	0.084	0.32
IA(2)	0.100	0.38
IA(3)	0.018	0.06
IA(4)	0.043	0.17
IA(5)	0.017	0.06
IA(6)	0.038	0.14
IA(7)	0.075	0.29
IA(8)	0.028	0.11
IA(9)	0.043	0.16
IA(10)	0.115	0.44
IA(11)	0.045	0.17
IA(12)	0.025	0.10
IA(13)	0.015	0.06
IA(14)	0.043	0.16
IA(15)	0.037	0.14
IA(16)	0.028	0.11
IA(17)	0.032	0.12



**APPENDIX C**  
**Biological Assessment & Addendum**

# Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006)  
City of Agoura Hills, Los Angeles County, California, 91301

**Prepared by:**

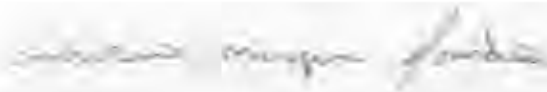


**Prepared for:**

Jon Shuken  
21501 Ventura Boulevard  
Woodland Hills, California, 91364

**November 11, 2020**

*This report is a true and accurate statement regarding biological and other natural resources located on the property commonly known 6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), City of Agoura Hills, Los Angeles County, California, 91301.*

A handwritten signature in dark ink, appearing to read "Steven Meyer Fonda", written over a horizontal line.

*Signature*

November 11, 2020

*Date*

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### Exhibits

- Exhibit A - Area of Interest
- Exhibit B - Site Plan
- Exhibit C - Palo Comado Ranch EIR Map
- Exhibit D - National Wetlands Inventory Map
- Exhibit E - Natural Resources Map
- Exhibit F - Plant Community Photographs & Current Conditions
- Exhibit G - Plant Inventory
- Exhibit H - Wildlife Inventory
- Exhibit I - BIOS Map (CNDDDB Special-Status Species Occurrence and Sensitive Habitats)
- Exhibit J - Regional Special-Status Species
- Exhibit K - Soils Map & Data
- Exhibit L - Oak Tree Map & Site Plan Overlay
- Exhibit M - Plant Communities with Site Plan Overlay

### Appendices

- Appendix 1 - CDFW Waiver
- Appendix 2 - Biologists Statement of Qualifications

## LOCATION

The property commonly known as 6511 and 6521 Chesebro Road (APN's 2055-029-005 & 2055-029-006) is located in the City of Agoura Hills, Los Angeles County, California on the southern flank of the Simi Hills, immediately adjacent open space and parkland, within the area covered by the U.S. Geological Survey's 7.5-minute Calabasas Quadrangle. It is approximately 1.6 miles north of Highway 101 and about 1 mile east of Kanan Road. The property is within the Palo Comado Canyon Significant Ecological Area (SEA # 12). The location of the property is depicted in Exhibit A.

## PROJECT

The project includes construction of a single-family residence, swimming pool, garage, driveway, Fire Department turnaround, motor court, utilities, and other infrastructure. The site plan is included as Exhibit B. The proposed project is roughly located within the development area identified in the Palo Comado Ranch EIR. The Palo Comado Ranch EIR Map is included as Exhibit C.

## DESKTOP REVIEW

Before visiting the property, biologists Andrew McGinn Forde and Ricardo Montújo reviewed maps, documents, and a number of other resources including:

1. Aerial photographs dated between 1947 and 2020.
2. The U.S. Department of Agriculture Soil Conservation Service's Web Soil Survey.
3. The US. Fish and Wildlife Services (USFWS), National Wetlands Inventory.<sup>1</sup>
4. The California Native Plant Society's (CNPS) Inventory of Rare and Endangered Plants (IREP).<sup>2</sup>
5. The California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDDB), Rarefind 5, and the Biogeographic and Observation System (BIOS).<sup>3</sup>
6. The CDFW "Special Animals",<sup>4</sup> "Fully Protected Animals",<sup>5</sup> "State and Federally Endangered and Threatened Animals of California",<sup>6</sup> "Special Vascular Plants, Bryophytes, and Lichens",<sup>7</sup> "State and Federally Listed Endangered, Threatened, and Rare Plants of California"<sup>8</sup> lists,<sup>8</sup> and the
7. Los Angeles County's Sensitive Bird Species.<sup>9</sup>

<sup>1</sup> <http://www.fws.gov/wetlands/Data/MapServer.html>

<sup>2</sup> California Native Plant Society, *Inventory of Rare and Endangered Plants*, August 2020

<sup>3</sup> CAL Fish & Wildlife, *Wildlife & Habitat Data Analysis Branch, California Natural Diversity Database*, August 2020

<sup>4</sup> CAL Fish & Wildlife, *Special Animals*, July 2020

<sup>5</sup> CAL Fish & Wildlife, *Fully Protected Animals*, May 2003

<sup>6</sup> CAL Fish & Wildlife, *State & Federally Endangered & Threatened Animals of California*, July 2020

<sup>7</sup> CAL Fish & Wildlife, *Special Vascular Plants, Bryophytes, & Lichens*, January 2020

<sup>8</sup> CAL Fish & Wildlife, *State & Federally Listed Endangered, Threatened, & Rare Plants of California*, January 2020

<sup>9</sup> *Western Tanager*, January/February 2009. *A Publication of the Los Angeles Audubon*, Volume 74:3

The CNPS IREP tracks the status of hundreds of plant species and includes information on the distribution, ecology, and conservation status of California's rare, threatened, and endangered plants. The CNPS data are widely accepted as the standard for information on the status of the flora of California. The CNPS recognizes more than 1600 plant taxa (species, subspecies, and varieties) as rare, threatened, or endangered in California, more than 500 additional species that have limited distribution, and approximately 55 additional species for which the CNPS needs more information. The IREP also contains information on approximately 25 species presumed to have become extinct in California in the last 100 years. The CNDDDB is part of a nationwide network overseen by NatureServe. The CNDDDB includes Rarefind 5 and BIOS, which include locations and natural history information on special status plants and animals and natural communities throughout California. The data help drive conservation decisions, aid in the environmental review of projects and land use changes, and provide baseline data helpful in recovering rare, threatened, and endangered species. The goal of the CNDDDB is to provide the most current information available on the state's most imperiled elements of natural diversity and to provide tools to analyze these data. The species on the above referenced lists are considered to be of greatest conservation need and are commonly referred to as special-status species. Special-status species include species protected by the State Endangered Species Act,<sup>10</sup> the Federal Endangered Species Act,<sup>11</sup> and the California Fish and Game Code.<sup>12</sup> The biologists also rely on these lists for current species designations. Because the CDFW considers these special-status species to be those of greatest conservation need, the biologists includes an analysis of all special-status species known to occur in the Santa Monica Mountains. The biologists also included an analyses of species considered sensitive by the Los Angeles County Sensitive Bird Species Working Group. GIS specialist, Jeremy Huey, loaded the data from the SMM LCP-Net Biological Resource Overlay, the USFWS National Wetlands Inventory, the U.S. Department of Agriculture Soil Conservation Service's Web Soil Survey, CNPS IREP, and CNDDDB BIOS into ESRI's GIS Collector App for in-field use.

## **SURVEY METHODOLOGY**

Andrew McGinn Forde visited the site on October 26, 2016, March 20, 2017, November 1 and November 29, 2019, and October 6, 2020. Ricardo Montijo visited the property on June 18 and July 19, 2020. During the site visits, the biologists walked the property in a manner that provided 100% visual coverage, searched for rare plants, looked under rocks, wood, and other surface debris and searched in and around trees and shrubs for wildlife, signs of wildlife, woodrat houses, burrows, dens, cavities, bird nests including those of raptors, and used binocular to identify wildlife on and adjacent the property. The biologists also mapped plant communities, the locations of protected trees, streams and wetlands, and special-status species, if present, and any resources that could potentially be used by them.

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<sup>10</sup> CDFW, *State Endangered Species List* (2019-2020)  
<sup>11</sup> USFWS, *Endangered Species List* (2019-2020)  
<sup>12</sup> CDFW, *California Game Code* (2019-2020)

## STREAMS & WETLANDS

The ACOE regulates “dredge” and “fill” in waters of the U.S. including adjacent wetlands under the authority of Section 404 of the Clean Water Act.<sup>13</sup> The Act makes it unlawful to discharge dredged materials or fill in waters of the U.S. including adjacent wetlands without a public interest review period and a permit from the ACOE. The Code of Federal Regulations defines “waters of the U.S.” as intrastate lakes, rivers, streams, mudflats, sand flats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, and natural ponds.<sup>14</sup> The code defines wetlands as “areas that are inundated or saturated by surface water 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.” The 1987 Wetland Delineation Manual provides technical guidance and procedures for identifying and delineating wetlands that may be subject to regulatory jurisdiction under Section 404 of the Clean Water Act.<sup>15</sup> In the arid west, the ACOE uses the “*Interim regional supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region*.” The regional supplement is designed for use with the 1987 Wetland Delineation Manual. Where differences in the two documents occur, the regional supplement takes precedence. The regional supplement presents wetland indicators, guidance, and other information that is specific to the Arid West Region.<sup>16</sup> The manual and supplement recommend use of the “National Wetland Plant List” for hydrophytic classification of plants<sup>17</sup> and refer to the Natural Resources Conservation Service (NRCS) for hydric soil classifications. The methodology set out in the manual and the supplement is a three-parameter test that defines wetlands by the presence of hydrophytic vegetation, hydric soils, and hydrology. In the absence of wetlands, ACOE jurisdiction in non-tidal waters extends between the ordinary high water marks.<sup>18</sup> Section 401 of the Clean Water Act requires that all federal agencies ensure that their actions do not violate water quality standards. Section 401 of the Clean Water Act requires all federal agencies protect physical, biological, and chemical integrity of its waters and ensure that their actions do not violate water quality standards. Under Section 401, the State of California has the authority to review any federal permits that may result in a discharge to wetlands and other waters under state jurisdiction. This is to ensure that the actions are consistent with the state’s water quality requirements. In California, the RWQCB has been delegated as the state agency with the authority to regulate the quality of state waters, including discharge of dredged or fill materials, and thus provides a Section 401 certification to the ACOE.<sup>19</sup>

The CDFW has jurisdictional authority over wetland resources associated with rivers, streams, and lakes under the authority of the California Fish and Game Code.<sup>20</sup> The CDFW regulates alteration of these resources through its Lake and Streambed Alteration Program, which requires execution of an agreement before any alteration of the natural flow of any river, stream, or lake.<sup>21</sup> The CDFW have adopted the U.S. Fish and Wildlife Service (USFWS) definition and classification system of wetlands. The USFWS defines wetlands as “lands transitional between terrestrial and aquatic

<sup>13</sup> Clean Water Act of 1972 § 404. See also 33 U.S.C. § 1341

<sup>14</sup> 33 C.F.R. §§ 320 – 330

<sup>15</sup> Environmental Lab., 1987. *Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-16 U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS*

<sup>16</sup> U.S. Army Corps of Engineers, 2006. *Interim Regional Supplement to Corp of Engineers Wetland Delineation Manual: Arid West Region*. Vicksburg, MS

<sup>17</sup> National Wetland Plant List, 2018. U.S. Fish and Wildlife Service, Washington, DC

<sup>18</sup> 33 C.F.R. § 328.3

<sup>19</sup> Clean Water Act of 1972 § 401. See also 33 U.S.C. § 1341

<sup>20</sup> Cal. Fish & Game Code §§ 1600 – 1616

<sup>21</sup> Cal. Fish and Game Code § 1602

systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports hydrophytes, (2) the substrate is predominantly non-drained hydric soil; and (3) the substrate is saturated with water or covered by shallow water at some time during the growing season of each year.” The definition includes swamps; freshwater, brackish water, and saltwater marshes; bogs; vernal pools, periodically inundated salt flats; intertidal mudflats; wet meadows; wet pastures; springs and seeps; portions of lakes, ponds, rivers and streams; and all other areas which are periodically or permanently covered by shallow water, or dominated by hydrophytic vegetation, or in which the soils are predominantly hydric. The Code of Regulations defines a stream as “a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish and other aquatic life including watercourses having a surface or sub surface flow that supports or has supported riparian vegetation.”<sup>22</sup> This applies to all perennial, intermittent, and ephemeral rivers, streams, and lakes in the state. CDFW jurisdiction extends between the top of each bank and to the outer edge of contiguous riparian vegetation. Riparian vegetation includes species listed on the “*National Wetland Plant List*” that are defined as OBL, FACW, or FAC. CDFW jurisdiction typically extends between the top of each bank and to the outer edge of contiguous riparian vegetation and in some cases floodplains. “Bank” is defined as the “slope or elevation of land that bounds the bed of the stream in a permanent or long standing way, and that confines the stream water up to its highest level.”<sup>23</sup>

Palo Comado Canyon Creek bisects the property and there is also a minor drainage. Palo Comado Canyon Creek and the minor drainage are depicted on the site plan included as Exhibit C. The creek is ephemeral and is tributary to Malibu Lake and Malibu Creek. *Quercus agrifolia* Woodland Alliance dominates areas on and adjacent its banks. Other species within this alliance include California sycamore (*Platanus racemosa*), arroyo willow (*Salix lasiolepis*), mulefat (*Baccharis salicifolia*), and mugwort (*Artemisia douglasiana*). According to the *National Wetland Plant List*, arroyo willow is FACW, Mulefat and mugwort are FAC. Coast live oak (*Quercus agrifolia*), California sycamore, and California black walnut (*Juglans californica* var. *californica*), are not listed as OBL, FACW, or FAC; therefore, they are not riparian. Biologist, Andrew McGinn Forde, mapped the feature on October 7, 2020. The area mapped included the area between the tops of banks, floodplains, and contiguous riparian vegetation. The mapped area falls under the jurisdiction of the CDFW. ACOE jurisdiction is below and between the tops of banks. There is also a minor ephemeral drainage on the property, which is tributary to Palo Comado Canyon Creek. The drainage is partly lined (concrete apron) where it occurs adjacent Palo Comado Canyon Road. The minor drainage falls under the jurisdiction of the CDFW and the ACOE. The biologist did not observe any other features, depressions or swales, hydrophytic vegetation, or any evidence of hydric soils on the property. The extents of the creek, inclusive of its floodplains and contiguous riparian vegetation and the minor drainage are also depicted in Exhibit D prepared by Forde Biological Consultants.

<sup>22</sup> 14 C.C.R. § 1172

<sup>23</sup> *People v. Dalton*, 116 Cal. App. 4th 764, 11 Cal. Rptr. 3d 14 (2004).



## PLANT COMMUNITIES

There are three distinct plant communities that occur on the property. The communities include *Quercus agrifolia* Woodland Alliance, *Salvia leucophylla* Shrubland Alliance, and *Avena* Semi-Natural Herbaceous Stand. Exhibit B depicts the plant communities along with the extents of Palo Comado Canyon Creek and the minor drainage. Photographs are included as Exhibit F. The plant inventory is included as Exhibit G. The communities are discussed below:

### ***Quercus agrifolia* Woodland Alliance**

*Quercus agrifolia* Woodland Alliance dominates Palo Comado Canyon Creek where it occurs on and immediately adjacent the property. Coast live oak is dominant. Valley oak (*Quercus lobata*), California scrub oak (*Quercus berberidifolia*), California black walnut (*Juglans californica* var. *californica*), and California sycamore (*Platanus racemosa*) also occur. According to the Oak Tree Report prepared by Lee Newman Design Group there are 87 coast live oak, 10 valley oak, and one scrub oak on the property. The understory of the alliance where it occurs along Palo Comado Canyon Creek consists of arroyo willow (*Salix lasiolepis*), mulefat (*Baccharis salicifolia*), and poison oak (*Toxicodendron diversilobum*). Herbaceous species observed included mugwort (*Artemisia douglasiana*), European grasses, and other non-native species. European grasses and other non-native species also dominate the understory where the alliance occurs along the minor drainage.

### ***Salvia leucophylla* Shrubland Alliance**

*Salvia leucophylla* Shrubland Alliance occurs along the western part of the property. Gray sage (*Salvia leucophylla*) dominates the alliance. California sagebrush (*Artemisia californica*), coyote brush (*Baccharis pilularis*), phacelia (*Phacelia* spp.), telegraph weed, and foothill needle grass (*Stipa lepida*) also occur.

### ***Avena-Bromus* Semi-Natural Herbaceous Stand**

The *Avena-Bromus* Semi-Natural Herbaceous Stand dominates the eastern part of the property. The stand is dominated by non-native species European grasses (*Avena* spp. & *Bromus* spp.), tumbleweed (*Salsola tragus*) and common horehound (*Marrubium vulgare*), and red-stemmed filaree (*Erodium cicutarium*) among others. The only native species observed in this area included telegraph weed (*Heterotheca grandiflora*) and foothill needle grass however, they were limited to just a handful of individuals of each.

## SENSITIVE PLANT COMMUNITIES

The CNDDDB and CNPS databases also track sensitive habitats. BIOS depicts Southern Coast Live Oak Riparian Forest and Valley Oak Woodland occurring on the property both of which are considered sensitive by the CDFW. The BIOS map is included as Exhibit I. Southern Coast Live Oak Riparian Forests are open to locally dense evergreen sclerophyllous riparian woodlands dominated by *Quercus agrifolia*. This type appears to be richer in herbs and poorer in understory shrubs than other riparian communities. It typically occurs in bottomlands and outer floodplains along larger streams, on fine-grained, rich alluvium. Characteristic species include *Acer macrophyllum*, *Artemisia douglasiana*, *Cardamine californica*, *Eucryptia corysanthemifolia*, *Heteromeles arbutifolia*, *Keckisilla cordifolia*, *Lonicera hispidula*, *Mara macrocarpus*, *Pholistoma auritum*, *Quercus agrifolia*, *Rhus trilobata*, *Rosa californica*, *Rubus ursinus*, *Sambucus Mexicana*, *Symphoricarpos mollis*, *Toxicodendron diversilobum*, and *Umbellularia*

*californica*. Valley Oak Woodland is typically open, forming a grassy-understoried savanna rather than closed woodland. *Quercus lobata* is usually the only tree present. This winter-deciduous species is California's largest broad-leaved tree, with mature individuals reaching 15–35 meters. Most stands consist of open-canopy growth form trees and seldom exceed 30–40 percent absolute cover. It typically occurs on deep, well-drained alluvial soils, usually in valley bottoms. Also found on non-alluvial settings in the South Coast and Transverse Ranges. Characteristic species include *Quercus lobata*, *Q. douglasii*, *Elymus triticoides*, and *Toxicodendron diversilobum*. The areas mapped in BIOS as Southern Coast Live Oak Riparian Forest and Valley Oak Woodland were mapped by the biologist as *Quercus agrifolia* Woodland Alliance, which has similar characteristic species.

## COMMON WILDLIFE

The biologists observed or otherwise detected, 2 species of reptile, 37 species of birds, and 4 species of mammals including woodrat houses (*Neotoma* sp.). The woodrat houses are associated with the oak woodland. Some of the mature oak trees have basal hollows, cavities, fissures, cracks, and peeling bark, which could be utilized by reptiles, amphibians, birds, and mammals; as appropriate, particularly nesting birds and roosting bats. The wildlife inventory is included as Exhibit H. Other common reptiles with potential to utilize resources associated with Palo Comado Canyon Creek include, but are not limited to, California black-headed snake (*Tantilla planiceps*), California kingsnake (*Lampropeltis getulus valthorniae*), gopher snake (*Pituophis catenifer catenifer*), red coachwhip (*Masticophis flagellum piceus*), southern alligator lizard (*Elgaria multicarinata webbi*), southern pacific rattlesnake (*Crotalus viridis helleri*), western skink (*Emoia skiltonianus skiltonianus*), and western ringneck snake (*Diadophis punctatus modestus*). Common amphibians with potential to utilize resources associated with Palo Comado Canyon Creek include, but are not limited to, arboreal salamander (*Aneides lugubris*), black-bellied slender salamander (*Batrachoseps ugriventris*), ensatina (*Ensatina eschscholtzii eschscholtzii*), California treefrog (*Pseudacris cadaverina*), pacific treefrog (*Pseudacris regilla*), and western toad (*Bufo boreas*). Common birds with potential to utilize resources associated with Palo Comado Canyon Creek include, but are not limited to, American kestrel (*Falco sparverius*), ash-throated flycatcher (*Myiarchus cinerascens*), band-tailed pigeon (*Patagioenas fasciata*), common yellowthroat (*Genthyopsis trichas*), great horned owl (*Bubo virginianus*), Pacific slope flycatcher (*Empidonax difficilis*), phainopepla (*Phainopepla nitens*), Wilson's warbler (*Wilsonia pusilla*), western screech owl (*Otus kennicottii*), western kingbird (*Tyrannus verticalis*). Numerous other species are expected to occur particularly during spring and fall migration. Common mammals expected to utilize resources associated with Palo Comado Canyon Creek include, but are not limited to, bobcat (*Felis rufus*), broad-footed mole (*Scapanus latimanus*), brush mouse (*Peromyscus boylii*), California mouse (*Peromyscus californicus*), California pocket mouse (*Chaetodipus californicus*), deer mouse (*Peromyscus maniculatus*), big-eared woodrat (*Neotoma macrotis*), gray fox (*Urocyon cinereoargenteus*), mule deer (*Odocoileus hemionus*), and western gray squirrel (*Sciurus griseus*), among others. Big brown bat (*Eptesicus fuscus*), canyon bat (*Parastrellus hesperus*) California myotis (*Myotis californicus*), and free-tailed bat (*Tadarida brasiliensis*) are also expected to occur. The mature trees likely provide suitable roost, maternal, and winter roost sites for some of these species. Other species of bat may occur, particularly during spring and fall migration.

### SPECIAL-STATUS SPECIES

The review of the CDFW CNDDDB and the CNPS IREP also revealed that a number of special-status species have been recorded within the area covered by the 18 quadrangles used in this assessment but none actually occur on the property. Non-specific polygons representing occurrences of Braunton's milkverch (*Astragalus brauntonii* Parish), a federally listed endangered species, chaparral nolina (*Nolina cismontana*), and slender mariposa lily (*Calochortus clavatus* var. *gracilis*) occur upstream adjacent Palo Comado Canyon Creek. A population of California red-legged frogs (*Rana draytonii*) occurs approximately 2 miles to the northeast at Ahmonson Ranch. The BIOS map is included in Exhibit J. The CNDDDB and CNPS databases rely on individuals reporting occurrences of special-status species. It is likely that occurrences of some special-status species are not reported to these databases. Furthermore, because the databases are based on positive information, other special-status species could occur within the area covered by the quadrangles but are as yet undiscovered. In consideration of this, the biologist considered it prudent to expand the search to include a review of the 15 quadrangles that surround the Calabasas quadrangle. These quadrangles cover the entire Simi Hills and areas to the north, south, east, and west. Exhibit I includes all the special-status species returned by the databases, their legal status, listing date, a brief description of habitat associations and requirements, and a statement regarding potential for occurrence based on known habitat associations and other factors and includes Los Angeles County Sensitive Bird Species. Transient and vagrant species are not addressed.<sup>24</sup>

### Special-Status Plants

Important factors to consider when evaluating potential for special-status plant species to occur are geographic location, elevation, vegetation type and structure, microhabitats, and fire history. Another important factor is soil type and soil chemistry. The U.S. Department of Agriculture Soil Conservation Service produces and publishes soil maps and reports for most areas within the U.S. including the Santa Monica Mountains National Recreation Area. According to the Soil Survey, the dominant soil types that occur on the property are Cumulic Haploxerolls (0 to 9% slopes), Linne Silty Clay Loam (9 to 15% slopes), and Los Osos Clay Loam (30 to 50% slopes). Cumulic Haploxerolls is described as stratified sandy loam (0 to 16 inches), stratified clay loam (16 to 69 inches), which overlies extremely gravelly coarse sand (69 to 83 inches); it is well drained, and has pH 7. Parent material is alluvium derived from volcanic and sedimentary rock. Minor components include Danville coastal (~ 2% of map unit), Typic Argixerolls (~ 2% of map unit), and Riverwash (~ 2% of map unit). Linne Silty Clay Loam is described as silty clay loam (A - 0 to 25 inches), silty clay loam (Bk - 25 to 30 inches), which overlies soft weathered bedrock (Cr - 30 to 40 inches); it is well drained, and has pH 8.2. Parent material is residuum derived from shale. Minor components include Calcic Haploxerolls (~ 11% of map unit) and Los Osos (~ 4% of map unit). Los Osos Clay Loam is described as clay loam (A - 0 to 9 inches) and clay loam (Bk - 9 to 35 inches), which overlies soft weathered bedrock (Cr - 30 to 40 inches); it is well drained, and has pH 6.1. Parent material is residuum derived from shale. Minor components include Calcic Haploxerolls (~ 5% of map unit), Typic Argixerolls (~ 5% of map unit), and Xerothents (~ 5% of map unit). A map depicting distribution of soils on the property and other data are included in Exhibit K.

<sup>24</sup> Transient are species that pass through a geographical area and vagrant are species that are recognized as being outside their normal range.

Based on geographic location, elevation, vegetation types and structure, microhabitats, and soil types and soil chemistry, it is the biologists' opinions that special-status plant species are not expected to occur within the area dominated by the *Avena-Bromus* Semi-Natural Herbaceous Stand or within the majority of the *Quercus agrifolia* Woodland Alliance due to the fact that its understory is dominated by species from the *Avena-Bromus* Semi-Natural Herbaceous Stand; however, there is potential for them to occur within the *Salvia leucophylla* Shrubland Alliance and the *Quercus agrifolia* Woodland Alliance where its associated with Palo Comado Canyon Creek. The subject property appears to lack sandstone and gabbro substrates. It is the biologists' opinions that the potential for chaparral nolina to occur is low. Braunton's milk-verbena also has low potential to occur and it is unlikely that there are any downwash sites into which seeds can drift. Slender mariposa lily has high potential to occur within the *Salvia leucophylla* Shrubland Alliance and along its edges where it meets the *Quercus agrifolia* Woodland Alliance; however, it was not observed during any of the site visits. Other special-status plant species that the biologists determined to have moderate to high potential to occur include round-leaved filaree (*California macrophylla*), Parry's spineflower (*Chonizanthe parryi parryi*), mesa horkelia (*Horkelia cuneata*), and chaparral ragwort (*Senecio apthanaectis*); however, they were not observed during any of the site visits.

### Special-Status Wildlife

The biologists observed Cooper's hawk (*Accipiter cooperii*) and oak titmouse (*Baeolophus inornatus*) within the area dominated by *Quercus agrifolia* Woodland Alliance. Cooper's hawks and oak titmice undoubtedly nest within the woodland area. Other special-status wildlife species expected to occur include southern shoulderband snail (*Helminthoglypta tudiculata consida*), Coast Range newt (*Taricha torosa torosa*), coast patch-nosed snake (*Salvadora hexalepis virgultea*), San Bernardino ringneck snake (*Diadophis punctatus modestus*), San Diego mountain kingsnake (*Lampropeltis zonata pulchra*), southern California legless lizard (*Anniella stebbensi*), long-eared owl (*Asio otis*), Lawrence's goldfinch (*Spinus lawrencei*), pallid bat (*Antrozous pallidus*), and San Diego desert woodrat (*Neotoma lepida intermedia*). Sharp-shinned hawk (*Accipiter striatus*), merlin (*Falco columbaris*), short-eared owl (*Asio flammeus*), and rufous hummingbird (*Selasphorus rufus*) are expected to occur during winter. The majority of these special-status wildlife species have potential to occur in the woodland area; however, some of these species undoubtedly to fly over and forage within other areas of the property including the *Avena-Bromus* Semi-Natural Herbaceous Stand. The only special-status wildlife species with potential to occur and nest within the area dominated by the *Avena-Bromus* Semi-Natural Herbaceous Stand is California horned lark (*Fremophila alpestris actia*).

### NESTING BIRDS

The Migratory Bird Treaty Act protects the majority of migratory birds breeding in the U.S. The Act specifically states that it is illegal "... for anyone to take ... any migratory bird ... nests, or eggs."<sup>25</sup> "Take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.<sup>26</sup> The California Fish & Game Code protects the nest or eggs of all birds and specifically states, "that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird."<sup>27</sup> The Code defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."<sup>28</sup>

<sup>25</sup> 16 U.S.C. §§ 703-712, Migratory Bird Treaty Act of 1918 as amended 1936, 1960, 1968, 1969, 1974, 1978, 1986 and 1989

<sup>26</sup> 50 C.F.R. § 10.12

<sup>27</sup> C.A.L. Fish & Game Code § 3593

<sup>28</sup> C.A.L. Fish & Game Code § 85

The CDFW recognizes the breeding season in southern California as occurring between February and September; however, a number of species can nest outside this timeframe.<sup>29</sup> For example, Anna's hummingbird nests mid-December to mid-August, barn owl nests from January through November, great-horned owl nests mid-January through June, and mourning dove typically nests February to September but can nest year round.<sup>30</sup> These species were observed by the biologist or are expected to occur within the area dominated by *Quercus agrifolia* Woodland Alliance. The mature oak trees have cavities, cracks, exfoliating bark, horizontal and vertical branches, crotches, and other structures, which a nest can be constructed in or on or dangled from. Given the above, the potential for birds to nest within the *Salvia leucophylla* Shrubland Alliance and the *Quercus agrifolia* Woodland Alliance throughout most of the year is high. Special-status species with potential to nest within the *Salvia leucophylla* Shrubland Alliance and the *Quercus agrifolia* Woodland Alliance include Cooper's hawk (typically nests March - August), long-eared owl (typically nests March - July), oak titmouse (typically nests March to July), and Nuttall's woodpecker (typically nests March - July). Given its current condition, the biologists do not expect birds to nest within the *Avena-Bromus* Semi-Natural Herbaceous Stand; however, if the area were not weed abated, it would provide cover and perhaps some structure for common urban-adapted species.

#### CONNECTIVITY - LINKAGES & CORRIDORS

The National Park Service, CDFW, and the Santa Monica Mountains Conservancy have expressed concerns about the adverse effects of urbanization on wildlife, particularly the fragmentation of habitat areas, which prevents the freedom of movement that species need. Preservation of linkages between large blocks of core habitat is of the utmost importance in the region and preservation through linkages is a major concern. In general, a linkage is a feature that connects at least two blocks of habitat.<sup>31</sup> The assumed function of a linkage is to facilitate dispersal of individuals between blocks of habitat, allowing for long-term genetic interchange and for re-colonization of blocks of habitat from which populations have been locally extirpated.<sup>32</sup>

Major landscape linkages have been identified in southern California. The Liberty Canyon Wildlife Corridor is part of a larger linkage between the Santa Monica Mountains, the Simi Hills, the Santa Susana Mountains, and the Sierra Madre Mountains. It provides a vital link between the Santa Monica Mountains and the Santa Susanna Mountains for local and regional movement of mountain lion (*Panthera concolor*) and other species. The property is located northwest of the corridor on the edge of a core habitat area. Single-family residences are located to the south and east. The property is not part of a corridor and offers no connectivity between major blocks of core habitat; however, the *Salvia leucophylla* Shrubland Alliance and the *Quercus agrifolia* Woodland Alliance are undoubtedly used for local movement up and down Palo Comado Canyon Creek, which provides an important source of water through part of the year, along with forage, and cover for wildlife moving along its length.

29 C.A.L. Fish & Wildlife, Personal Communication, 2012

30 C.A.L. Fish & Game, Wildlife & Habitat Data Analysis Branch, California's Wildlife Volume II: Birds, 1988 - 1990, Paul J. Butch and J.O. Harrison, A Guide to the Nests, Eggs, and Nestlings of North American Birds, 1997, Harrison, C. A Field Guide to the Nests, Eggs, and Nestlings of North American birds, 1978

31 Hobbs, R. J., 1992. The Role of Corridors in Conservation: Solution or Bandwagon? Trends in Evolutionary Ecology 7(11):389-392

32 Rosenburg, D. R., B. R. Noon, and E. C. Moulton, 1997. Biological Corridors: Form, Function, and Efficacy. Bioscience November: 677

### AGOURA HILLS OAK TREE PROTECTION POLICY

Oak (*Quercus* spp.) trees are an integral part of the character of the City of Agoura Hills. Oak trees are a community asset by providing environmental benefits such as cooler summer temperatures, pollution filtration, sustaining wildlife habitat and preventing soil erosion. To promote healthy oak trees, there is a protected zone for any oak tree having a trunk diameter of two inches or greater. The protected zone is defined as the area beneath the canopy of the tree plus five feet beyond the dripline. Oaks are especially sensitive to disturbance in this protected zone and therefore activities with this zone require special attention. Eighty-seven (87) California live oak, ten (10) valley oak, and one (1) California scrub oak are located on the property. Other oak trees are located immediately adjacent to it. The trunk locations and the canopies of the oak trees that occur on the property are depicted in Exhibit L. The Oak Tree Report prepared by Lee Newman Design Group is provided separately.

### IMPACT ANALYSIS

The proposed project includes construction of a single-family residence, swimming pool, garage, driveway, Fire Department turnaround, motor court, utilities, and other infrastructure. Development is to be located within the area dominated by *Avena* Semi-Natural Herbaceous Stand approximately 50 feet from Palo Comado Canyon Creek and is surrounded by *Quercus agrifolia* Woodland Alliance. Exhibit M depicts the site plan overlaid on the natural resources map.

#### Stream & Wetland Impacts - Less Than Significant With Avoidance & Mitigation.

The proposed driveway will cross the minor drainage that is on the property but it will do so in the area that is already lined with concrete. The project proponent applied to the CDFW for a Streambed Alteration Agreement, whom provided a waiver. The waiver is provided in Appendix A. Since issuance, the project has changed; however, there have been no changes to the driveway where it will cross the minor drainage. A new waiver is not required.

The single-family residence and associated structures are to be constructed entirely within the area dominated by the *Avena-Bromus* Semi-Natural Herbaceous Stand but fuel modification will extend into the *Quercus agrifolia* Woodland Alliance. Removal of riparian vegetation would be considered a significant impact. In order to reduce impacts to Less Than Significant, fuel modification shall be limited to the removal of non-native species only. Run-off from hardscape could also affect the drainage through transportation of sediments and pollutants. Run-off shall be captured and passed through a suitable filtration system before discharge. Velocity dissipaters should also be installed to slow flow and prevent erosion.

#### Protected Tree Impacts - Less Than Significant With Mitigation.

The project will encroach the California live oak trees identified as No. 24, 28, and 29 (see Exhibit L). The encroachment includes permeable pavers, leach lines, and leach fields, which will require minor grading and trenching to install. The encroachment on each is less than 10% of the entire canopy area and is not expected to have a significant affect on the

trees health. That said, the encroachment upon tree No. 28 and 29 could be reduced by moving the leach line to the west to within the Fire Department turnaround (and running it through a larger diameter pipe that could serve as a conduit for future repair/replacement). There is also a minor encroachment on a California live oak identified as No. 23. The encroachment is not expected to have a significant affect on the trees health; however, it is structurally weak, it's health is in decline, and could pose a safety hazard to the occupants of the proposed single-family residence. This tree should be removed and its loss mitigated. Please see the tree report for mitigation. With mitigation for the loss of this tree, the project will have a Less Than Significant upon protected trees (please see tree report for mitigation).

#### Plant Community Impacts - Less Than Significant With Avoidance and Mitigation

Tree No. 23 will be encroached and may need to be removed. The tree is part of the woodland. Removal could be considered a Significant Impact. If tree No. 23 must be removed, its loss shall be mitigated so that the overall impact is Less Than Significant. Please see tree report for mitigation. Fuel modification will not extend into the *Salvia leucophylla* Shrubland Alliance.

#### Special-Status Plant Species Impacts - No Impact

Construction of the single-family residence and associated fuel modification is not expected to affect special-status plants.

#### Special-Status Wildlife Species Impacts - Less Than Significant With Avoidance

Construction of the single-family residence and associated structures are to be constructed within the area dominated by the *Avena-Bromus* Semi-Natural Herbaceous Stand. Construction of the single-family residence is not expected to have a direct affect on special-status species; however, removal of tree No. 23 could potentially affect nests of Cooper's hawk and oak titmouse (and other nesting birds) and could potentially affect pallid bat (and other roosting bats). Fuel modification activities could also affect special-status bats and birds and has the potential to affect other special-status wildlife species including southern shoulderband snail, Coast Range newt, coast patch-nosed snake, San Bernardino ringneck snake, San Diego mountain kingsnake, southern California legless lizard, long-eared owl, Lawrence's goldfinch, pallid bat, and San Diego desert woodrat. In order to reduce impacts to Less Than Significant, fuel modification shall be limited to the removal of non-native species only and all leaf litter shall remain in place where it occurs within the woodland and Palo Comado Creek. Additional recommendations are included below.

#### Nesting Bird Impacts - Less Than Significant With Avoidance

The biologists observed bird nests, active and inactive, during the site visits. The potential for birds to nest within the proposed development area and fuel modification zone throughout much of the year is high. The loss of any nest is considered a Significant Impact. In order to reduce impacts to Less Than Significant, fuel modification shall be limited to the removal of non-native species only and a biologist shall conduct a nesting bird survey before any construction or fuel modification activities begin. Additional recommendations are included below that will reduce the potential for directly affecting nesting birds and their nests during the construction phase of the project and during initial fuel modification.

#### Corridor Impacts - Less Than Significant With Avoidance

It is the policy of the City of Agoura Hills to ensure that the development and environmental review process is sensitive to the preservation and protection of special-status species, wildlife corridors, sensitive habitat communities, and SEA's. The project is immediately adjacent Palo Comado Canyon Creek, which is a major component of the Palo Comado Canyon SEA. SEAs are officially designated areas within the County identified for their significant biological value. These areas warrant special management because they contain biotic resources that are considered to be rare or unique. The CDFW also considers Palo Comado Canyon Creek and the *Quercus agrifolia* Woodland Alliance that dominates it as sensitive. Wildlife undoubtedly uses Palo Comado Canyon Creek for local movement. The project has potential to affect this movement through noise and light pollution. Although, the noise and light pollution would not be considered significant, recommendations are included below that will reduce adverse affects to a minimum. It is also the policy of the City of Agoura Hills to enforce the ordinances for new and existing development in the City's hillside areas, such that development maintains an appropriate distance from ridgelines, creeks, and natural drainage beds and banks, oak trees, and other environmental resources, to prevent erosion, preserve views, and protect the natural contours and resources of the land. The project has been designed so that it has a minimal affect on biological resources.

### RECOMMENDATIONS, AVOIDANCE STRATEGIES, & MITIGATION

This section includes recommendations, avoidance strategies, and mitigation that will reduce the potential for the project to affect Palo Comado Canyon Creek, the minor drainage, protected trees, special-status wildlife species, and nesting birds.

#### 1. DESIGN CONSIDERATIONS

- i. The project proponent should include bio-filters that will capture and convey run-off to a storage system for use as irrigation during dry spells, or to a treatment device before discharge. Swimming pool water should also be conveyed through a filter before discharge.
- ii. Exterior lighting shall be minimized and restricted to low intensity features that do not exceed 60 watts, or the equivalent. Exterior lighting should be shielded so that light is not cast outward beyond the limits of the fuel modification zone. Pathway, driveway, and parking area lights should be limited to fixtures that are directed downward and do not exceed two feet in height. This should limit adverse affects upon local movement of wildlife up and down Palo Comado Canyon Creek.

#### 2. EROSION CONTROL & BEST MANAGEMENT PRACTICES PLAN



The project proponent shall submit to the City of Agoura Hills, an Erosion Control and Best Management Practices Plan, prepared by a qualified, licensed professional. The qualified, licensed professional shall certify in writing that the plan is in conformance with the city's requirements.

### 3. NESTING BIRD SURVEY & PROTECTION PLAN

Initial grubbing, grading, and construction should be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, a qualified biologist shall conduct a nest survey or surveys before any activities are scheduled to occur. This will reduce the potential for the project to adversely affect nesting birds.

- a. The biologist must be familiar with nesting ecology and chronology of southern California species, must have a proven track record of actually finding nests, and must be approved by CDFW and/or preferably holds permits that allow them to survey for nests including those of rare, threatened, and endangered species.
- b. If initial vegetation clearance, grubbing, grading, and construction activities are scheduled to occur outside the CDFW defined nesting season, the biologist should conduct a survey 7 days and again 3 days before the activities are scheduled to begin. The biologist should focus their effort within the proposed development envelope and areas within 50 feet of it. The biologist should also survey 300 feet beyond the development areas to determine if there are active raptor nests nearby.
- c. If initial vegetation clearance, grubbing, grading, and construction activities are scheduled to occur within the CDFW defined nesting season, the biologist should conduct a series of surveys, which should begin 31 days before any scheduled activities, and be conducted one week apart with the final survey being conducted 3 days before schedule activities begin.
- d. The biologist shall prepare a brief report summarizing the results of the surveys and submit it to the City of Agoura Hills.
- e. If the biologist determines that there are active nests within or adjacent these areas, they should establish a 100-foot buffer for passerine nests and a 300-foot buffer for raptor nests.
- f. The biologist should clearly mark the buffer area in the field in areas where it overlaps the proposed grading limits/development area.

- g. No work will occur within a nest buffer under any circumstance unless authorized in writing by the CDFW, or until the fledglings are no longer dependent on the nest, or until the biologist otherwise determines that the nest is inactive.
- h. The driveway shall remain open even if the buffers of nests extend across it; however, there shall be no stopping within these buffers and under no circumstance can large vehicles or equipment pass within 10 feet of a nest without the presence of the biologist or a statement from the biologist that their presence is not necessary and why.
- i. If the biologist determines that a buffer reduction is feasible, without affecting the outcome of a nest, they shall prepare and submit a letter requesting a reduction to the CDFW along with any necessary information and a statement of justification so that the CDFW can make an informed decision to allow the reduction or not.<sup>33</sup> CDFW buffer reduction approvals must be provided to the City of Agoura Hills.
  - i. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist should monitor the nest before, during, and after the activities, to determine if it's being affected.
  - ii. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and must have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect the outcome of a nest.
  - iii. The biologist shall send weekly monitoring reports to the CDFW and the City of Agoura Hills documenting the status of monitored nests and others as necessary. Both shall be notified immediately if any of the project activities result in take.
  - iv. This plan shall also be implemented before any fuel modification activities occur. Fuel modification activities should only occur after the construction phase of the project has been completed or as otherwise directed by the Fire Department.

#### 4. WOODRAT AVOIDANCE & RELOCATION PLAN

Woodrat houses that occur within the *Quercus agrifolia* Woodland Alliance and the *Salvia leucophylla* Shrubland Alliance shall not be removed. A biologist shall mark the locations of woodrat houses so that they can be avoided and protected during construction. Since the majority of the woodrat houses are associated with oak trees,

<sup>33</sup> Buffer reduction may be appropriate depending on the species involved, ambient levels of human activity/disturbance, presence of visual and noise barriers, and other factors.

fencing of the oak trees and woodrat houses should be done as one. If the Fire Department insists that any woodrat houses are to be relocated, they shall be dismantled and the sticks of each placed in a pile beyond the proposed development area and fuel modification zones. This will reduce the potential for direct mortality upon woodrat and San Diego desert woodrat should the species occur. It will also provide them a chance to escape and a source of sticks that they could potentially use to rebuild their house. The Woodrat Avoidance & Relocation Plan shall be implemented 3 - 5 days before any clearing, grubbing, or grading activities occur.

## 5. BAT AVOIDANCE & PROTECTION PLAN

Tree No. 23 may be removed and there is the possibility that the Fire Department may require the removal of some large oak tree branches for defensible space and safety, which could affect roosting bars. This plan will reduce the potential for the project to adversely affect special-status bats should oak tree branches and tree No. 23 be removed. If tree No. 23 is to be removed, it shall be inspected by a qualified bat biologist to ensure that it is free of bats. If bats are present, the biologist will conduct an emergence and an acoustical survey to determine species and the number of occupants. If occupied by common species, the biologists will devise an exclusion method and/or employ a two-step removal process of the tree, whereby the parts that are not being used by bats are removed and the roost cavity altered the day before the tree is felled. If occupied by special-status bat species, the biologist will consult with the CDFW on timing, appropriate exclusion/removal methods, and suitable mitigation. If branches of oak trees are to be removed per the Fire Department, the biologist shall monitor the removal of any branches greater than 8 inches in diameter. The arborist removing the branches shall inspect all cavities and ensure that they are bat free (and free of bird nests) before they are removed. If bats are discovered in any of the cavities, the biologist will make an attempt to identify the species and determine if they are using any of the cavities as a maternal site or not. If visual identification is not possible, the qualified biologist shall conduct an emergence and acoustical survey to determine species. If bats are using any of the cavities as a maternal site, the branch with the cavity will be left in place until the biologist determines that the pups are independent of the adults. If bats are present but the cavity is not being used as a maternal site, the biologist shall take steps to passively exclude them before any removal of branches or limbs occur. If the biologist identifies special-status bats, they shall consult the CDFW before any exclusion occurs. The qualified biologist must hold a CDFW Scientific Collectors Permit and Memorandum of Understanding authorizing capture and handling. The Bat Avoidance & Protection Plan can be implemented any time after the project is approved but before any clearing, grubbing, or grading activities occur; however, it is best to implement it late fall.

## 6. SPECIAL STATUS SPECIES PROTECTION PLAN

The intent of this measure is to protect special-status wildlife species that may occur at the property and could conceivably occur within the area affected by the proposed project. A qualified biologist shall conduct a pre-construction survey 1 day before activities are scheduled to occur and will monitor clearing of vegetation, grubbing, and initial grading activities. If special-status species or any other wildlife is located, they shall be ushered out of harms way or captured and relocated to an area of the property that is not affected by the

proposed development, the proposed fuel modification zone, and any existing fuel modification zones. The qualified biologist must hold a CDFW Scientific Collectors Permit and Memorandum of Understanding authorizing capture and handling of the special-status species that are most likely to occur.

## 7. DRAINAGE PROTECTION PLAN

Orange construction fence and silt fence shall be used to protect the ephemeral drainage during the construction phase of the project. The fencing will prevent discharge during storm events and accidental discharge of materials from entering into the drainage.

- a. Laborers shall install orange construction fence along the edge of the outside edge of the driveway and the ephemeral drainage in a manner that will prevent accidental discharge from entering the drainage.
- b. Laborers shall then attach silt fence to the base of the construction fence and bury it at its base consistent with Erosion Control Plans and Best Management Practices.
- c. Signs shall be placed on the fence, that declare -

*Sensitive Habitat Area - No Entry Allowed*

*If Accidental Discharge Occurs Immediately Call the Project Biologist*

The signs shall include the phone number of the Project Biologist.

- d. A biologist shall monitor installation of the fence and signs.
- e. After the fence and signs have been installed, the project proponent or their contractor will inform the City of Agoura Hills when construction is scheduled to begin and invite them to inspect the fence and signs.
- f. The fence and signs shall remain in place and be maintained by the project proponent's contractor throughout the duration of construction and shall only be removed after a Certificate of Occupancy has been granted.

## 8. OAK TREE PROTECTION PLAN

Protective fencing shall be placed at the outermost limits of the protected zones of the oak trees that occur on the property. The protected zone is 5 feet from the canopy or 15 feet from the trunk; whichever is greater.

- a. The fencing shall be in place before any vegetation clearance, grubbing, grading, or construction activities begin.
- b. No grading, construction, staging of equipment, or materials storage shall be allowed within the protected zones of the trees.
- c. No construction personnel shall enter the protected zones of the trees.
- d. Signs should be attached to the fence, that declare -  
  
*No Entry, Parking, or Storage Allowed within 5 Feet of Oak Trees*
- e. After the fencing and the signs have been installed, the project proponent's contractor will inform the City of Agoura Hills when construction is scheduled to begin and invite them to inspect the protective fencing and signs.
- f. The fence shall remain in place and be maintained by the project proponent's contractor throughout the duration of construction.
- g. Please refer to the Oak Tree Report, provided separately, for additional protective measures.

## 9. INITIAL FUEL MODIFICATION

The part of the property occurring within 100 feet of the single-family residence shall only be fuel-modified after the construction phase of the proposed project is completed.

- a. A qualified biologist shall implement the Nesting Bird Survey & Protection Plan before fuel modification occurs.
- b. Initial fuel modification should not occur within the defined nesting season of birds under any circumstance as it could easily be scheduled to avoid it; however, it should be conducted in accordance with fire department regulations in future years after occupation of the single-family residence.
- c. This measure is only applicable for initial fuel modification. Fuel modification mandated by the Fire Department in future years shall not be subject to this measure; however, it is the property owners responsibility to ensure that it is properly fuel modified on an annual basis and that nesting birds are not directly affected by the activity.

**AWARENESS**

The permittee shall provide a copy of this Biological Assessment to all its contractors and ensure that they understand and implement the recommendations outlined above. The Biological Assessment shall also be provided to all owners/occupants of the single-family residence so that they are aware of the properties biological resources and the measures in place to protect them.

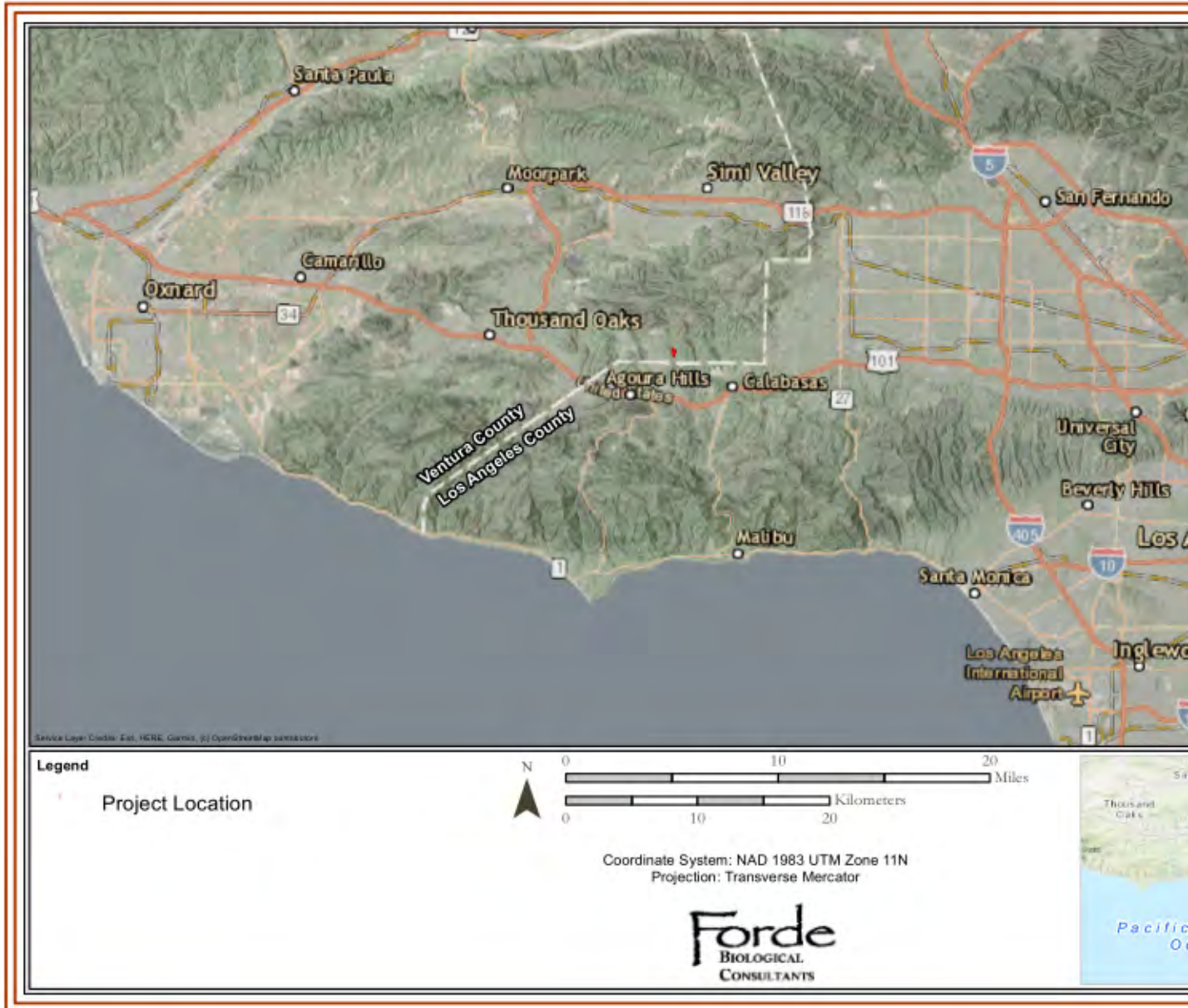


Exhibit A - Area of Interest

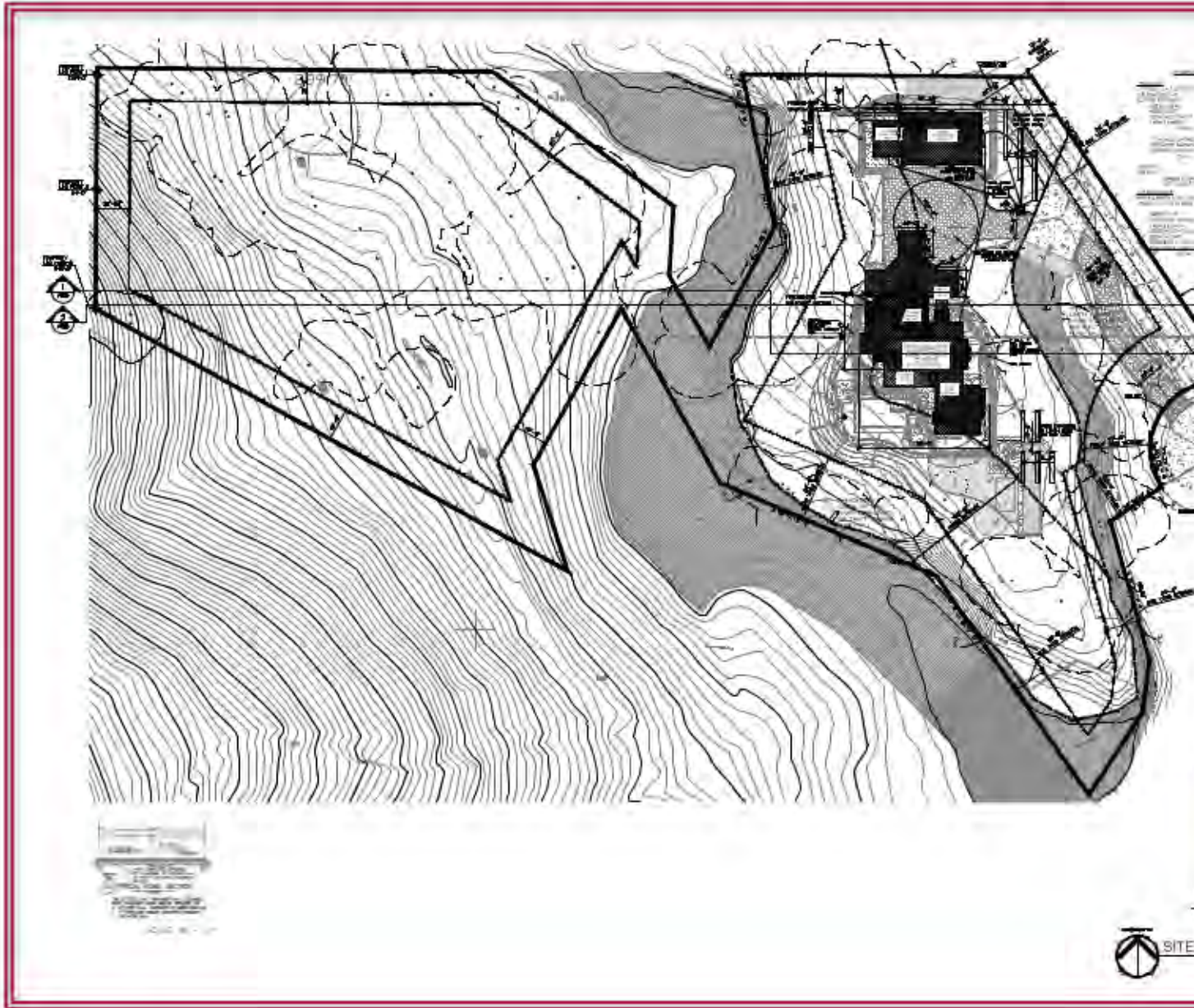
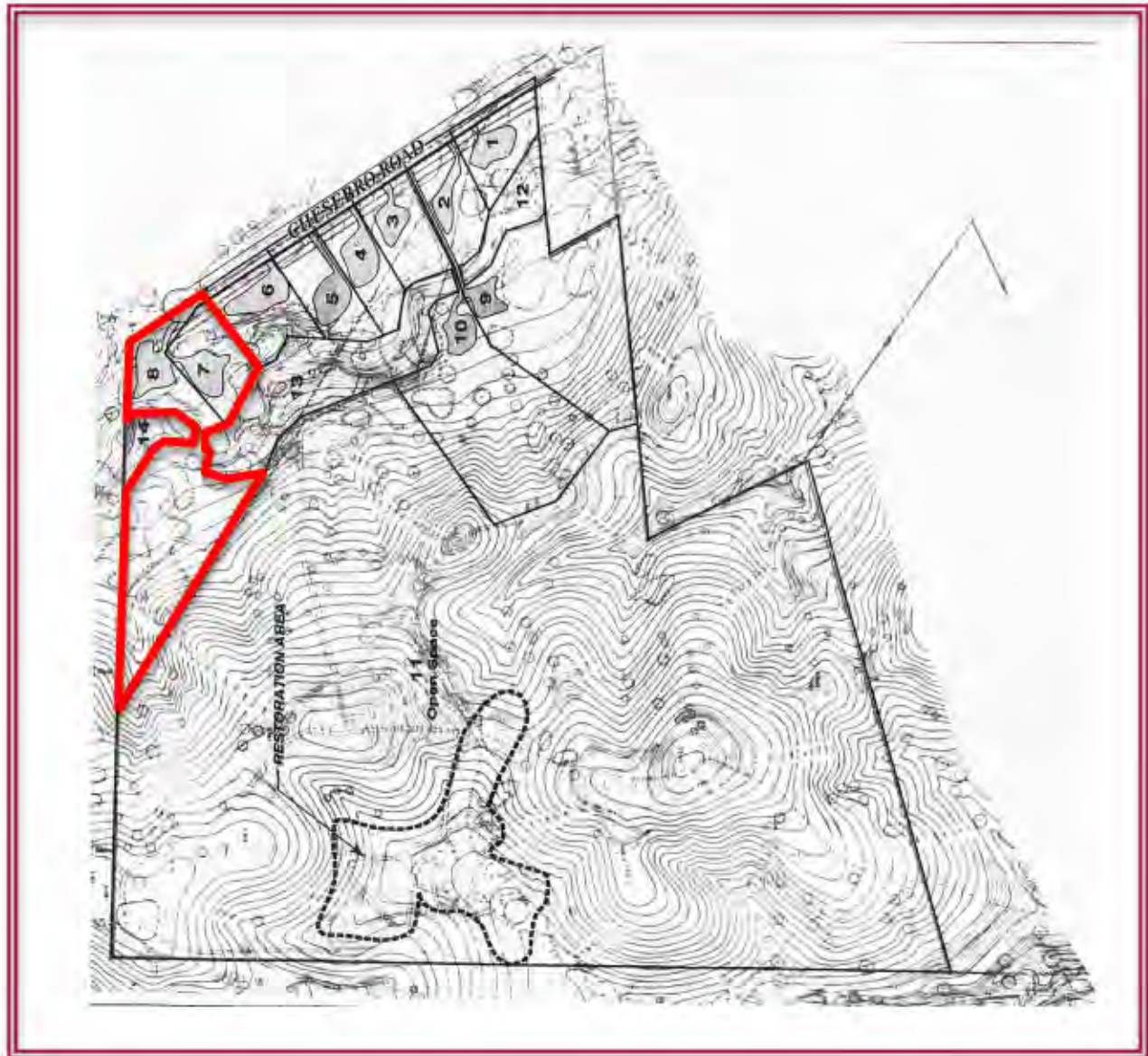


Exhibit B - Site Plan

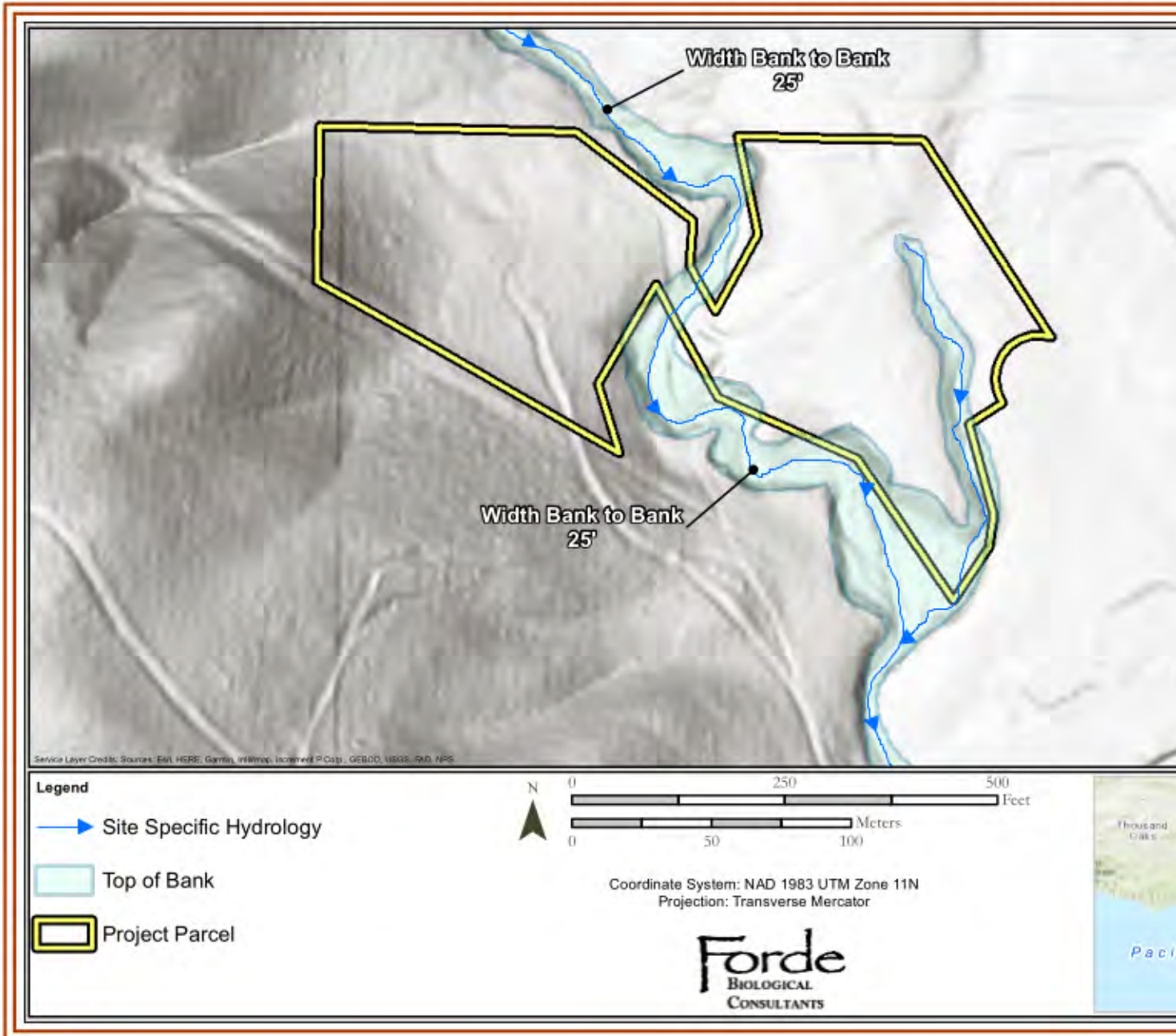


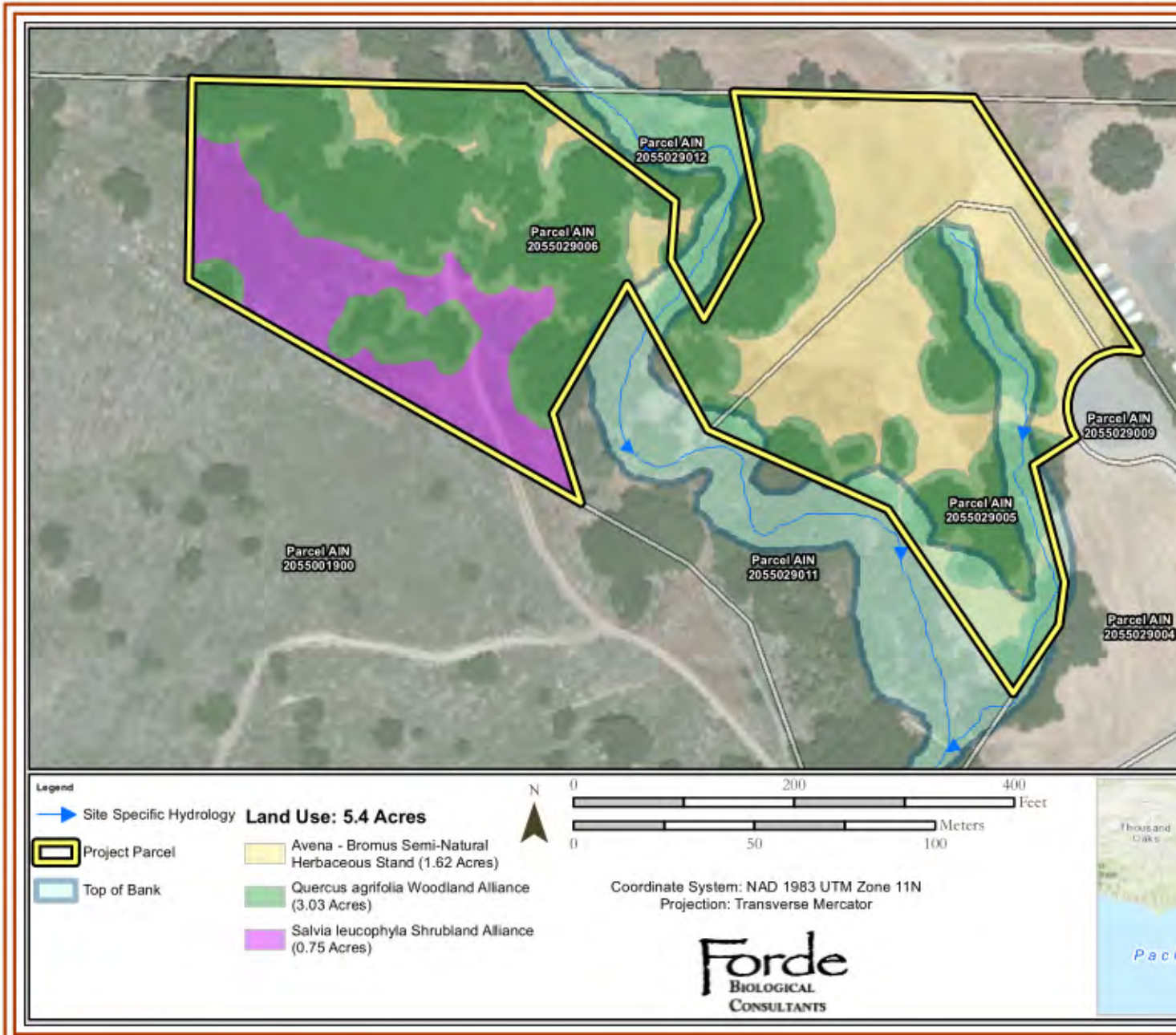
Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California



The proposed project is located within Lots 7 and 8 (outline red) as identified by the Palo Comado Ranch EIR. The proposed development appears to roughly correspond to the pad areas that are highlighted.





Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California

Photo 1  
Description: Development Envelope/Ruderal Habitat  
View: Southeast



Photo 2  
Description: Development Envelope/Ruderal Habitat (Foreground)  
Southern Coast Live Oak Forest (background)  
View: South



Exhibit F - Plant Communities/Current Conditions

Photo 3

Description: Ruderal Habitat (foreground)  
Southern Coast Live Oak Forest (midground)  
Coastal Sage Scrub (center, background)

View: West



Photo 4

Description: Ruderal Habitat (foreground)  
Southern Coast Live Oak Forest  
(background)

View: Northwest



Photo 5  
Description: Development Envelope/Ruderal Habitat  
View: Southeast



Photo 6  
Description: Development Envelope/Ruderal Habitat (Foreground)  
Southern Coast Live Oak Forest (background)  
View: South



Photo 7 & 8

Description: Cavities suitable for nesting birds and roosting bats



Photo 9

Description: Woodrat House





Exhibit F - Photo Locations



## PLANT INVENTORY

Asterisk (\*) indicates species not native to California. Two plus signs ++ indicate rare plants.

Latin Name	Common Name
<b>DICOTS</b>	<b>FLOWERING PLANTS</b>
<b>Anacardiaceae</b>	<b>Sumac Family</b>
<i>Schinus molle</i> L.*	Peruvian pepper
<i>Toxicodendron diversilobum</i> (Torrey & A. Gray) E. Greene	Poison oak
<b>Asteraceae</b>	<b>Sunflower Family</b>
<i>Ambrosia polystachya</i> DC	Ragweed
<i>Artemisia californica</i> Less.	California sagebrush
<i>Artemisia douglasiana</i> Besser	California mugwort
<i>Baccharis pilularis</i> DC.	Coyote brush
<i>Baccharis salicifolia</i> (Ruiz Lopez & Pavon) Pers.	Mulefat
<i>Brickellia californica</i> (Torrey & A. Gray) A. Gray	California brickellbush
<i>Carduus pycnocephalus</i> L.*	Italian thistle
<i>Centaurea melitensis</i> L.*	Maltese star thistle
<i>Cirsium occidentale</i> (Nutt.) Jeps. var. <i>occidentale</i>	Cobweb thistle
<i>Corethrogyne filaginifolia</i> (Hook. & Arn.) Nutt.	Common sandaster
<i>Deinandra fasciculata</i> (DC.) Greene	Clustered tarweed
<i>Eupelia californica</i> Nutt.	Coast sunflower
<i>Grindelia camporum</i> Greene	Common gumplant
<i>Harporhiza squarrosa</i> (Hook. & Arn.) Greene	Sawtooth goldenbush
<i>Heterotheca grandiflora</i> Nutt.	Telegraph weed
<i>Lactuca serriola</i> L.*	Prickly lettuce
<i>Malacothrix saxatilis</i> (Nutt.) Torrey & A. Gray	Cliff aster
<i>Sonchus oleraceus</i> L.*	Common sow thistle
<b>Boraginaceae</b>	<b>Borage Family</b>
<i>Phacelia distans</i> Benth.	Common phacelia
<i>Phacelia ramosissima</i> Douglas ex Lehm.	Branching phacelia
<b>Brassicaceae</b>	<b>Mustard Family</b>
<i>Hirschfeldia incana</i> (L.) Lagr.-Fossat*	Wild mustard
<b>Chenopodiaceae</b>	<b>Goosefoot Family</b>
<i>Salvia tragus</i> L.**	Russian thistle
<b>Euphorbiaceae</b>	<b>Spurge Family</b>
<i>Croton setiger</i> Hook.	Doyeweed, Turkey Mullein
<i>Euphorbia terracina</i> L.*	Geraldton carnation weed
<b>Fagaceae</b>	<b>Beech Family</b>
<i>Quercus agrifolia</i> Nee	California live oak
<i>Quercus lobata</i> Nee	Valley oak
<i>Quercus berberidifolia</i>	California scrub oak
<b>Geraniaceae</b>	<b>Geranium Family</b>
<i>Erodium cicutarium</i> (L.) L'Her.*	Red-stemmed filaree
<b>Juglandaceae</b>	<b>Walnut Family</b>
<i>Juglans californica</i> S. Watson var. <i>californica</i>	California black walnut
<b>Lamiaceae</b>	<b>Mint Family</b>
<i>Marrubium vulgare</i> L.*	White horehound
<i>Salvia leucophylla</i> Greene	Gray sage
<i>Salvia mellifera</i> Greene	Black sage
<i>Trichostema lanceolatum</i> Benth	Vinegarweed

Biological Assessment

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<b>Nyctaginaceae</b>	<b>Four-O'Clock Family</b>
<i>Mirabilis laevis</i> (Benth.) Curran var. <i>crassifolia</i> (Choisy) Spellentb.	California wishbone bush
<b>Orobanchaceae</b>	<b>Broomrape Family</b>
<i>Conyolanthus rigidus</i> (Benth.) Jeps. ssp. <i>utiger</i> T. I. Chuang & Heckard	Bristly bird's beak
<b>Platanaceae</b>	<b>Plane Tree Family</b>
<i>Platanus racemosa</i> Nutt.	California sycamore
<b>Salicaceae</b>	<b>Willow Family</b>
<i>Salix lasiolepis</i> Benth.	Arroyo willow
<b>MONOCOTS</b>	<b>GRASSES &amp; ALLIES</b>
<b>Poaceae</b>	<b>Grass Family</b>
<i>Avena barbata</i> Pott. Ex Link*	Slim oats
<i>Bromus diandrus</i> Roth*	Ripgut brome
<i>Hordeum murinum</i> L. ssp. <i>glaucum</i> (Steud.) Tzvelev*	Smooth barley
<i>Melica imperfecta</i> Trin.	Coast range melic
<i>Stipa lepida</i> Hitchc.	Foothill needle grass
<i>Stipa millauva</i> (L.) Hoover*	Smilo grass

<b>INVERTEBRATES</b>		
Pieridae	<i>Colias eurytheme</i>	Orange sulphur butterfly
<b>REPTILES</b>		
Phrynosomatidae	<i>Uta stansburiana elegans</i>	Western side-blotched lizard
	<i>Sceloporus occidentalis longipes</i>	Great Basin fence lizard
<b>AMPHIBIANS</b>	--	--
<b>BIRDS</b>		
Accipitridae	<i>Accipiter cooperii</i>	Cooper's hawk
	<i>Buteo lineatus</i>	Red-shouldered hawk
	<i>Buteo jamaicensis</i>	Red-tailed hawk
Tytonidae	<i>Tyto alba</i>	Barn owl
Ortontophoridae	<i>Callipepla californica</i>	California quail
Cathartidae	<i>Cathartes aura</i>	Turkey vulture*
Columbidae	<i>Zenaida macroura</i>	Mourning dove
Cuculidae	<i>Geococcyx californianus</i>	Greater roadrunner
Trochilidae	<i>Selasphorus sasin</i>	Allen's hummingbird
	<i>Calypte anna</i>	Anna's hummingbird
Picidae	<i>Melanerpes formicivorus</i>	Acorn woodpecker
	<i>Picoides nuttalli</i>	Nuttall's woodpecker
	<i>Colaptes auratus</i>	Northern flicker
Tyrannidae	<i>Sayornis nigricans</i>	Black phoebe

	<i>Sayornis saya</i>	Say's phoebe
	<i>Tyrannus vociferans</i>	Cassin's kingbird
	<i>Tyrannus verticalis</i>	Western kingbird
Corvidae	<i>Aphebaema californica</i>	California scrub-jay
	<i>Corvus corax</i>	Common raven
Hirundinidae	<i>Tachycineta bicolor</i>	Tree swallow
Timaliidae	<i>Chamaea fasciata</i>	Wrenit
Sittidae	<i>Sitta carolinensis</i>	White-breasted nuthatch
Troglodytidae	<i>Troglodytes bewickii</i>	Bewick's wren
	<i>Troglodytes aedon</i>	House wren
Mimidae	<i>Mimus polyglottos</i>	Northern mockingbird
	<i>Toxostoma redivivum</i>	California thrasher
Paridae	<i>Parus inornatus</i>	Oak titmouse
Parulidae	<i>Setophaga coronata</i>	Yellow-rumped warbler
Emberizidae	<i>Melospiza crinita</i>	California towhee
	<i>Pipilo maculatus</i>	Spotted towhee
	<i>Zonotrichia leucophrys</i>	White-crowned sparrow
	<i>Junco hyemalis</i>	Dark-eyed junco
Cardinalidae	<i>Phainopepla melanoscephala</i>	Black-headed grosbeak
Icteridae	<i>Icterus bullockii</i>	Bullock's oriole
Fringillidae	<i>Carpodacus mexicanus</i>	House finch

Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006)

City of Agoura Hills, Los Angeles County, California, 91301

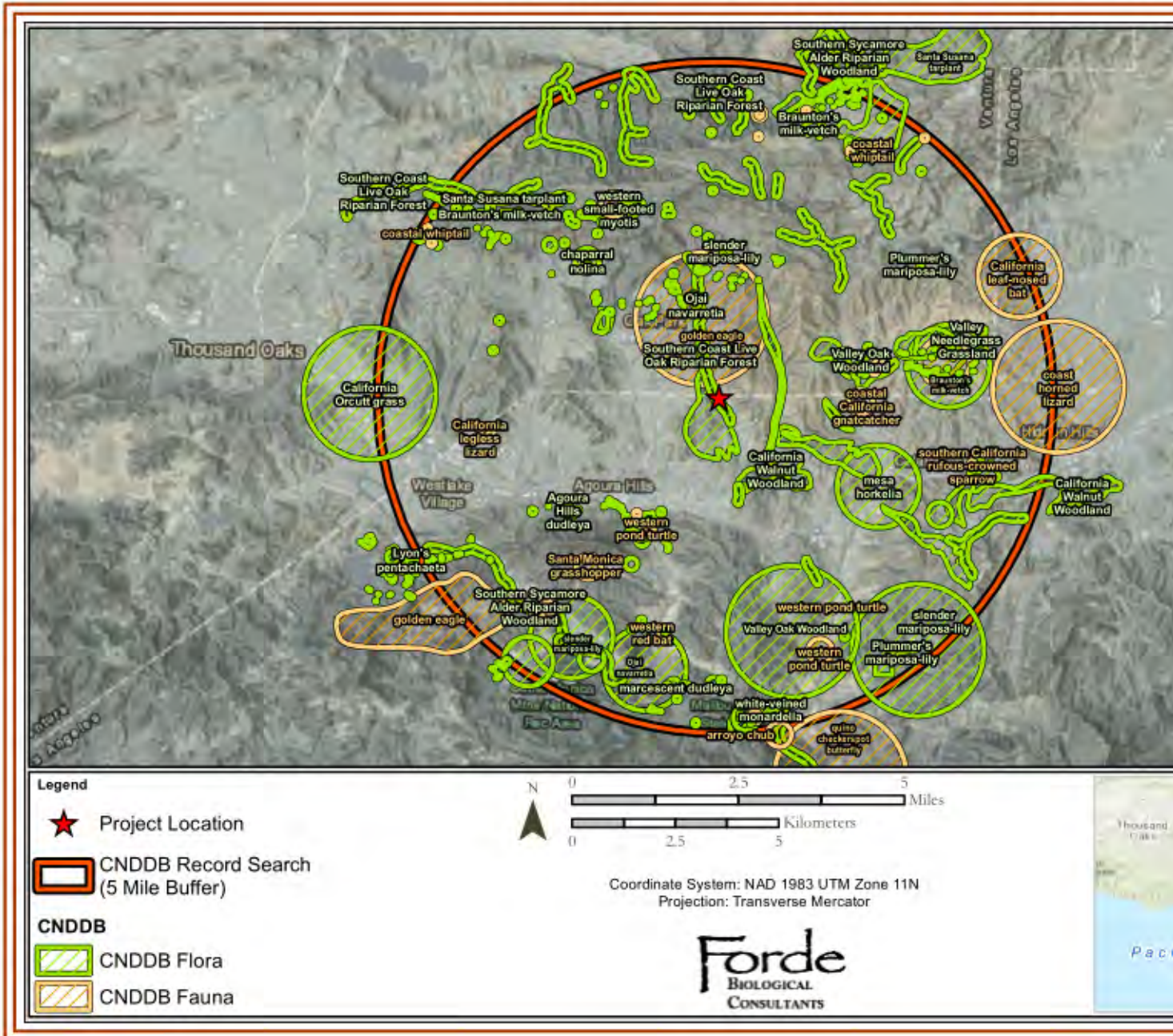
	<i>Spirau's psaltria</i>	Lesser goldfinch
Passeridae	<i>Passer domesticus**</i>	House sparrow**
<b>MAMMALS</b>		
Leporidae	<i>Sylvilagus auduboni</i>	Audubon's cottontail***
Canidae	<i>Canis latrans</i>	Coyote***
Cricetidae	<i>Neotoma sp.</i>	Woodrat****
Geomysidae	<i>Thomomys bottae</i>	Valley pocket gopher****

\* = Flyers (species observed flying over property or within the immediate vicinity)

\*\* = Non-Native Species

\*\*\* = Scat Detection

\*\*\*\* = Mound, hole, burrow, den, stick house; (as appropriate to species)



Biological Assessment

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SCIENTIFIC NAME COMMON NAME	STATUS (August 2020)			ELEVATION, LIFE FORM, & FLOWERING PERIOD	OCCURRENCE  (See notes at end of table)
	Federal Status	State Status	CNPS Global Rank/ State Rank		
<i>Astragalus brauntonii</i> Parish Braunton's milk-verbena	FE January 1997	—	1B.1  G2/S2	4 m - 640 m  Perennial Herb  January - August	NOT EXPECTED IN RUDERAL AREAS LOW POTENTIAL IN SOUTHERN COASTAL HABITATS  Occurs in closed-cone coniferous forest, grasslands, and recent burn or disturbed with carbonate layers or down-wash silt. Carbonate outcrops are extremely rare and naturally rare. It is known from three extirpated, 3 extirpated).  This species occurs upstream in Palo Verde dominated by Southern Coast Live Oak on appropriate substrates and its unlikely that
<i>Astragalus greenei</i> Gray var. <i>lanceolatus</i> (Rydb.) Moore & McBurn Ventura marsh milk-verbena	FE May 2001	SE April 2000	1B.1  G2T12/S1	1 m - 55 m  Perennial Herb  June - October	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL HABITATS  Rediscovered near Oxnard in 1997 and composed of 30-50 reproductive plants. edges of salt or brackish marshes and swamps.  There are no coastal dunes, salt or brackish
<i>Astragalus humer</i> Gray var. <i>luteus</i> (Eastw.) Barney Coastal dunes milk-verbena	FE August 1998	SE February 1982	1B.1  G2T1/S1	1 m - 50 m  Annual Herb  March - May	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL HABITATS  This species is found in coastal bluff scrub coastal prairie habitats. It is known from one extirpated).  The property lacks coastal bluff scrub habitats.

Exhibit J - Regional Special-Status Plant Species

Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California

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	Federal Status	State Status	CNPS Global Rank/ State Rank		
<i>Artriplex nutans</i> (Moq.) D. Dietr. Coulter's saltbush	—	—	1B.2 G2/S2	5 m - 400 m Perennial Herb March - October	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN CALIFORNIA  This species is associated with coastal dune, coastal valley and foothill grassland habitats with seventy-five occurrences (73 extant, 1 possible).  The property lacks coastal dune, coastal valley and foothill grassland habitats.
<i>Artriplex parviflora</i> Wats. Parish's brittle-scale	—	—	1B.1 11G2/S1	25 m - 1900 m Annual Herb June - October	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN CALIFORNIA  This species is associated with chaparral and alkaline substrates. It is known from 1 extant, 1 extirpated.  The property lacks chaparral and alkaline substrates.
<i>Artriplex arroyana</i> A. Nels. var. <i>darwinii</i> (Standl.) Murray Davidson's salt-scale	—	—	1B.2 G5T1/S1	10 m - 200 m Annual Herb April - October	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN CALIFORNIA  Associated with coastal bluff scrub and coastal dune habitats.  The property lacks coastal bluff scrub and coastal dune habitats.

Exhibit J - Regional Special-Status Plant Species



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	Federal Status	State Status	CNPS Global Rank/ State Rank		
<i>Baccharis malibuensis</i> Beauchamp & Henrickson Malibu baccharis	—	—	1B.1 G1/S1	150 m - 305 m Perennial Shrub (Deciduous) August	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL RANGES Associated with coastal scrub, chaparral, woodland (on Conejo Volcanic exposures extant) in the upper Malibu Creek watershed. The property lacks rock exposures. The boulders were not observed during the site visit.
<i>Barbarea nuttallii</i> Nuttall's barberry	FF (Jember 1998)	SE (January 1987)	1B.1	295 m - 825 m Shrub (Evergreen) March - June	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL RANGES Chaparral, riparian, coastal scrub, and gravelly soils. There are no occurrences of this species at the site. Do not observe this species during the site visit.
<i>Calyptranthes macrophylla</i> (Hook. & Arn.) Aldas, Navarro, Vargas, Saez & Aedo Round-leaved filaree	—	—	1B.1 G2/S2	10 m - 1220 m Annual Herb March - May	NOT EXPECTED IN RUDERAL AREAS HIGH POTENTIAL IN SOUTHERN COASTAL RANGES This species is associated with clay soils. Grass cover is generally low. It is known to be extant, possibly extirpated, or extirpated. The area dominated by Southern Coast L. elements; clay soils are present.

<sup>1</sup> Conejo Volcanics occur in western Simi Valley from Big Mountain south through Mounicief Ridge to Santa Rosa Valley, the Conejo Hills, and the western Santa Monica Mountains to the ocean and western Topanga Creek watershed and upper Topanga Creek watershed. Skeletal limestone occurs as interbeds and neptunian dikes within the sequence of submarine andesitic / basaltic flows and hyalobrecias of the Conejo Volcanics which overlies it, is made up of alternating layers of clayey to silty sandstone and silty shale with some areas having layers of breccia and lenses of chert in the shale.

Exhibit J - Regional Special-Status Plant Species

Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California

SCIENTIFIC NAME COMMON NAME	STATUS (August 2020)			ELEVATION, LIFE FORM, & FLOWERING PERIOD	OCCURRENCE (See notes at end of table)
	Federal Status	State Status	CNPS Global Rank/ State Rank		
<i>Calochortus ciliolatus</i> S. Watson var. <i>gracilis</i> Ownbey Slender mariposa lily	—	—	1B.2 G4T2T3/S2S3	520 m - 1000 m Perennial Herb (Bulbiferous) March - June	NOT EXPECTED IN RUDERAL AREAS HIGH POTENTIAL IN SOUTHERN COAST RIPARIAN ELEMENTS  This species occurs in shaded canyons and woodlands habitats, often associated with serpentine. There are seventy-six occurrences (75 extant, 1 extirpated).  The area dominated by Southern Coast Riparian elements.
<i>Calochortus fimbriatus</i> H. P. McDonald Late-flowered mariposa lily	—	—	1B.3 G3/S3	275 m - 1905 m Perennial Herb (Bulbiferous) June - August	NOT EXPECTED IN RUDERAL AREAS LOW POTENTIAL IN SOUTHERN COAST RIPARIAN ELEMENTS  This species occurs in chaparral, cismontane riparian, and serpentine habitats.  The Southern Coast Live Oak Riparian element; however, there does not appear to be any known occurrences in the region. Nearest known occurrence is in the San Gabriel Mountains.
<i>Centromadia purryi</i> (Greene) Greene ssp. <i>australis</i> (Bock) B.G. Baldwin Southern tarplant	—	—	1B.1 G3T2/S2	0 m - 425 m Annual Herb May - November	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COAST RIPARIAN ELEMENTS  This species occurs along margins of seasonally mesic valley and foothill grasslands. There are 11 occurrences (8 extant, 3 possibly extirpated, 0 extirpated).  The property lacks salt marshes and swamps and foothill grasslands.

<sup>1</sup> Serpentine rock is apple green to black and often mottled with light and dark colored areas. It has a shiny or wax-like appearance and slightly soapy feel.

Exhibit J - Regional Special-Status Plant Species

Biological Assessment

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	Federal Status	State Status	CNPS Global Rank/ State Rank		
<i>Choumatis glabrescens</i> DC. var. <i>arctiana</i> (Greene) H.M. Hall Orcutt's pincushion	—	—	1B.1 G5T1/S1	<100 m Annual Herb January - August	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL SCRUB This species occurs on coastal dunes and coastal scrub. The property lacks coastal dunes and coastal scrub.
<i>Chloropyrum maritimum</i> (Benth.) A. Heller ssp. <i>maritimum</i> Salt marsh bird's-beak	FE September 1978	SE July 1979	1B.2 G4T1/S1	0 m - 50 m Annual Herb (Hemiparasitic) May - October	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL SCRUB This taxon occurs in coastal dunes, salt marshes, and coastal scrub. Occurrences (17 extant, 8 possibly extirpated). The property lacks coastal dunes, salt marshes, and coastal scrub.
<i>Chorizanthe parryi</i> Wats. var. <i>fernandina</i> (Wats.) Jeps. San Fernando Valley spineflower	FC May 2004	SE August 2001	1B.1 G2T1/S3	150 m - 1095 m Annual Herb April - June	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL SCRUB This species occurs in open coastal scrub. from 21 occurrences (12 extant, 9 possibly extirpated). The property lacks coastal scrub and grasslands.
<i>Chorizanthe parryi</i> S. Watson var. <i>parryi</i> Parry's spineflower	—	—	1B.1 G3T3/S3	Wide Elevation Range Annual Herb May - June	NOT EXPECTED IN RUDERAL AREAS HIGH POTENTIAL IN SOUTHERN COASTAL SCRUB This species occurs on dry slopes and in chaparral, grassland, and oak woodland or savanna. The area dominated by Southern Coast L.

Exhibit J - Regional Special-Status Plant Species

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	Federal Status	State Status	CNPS Global Rank/ State Rank		
<i>Diosmides northornii</i> (Jeps.) B.G. Baldwin Santa Susana tarplant	—	SR November 1978	1B.2  G2/S2	280 m - 760 m  Shrub (Deciduous)  July - October	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN CALIFORNIA  This species occurs in chaparral and coastal sandstone outcroppings and rocky areas. Occurrences (35 extant). The nearest known occurrence is on the property.  The property lacks sandstone outcroppings. Do not observe this species during the site visit.
<i>Dufourea norrisii</i> Norris' beard moss			2.2	600 m - 1973 m  Bryophyte	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN CALIFORNIA  Occurs in seasonally wet sheet drainage areas in montane coniferous forest.  The property lacks wet sheet drainages.
<i>Diospilium leptoceras</i> (Gray) Rev. & Hurdian Slender-horned spineflower	DI	CE	1B.1	200 m - 760 m  Annual Herb  April - June	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN CALIFORNIA  This species occurs in chaparral and coastal sage scrub.  The property lacks chaparral and coastal sage scrub.
<i>Delphinium parryi</i> Gray ssp. <i>blachmaniae</i> (Greene) Lewis & Epl. Dune farkspur	—	—	1B.2  G4T2/S2	0 m - 200 m  Perennial Herb  April - May	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN CALIFORNIA  This species is associated with maritime chaparral and coastal sage scrub. Known from only sixteen occurrences (16 extant).  The property lacks maritime chaparral and coastal sage scrub.

Exhibit J - Regional Special-Status Plant Species

Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California

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	Federal Status	State Status	CNPS Global Rank/ State Rank		
<i>Dudleya maritima</i> A. Davidson Beach spectaclepod	—	ST February 1990	1B.1  G2/S1	3 m - 50 m  Perennial Herb (Rhizomatous)  March - May	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL SCRUB  This species is found in coastal dune and coastal scrub habitats and is known from only twenty-eight occurrences in the project region.  The property lacks coastal dune and coastal scrub habitats.
<i>Dudleya blochmaniae</i> (Eastw.) Moran ssp. <i>blochmaniae</i> Blochman's dudleya	—	—	1B.1  G2T2/S2	5 m - 450 m  Perennial Herb  April - June	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL SCRUB  Known from fewer than twenty occurrences in coastal bluff scrub, coastal scrub, and grasslands on clays derived from ultramafic rocks, over the project region.  The property lacks coastal bluff scrub, coastal scrub, and grasslands on clays derived from ultramafic rocks.
<i>Dudleya cynosu</i> (Lemaire) Britton & Rose ssp. <i>agourensis</i> K. Nakae Agoura Hills dudleya	PT January 1997	—	1B.2  G5T1/S2	200 m - 500 m  Perennial Herb  May - June	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL SCRUB  This species is restricted to a band of late Pleistocene dissected terrace deposits east of Kanan Rd, which climbs in elevation from 200 m to 500 m in an area dominated by chaparral and coastal scrub. It is known from only eight occurrences (8 extant).  The property lacks late Pleistocene dissected terrace deposits.

Exhibit J - Regional Special-Status Plant Species

Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California

<b>SCIENTIFIC NAME</b> COMMON NAME	<b>STATUS</b> (August 2020)			<b>ELEVATION, LIFE FORM, &amp; FLOWERING PERIOD</b>	<b>OCCURRENCE</b> (See notes at end of table)
	Federal Status	State Status	CNPS Global Rank/ State Rank		
<i>Dudleya cymosa</i> (Lem.) Britt. & Rose ssp. <i>marcescens</i> Moran Marcescent dudleya	FT January 1997	SR November 1978	1B.2  G5T2/S2	150 m - 520 m  Perennial Herb  April - July	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL RANGES  Associated with chaparral on lower reaches of canyon walls adjacent perennial streams of California Bay. In most locations, topography is of recent alluvial fan formation; therefore, this dudleya may be microendemic (otherwise dominated by more common species).  The property lacks sheet volcanic surfaces.
<i>Dudleya cymosa</i> (Lem.) Britt. & Rose ssp. <i>ovatifolia</i> (Britt.) Moran Santa Monica Mountains dudleya	FT January 1997	-	1B.2  G5T1/S1	150 m - 1075 m  Perennial Herb  March - June	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL RANGES  Occurs on shaded slopes and canyon walls on conglomerate rock on exposed north-facing slopes of Agoura Hills and deep canyon bottoms of Agoura Creek. Known from four occurrences (4 extant).  The property lacks volcanic and sedimentary rock outcrops.
<i>Dudleya multinervis</i> (Rose) Moran Many-stemmed dudleya	-	-	1B.2  G2/S2	15 m - 790 m  Perennial Herb  April - July	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL RANGES  Associated with clay soils in chaparral and grassland habitats. It is known from one extant, 5 possibly extirpated, 6 extirpated occurrences.  The property lacks chaparral, coastal scrub, and grassland habitats.

Exhibit J - Regional Special-Status Plant Species

Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California

SCIENTIFIC NAME COMMON NAME	STATUS (August 2020)			ELEVATION, LIFE FORM, & FLOWERING PERIOD	OCCURRENCE (See notes at end of table)
	Federal Status	State Status	CNPS Global Rank/ State Rank		
<i>Dudleya puris</i> Rose & David's. Conejo dudleya	FT January 1997	–	1B.2  G2/S2	60 m - 450 m  Perennial Herb  May - June	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL SCRUB  Found in coastal scrub and valley and fire-racetrack-dominated coastal sage scrub in volcanic substrates derived from the discontinuous distribution from the west coast north to the Conejo Grade, a distance of 100 miles south of Highway 101. It is known from the Conejo Mountains.  The property lacks volcanic exposures and foothill grassland habitats and is well outside the known range.
<i>Dudleya vestigi</i> K. Nakai Verity's dudleya	FT January 1997	–	1B.1  G1/S1	60 m - 120 m  Perennial Herb  May - June	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL SCRUB  This species is found on exposures of Cretaceous sandstone in woodland and coastal scrub. In the distribution it is confined to Conejo Mountain.  The property lacks exposures of Conejo Mountains sandstone known range.
<i>Trigonotis crevatum</i> A. David's. Conejo buckwheat	–	SR September 1979	1B.2  G1/S1	50 m - 580 m  Perennial Herb  April - July	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL SCRUB  The known distribution of this species is in the surrounding regions in Ventura County coastal scrub, and valley and grassland habitats.  The property lacks exposures of Conejo Mountains sandstone known range.

Exhibit J - Regional Special-Status Plant Species

Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California

SCIENTIFIC NAME COMMON NAME	STATUS (August 2020)			ELEVATION, LIFE FORM, & FLOWERING PERIOD	OCCURRENCE (See notes at end of table)
	Federal Status	State Status	CNPS Global Rank/ State Rank		
<i>Horkelia cuneata</i> Lindl. var. <i>puberula</i> (Reyflv.) Erter & Reveal Mesa horkelia	—	—	1B.1  G4T1/S1	70 m - 810 m  Perennial Herb  February - September	NOT EXPECTED IN RUDERAL AREAS MODERATE IN SOUTHERN COASTAL HABITATS  This species is found in maritime chaparral habitats with sandy or gravelly soils. It is extant, 15 possibly extirpated, 13 extirpated.  The area dominated by Southern Coast 1 elements.
<i>Lawsonia sordida</i> (H. & A.) G. Nesom var. <i>almondina</i> (Greene) G. Nesom Decumbent goldenbush	—	—	1B.2  G3G5T2T3/S2	10 m - 135 m  Shrub  April - November	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL HABITATS  This taxon is associated with openings in coastal scrub on sandy soils and in disturbed areas. It is known from 1 extant, 1 possibly extirpated, one in the general vicinity.  The property lacks chaparral and coastal scrub. We did not observe the species during the site visit.
<i>Lasthousia glabrata</i> Lindl. ssp. <i>coulteri</i> (Gray) S. W. Moore Coulter's goldfields	—	—	1B.1  G4T2/S2	1 m - 1220 m  Annual Herb  February - June	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL HABITATS  This species is found in coastal salt marshes and vernal pools, usually on alkaline soils. It is extant, 14 possibly extirpated, 1 extirpated.  The property lacks coastal salt marshes and vernal pools.
<i>Lepidium virginicum</i> L. var. <i>robinsonii</i> (Thell.) Hitchc. Robinson's pepper-grass	—	—	1B.2  G5T3/S3	1 m - 885 m  Annual Herb  January - July	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL HABITATS  Chaparral and coastal scrub  The property lacks chaparral and coastal scrub.

Exhibit J - Regional Special-Status Plant Species



Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California

SCIENTIFIC NAME COMMON NAME	STATUS (August 2020)			ELEVATION, LIFE FORM, & FLOWERING PERIOD	OCCURRENCE (See notes at end of table)
	Federal Status	State Status	CNPS Global Rank/ State Rank		
<i>Molophilum davidsonii</i> (Roll.) Greene Davidson's bush-mallow	—	—	1B.2 G2/S2	185 m - 855 m Perennial Shrub (Deciduous) June - January	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL RANGELANDS  This species is found in coastal scrub, the woodland habitats. It is known from one extirpated, 1 extirpated)  The species does not occur in the region during the site visit.
<i>Monardella hypoleuca</i> A. Gray ssp. <i>hypoleuca</i> White-veined monardella	—	—	1B.3 G4/T2/S/S2/S3	50 m - 1525 m Herb April - December	NOT EXPECTED IN RUDERAL AREAS LOW POTENTIAL IN SOUTHERN COASTAL RANGELANDS  This species occurs in chaparral and canyon bottoms often growing with <i>Artemisia douglasiana</i> . It is known from 29  The Southern Coast Live Oak Riparian Elements, however, species is not known
<i>Monardella sinuata</i> Eivin & A.C. Sanders ssp. <i>sinuata</i> Southern curly-leaved monardella	—	—	1B.2 G3/T2/S2	< 300 m Annual Herb April - September	NOT EXPECTED IN RUDERAL AREAS LOW POTENTIAL IN SOUTHERN COASTAL RANGELANDS  This species occurs on sandy soil in chaparral and openings in coastal scrub.  The Southern Coast Live Oak Riparian Elements, however, species is not known not occur in its known elevation range. Nearest known northwest.

Exhibit J - Regional Special-Status Plant Species

Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California

SCIENTIFIC NAME COMMON NAME	STATUS (August 2020)			ELEVATION, LIFE FORM, & FLOWERING PERIOD	OCCURRENCE (See notes at end of table)
	Federal Status	State Status	CNPS Global Rank/ State Rank		
<i>Nolina stemocarpum</i> Gray Mud nana	—	—	2B.2 G4G5/S1S2	5 m - 500 m Annual/Perennial Herb January - July	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL HABITATS  This species is found in muddy margins of rivers. It is known from only 22 occurrences (possibly extirpated).  The property lacks muddy margins of rivers.
<i>Navaretia spumosa</i> Elvén, J.M. Porter & L.M. Johnson Ojal navaretia	—	—	1B.1 G1/S1	275 m - 620 m Annual Herb May - July	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL HABITATS  This species is associated with openings in coastal sage scrub and foothill grassland habitats. It is known from 10 occurrences (possibly extirpated).  The property lacks chaparral, coastal sage scrub, and foothill grassland habitats.
<i>Nolina simoniana</i> Dice Chaparral nolina	—	—	1B.2 G2/S2	140 m - 1275 m Perennial Shrub (Evergreen) March - July	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL HABITATS  This species is found in coastal sage scrub on sandstone and gabbro substrates. It is known from 6 occurrences (possibly extirpated).  The property lacks sandstone and gabbro substrates. This species was not observed during the site visit.
<i>Orcuttia californica</i> Vasey California Orcutt grass	FE August 1993	SE September 1979	1B.1 G1/S1	15 m - 600 m Annual Herb April - August	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL HABITATS  This species is found in vernal pools. It is known from 7 occurrences (3 extant, 2 possibly extirpated, 4 extirpated).  The property lacks vernal pools.

Exhibit J - Regional Special-Status Plant Species

Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California

SCIENTIFIC NAME COMMON NAME	STATUS (August 2020)			ELEVATION, LIFE FORM, & FLOWERING PERIOD	OCCURRENCE (See notes at end of table)
	Federal Status	State Status	CNPS Global Rank/ State Rank		
<i>Pentstemon lyoni</i> Gray Lyon's pentstemon	FE January 1997	SE January 1990	1B.1  G2/S2	30 m - 630 m  Annual Herb  March - August	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN CALIFORNIA  Occurs mostly in pocket grassland in chaparral and sites transitional to shrublands with occurs in the central Santa Monica Mountains Thousand Oaks, around the western edge of City of Simi Valley. It is known from possibly extirpated, 1 extirpated).  The property lacks suitable substrate.
<i>Psoralea argophylla</i> White rabbit tobacco	-	-	2B.2  G4/S2	0 m - 2100 m  Perennial Herb  July - December	NOT EXPECTED IN RUDERAL AREAS LOW POTENTIAL IN SOUTHERN CALIFORNIA  Sandy or gravelly soils in chaparral, coastal woodland.  The Southern Coast Live Oak Riparian elements; however, species is not known to
<i>Quercus dumosa</i> Nutt. Nuttall's scrub oak	-	-	1B.1  G3/S3	15 m - 400 m  Shrub  February - August	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN CALIFORNIA  This species is found on sandy soil and in chaparral and coastal scrub.  The property lacks closed-cone conifer habitats. The biologist did not observe th

Exhibit J - Regional Special-Status Plant Species

Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California

SCIENTIFIC NAME COMMON NAME	STATUS (August 2020)			ELEVATION, LIFE FORM, & FLOWERING PERIOD	OCCURRENCE (See notes at end of table)
	Federal Status	State Status	CNPS Global Rank/ State Rank		
<i>Sanicula aphaniactis</i> Greene Chaparral raywort	—	—	2B,2 G3/S2	15 m - 800 m Annual Herb January - April	NOT EXPECTED IN RUDERAL AREAS HIGH POTENTIAL IN SOUTHERN COASTAL RANGES  This species is found on drying alkaline fluvial scrub habitats. It is known from only one extirpated site.  The Southern Coast Live Oak Riparian Forest
<i>Eriofolium monesocentum</i> Gray Salt spring checkerbloom	—	—	2B,2 G4/S2S3	15 m - 1530 m Perennial Herb March - June	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL RANGES  This species is associated with mesic coniferous forest, Mojavean desert scrub, and riparian habitats. It is known from 15 occurrences (14 extant, 1 extirpated).  The property lacks chaparral, coastal Mojavean desert scrub, and playas.
<i>Samolus virginicus</i> Ferren & Whimore Estuary seabite	—	—	1B,2 G3/S2	0 m - 5 m Perennial Herb May - January	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL RANGES  This species occurs in coastal salt marsh habitats. It is known from twenty-three occurrences (23 extant).  The property lacks coastal salt marshes and
<i>Thelypodium pauciflorum</i> (Baker) C. Morton var. <i>monense</i> (A.R. Smith) Sonoran maiden fern	—	—	2B,2 G5T3/S2	50 m - 610 m Perennial Herb (Rhizomatous) N/A	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN COASTAL RANGES  This species is associated with meadow habitats. It is known from 15 occurrences.  The property lacks meadows and seeps.

Exhibit J - Regional Special-Status Plant Species

Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California

<b>SCIENTIFIC NAME</b> <b>COMMON NAME</b>	<b>STATUS</b> <b>(August 2020)</b>			<b>ELEVATION,</b> <b>LIFE FORM, &amp;</b> <b>FLOWERING</b> <b>PERIOD</b>	<b>OCCURRENCE</b> <b>(See notes at end of table)</b>
	Federal Status	State Status	CNPS Global Rank/ State Rank		
<i>Taraxacum californicum</i> Britt. California screw moss			R2 G2?/S2	10 m - 1460 m Moss N/A	NOT EXPECTED IN RUDERAL AREAS NOT EXPECTED IN SOUTHERN CALIFORNIA This species is associated with sandy soil The property lacks chenopod scrub and grass

Exhibit J - Regional Special-Status Plant Species

## Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California

### STATUS KEY:

#### Federal

FE: Federally Endangered  
FT: Federally Threatened  
FC: Federal Candidate Species

#### State

SE: State Endangered  
ST: State Threatened  
SR: State Rare  
SC: State Candidate

#### CNPS California Rare Plant Rank:

Rank 1A: Plants Presumed Extinct in California  
Rank 1B: Plants Rare, Threatened, or Endangered in California and Elsewhere  
Rank 2: Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere  
Rank 3: Plants About Which We Need More Information – A Review List  
Rank 4: Plants of Limited Distribution – A Watch List

1-Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy)  
2-Fairly threatened in California (20-80% occurrences threatened / moderate degree and immediacy)  
3-Not very threatened in California (<20% of occurrences threatened / low degree and immediacy)

Potential for Occurrence is based on professional experience, what is known about habitat associations and requirements of the species, and known occurrences in the region. Sources of information consisted of Database and California Native Plant Society Inventory of Rare and Endangered Plants.

Present = Detected during site visit, known to occur, or recently reported to occur

Expected = Suitable habitat is present and species known to occur in the immediate vicinity

High Potential = Suitable habitat is present and species is known to occur frequently in the region

Moderate Potential = Suitable habitat is limited and species occurs in the region infrequently

Low Potential = Species-specific survey negative or marginal habitat is present or temporary in nature and species known to occur in the immediate vicinity (potential for occurrence cannot be ruled out)

Not Expected = Suitable habitat and substrate absent and/or area of interest is located outside known geographical and elevation ranges.

Global Rank (G Rank) is a reflection of the overall status of an element throughout its global range. Both Global and State ranks represent a letter and number score that reflects a combination of Rarity, Threat, however on Rarity than the other two. Taxa that are subspecies or varieties receive a taxon rank (T-rank) attached to their G-rank. Where the G-rank reflects the condition of the entire species, the T-rank reflects the subspecies.

GQ = Questionable Taxonomy - Denotes an element that is very rare, but there are taxonomic questions associated with it.

GX = Presumed Extinct - Species not located despite intensive searches and virtually no likelihood of rediscovery. Ecological community or system eliminated throughout its range, with no restoration potential.

GH = Possibly Extinct - Known from only historical occurrences but some hope of rediscovery. Evidence exists that species may be extinct or ecosystems eliminated throughout its range, but not enough to state

G1 = Critically Imperiled - At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.

G2 = Imperiled - At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.

G3 = Vulnerable - At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.

G4 = Apparently Secure - Uncommon but not rare; some cause for long-term concern due to declines or other factors.

G5 = Secure - Common, widespread and abundant.

G<sup>2</sup> = Inexact Numeric Rank

GU = Unrankable

GUR = Unranked

GNA = Not Applicable

C = Captive or Cultivated Only

State Rank (S Rank) is assigned much the same way as the global rank, but state ranks refer to the impairment status only within California's state boundaries.

SQ = Questionable Taxonomy - Denotes an element that is very rare, but there are taxonomic questions associated with it.

SX = Presumed Extirpated

SH = Possibly Extirpated

S1 = Critically Imperiled - Critically imperiled in the state because of extreme rarity (often 5 or fewer populations) or because of factor(s) such as very steep declines making it especially vulnerable to extirpation from the state.

S2 = Imperiled - Imperiled in the state because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the state.

S3 = Vulnerable - Vulnerable in the state due to a restricted range; relatively few populations (often 80 or fewer); recent and widespread declines; or other factors making it vulnerable to extirpation from the state.

S4 = Apparently Secure - Uncommon but not rare in the state; some cause for long-term concern due to declines or other factors.

S5 = Secure - Common, widespread, and abundant in the state.

S<sup>2</sup> = Inexact Numeric Rank

SU = Unrankable

SNR = Unranked

SNA = Not Applicable

## Exhibit J – Regional Special-Status Plant Species

Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California, 91301

<b>SCIENTIFIC NAME</b> COMMON NAME	<b>STATUS</b> (August 2020)			<b>POTENTIAL FOR OCCURRENCE</b> <b>HABITAT NOTES, &amp; LIFE HISTO</b>
	Federal Status	State Status	CDFW (Season/Region) Global/State Ranks LA County (Season/Region)	
<b>INVERTEBRATES</b>				
<i>Heterothymella traskii traskii</i> Trask shoulderband	—	—	— G1G2I1/S1	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI Occurs from coastal Ventura County south into Mexico. Preferred chaparral. The property lacks coastal sage scrub and chaparral habitats.
<i>Heterothymella fasciculata comata</i> Southern shoulderband	—	—	— G2G3/SNR	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) MODERATE POTENTIAL IN SOUTHERN COAST LIVE OAK Occurs in the Transverse & Peninsular ranges and the Los Angeles scrub, and riparian habitats under rock, leaf litter, decaying yucca, & y The Southern Coast Live Oak Riparian Forest consists of suitable hab
<i>Hypbatistria violacea</i> Slotted lance-tooth	—	—	— G1/SNR	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI Known from Santa Barbara, Ventura, Los Angeles, San Diego, and habitat. The property lacks palustrine habitat.

<sup>1</sup> Habitat Notes are taken from California Department of Fish and Wildlife, California Interagency Wildlife Task Group. 2015. California Wildlife Habitat Relationships. Sacramento: California

Exhibit J - Regional Special-Status Wildlife Species

Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California, 91301

SCIENTIFIC NAME COMMON NAME	STATUS (August 2020)			POTENTIAL FOR OCCURRENCE HABITAT NOTES, & LIFE HISTO
	Federal Status	State Status	CDFW (Season/Region) Global/State Ranks LA County (Season/Region)	
<i>Urosalpinx umidular</i> Mexican treefrog (=California brackishwater spool)		--	-- G2/S2 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Occurs along the coast from just north of San Francisco to En marshes and estuarine habitats.  The property lacks brackish salt marshes and estuarine habitats.
<i>Scolecophemus gertschi</i> Gertsch's scorpionspider	--	--	-- G1/S1 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) LOW POTENTIAL IN SOUTHERN COAST LIVE OAK RIPARI  Occurs in sage scrub, chaparral, oak woodland, coniferous forest, ge slope.  The Southern Coast Live Oak Riparian Forest consists of marginally
<i>Ampelisca bebbiana</i> Riverside fairy shrimp	FE August 1993	--	-- G1G2/S1S2 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  This species is only found in deep, cool lowland vernal pools that r weather of late spring and in ditches and road cuts.  The property lacks vernal pools. The biologist held a USFWS perm surveys for this species for more than 10 years.
<i>Trimerotropis occidentalis</i> Santa Monica grasshopper	--	--	-- G1G2/S1S2 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Occurs on bare hillsides and along dirt trails in chaparral.  The property lacks chaparral habitat.

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Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California, 91301

SCIENTIFIC NAME COMMON NAME	STATUS (August 2020)			POTENTIAL FOR OCCURRENCE HABITAT NOTES, & LIFE HISTO
	Federal Status	State Status	CDFW (Season/Region) Global/State Ranks LA County (Season/Region)	
<i>Alysiidborax longipennis</i> Santa Monica shieldback katydid	--	--	-- G1G2/S1S2	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Occurs in the Santa Monica Mountains in chaparral and stream botto
<i>Canadula luteicollis granata</i> Sandy beach tiger beetle	--	--	-- G5T2/S1	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Coastal from north of San Francisco into Mexico to most sand to beaches beyond normal high tides. Most common March thro September.  The property lacks sandy swales and dunes.
<i>Canadula senilis frosti</i> Senile tiger beetle	--	--	-- G2G3T1T3/S1	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Occurs in coastal salt marsh, tidal mud flats, and interior alkali prua June and August - October. They overwinter in shallow underground at edge of habitat  The property lacks coastal salt marsh, tidal mud flats, and interior alk
<i>Canadula galbata</i> Western tidal-flat tiger beetle	--	--	-- G2G4/S1	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  It occurs coastal habitats including salt marshes, tidal flats, and bes Baja California in dark mud of upper mudflats and salt-pannes.  The property lacks mudflats and salt-pannes.

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Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California, 91301

SCIENTIFIC NAME COMMON NAME	STATUS (August 2020)			POTENTIAL FOR OCCURRENCE HABITAT NOTES, & LIFE HISTO
	Federal Status	State Status	CDFW (Season/Region) Global/State Ranks LA County (Season/Region)	
<i>Lasius globosus</i> Globose dune beetle	--	--	-- G1G2/S1S2 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Inhabits foredunes, sand hummocks, and backdunes from Bodley Islands.  The property lacks foredunes, sand hummocks, and backdunes.
<i>Cambella busckiana</i> Busck's gallmaker	--	--	-- G1G3/S11 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Occurs in conifer forests.  The property lacks coniferous forest.
<i>Danaus plexippus</i> Monarch butterfly (Overwintering Population)	--	--	-- G5/S3 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Critical features of winter sites are conifer and eucalyptus groves.  The property lacks conifer and eucalyptus groves.
<i>Urophylax althia quino</i> Quino checkerspot butterfly	PE January 1997	--	-- G5T1T2/S1 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Now restricted to western Riverside County and San Diego County chaparral and valley grasslands. Adults typically fly late February into  The property lacks coastal sage scrub, chaparral, and valley grassland specie sknown range. The biologist field a USFWS permit and CDFW this species for more than 12 years.

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Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California, 91301.

<b>SCIENTIFIC NAME</b> <b>COMMON NAME</b>	<b>STATUS</b> <b>(August 2020)</b>			<b>POTENTIAL FOR OCCURRENCE</b> <b>HABITAT NOTES, &amp; LIFE HISTO</b>
	<b>Federal Status</b>	<b>State Status</b>	<b>CDFW</b> <b>(Season/Region)</b> <b>Global/State Ranks</b> <b>LA County</b> <b>(Season/Region)</b>	
<i>Limnospiza cyano</i> Wandering T (= saltmarsh) Tanager		-	-- G4G5/S2 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI Occurs in central California and along the coast from Santa Barbara near beaches and river mouths in stands of <i>Distichlis spicata</i> . The property lacks salt marshes and there are no patches of <i>Distichlis</i>

Exhibit J - Regional Special-Status Wildlife Species

Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California, 91301

SCIENTIFIC NAME COMMON NAME	STATUS (August 2020)			POTENTIAL FOR OCCURRENCE HABITAT NOTES, & LIFE HISTO
	Federal Status	State Status	CDFW (Season/Region) Global/State Ranks LA County (Season/Region)	
FISH				
<i>Queretlanichthys nybelii iridatus</i> Southern steelhead	FE August 1997	--	SSC G5T3Q/S2 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Young hatch and typically remain in fresh water for 1 - 3 years then move before returning to their native streams.  Palo Comado Canyon Creek is ephemeral; it is not suitable for this sp
<i>Gila strickle</i> Arroyo chub	--	--	SSC G3/S2 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Native to Los Angeles, San Gabriel, San Luis Rey, Santa Ana, and S and San Juan creeks and introduced to other rivers and creeks.  Palo Comado Canyon Creek is ephemeral; it is not suitable for this sp
<i>Caecostomus xanthurus</i> Santa Ana sucker	FT May 2000	--	SSC G1/S1 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  This species is endemic to Los Angeles Basin south coastal streams streams.  Palo Comado Canyon Creek is ephemeral; it is not suitable for this sp

<sup>2</sup> Habitat Notes are taken from California Department of Fish and Wildlife, California Interagency Wildlife Task Group, 2003, California Wildlife Habitat Relationships, Sacramento, California  
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Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California, 91301

<b>SCIENTIFIC NAME</b> <b>COMMON NAME</b>	<b>STATUS</b> <b>(August 2020)</b>			<b>POTENTIAL FOR OCCURRENCE</b> <b>HABITAT NOTES, &amp; LIFE HISTO</b>
	<b>Federal Status</b>	<b>State Status</b>	<b>CDFW</b> <b>(Season/Region)</b> <b>Global/State Ranks</b> <b>LA County</b> <b>(Season/Region)</b>	
<i>Gasterosteus aculeatus Williamsoni</i> Unarmored threespine stickleback	FE October 1970	SE June 1971	EP G3F1/S1	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Restricted to the Santa Clara River and San Antonio Creek (Santa flowing, well-oxygenated water with pools, eddies, and dense vegetat supply.  Palo Comado Canyon Creek is ephemeral; it is not suitable for this sp
<i>Eleutherochanna anthurus</i> Tidewater goby	FE February 1994	—	SSC G3/S2S3	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Occurs in cool brackish water of lagoons; favoring salinities less includes shallow open water with emergent vegetation.  Palo Comado Canyon Creek is ephemeral; it is not suitable for this sp

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SCIENTIFIC NAME COMMON NAME	STATUS (August 2020)			POTENTIAL FOR OCCURRENCE HABITAT NOTES, & LIFE HISTO
	Federal Status	State Status	CDFW (Season/Region) Global/State Ranks LA County (Season/Region)	
REPTILES				
<i>Pseudemys pallada</i> Southern Western pond turtle	--	--	SSC G5G4/S3 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Associated with permanent or nearly permanent water bodies. May seen basking above the water line.  Palo Comado Canyon Creek is ephemeral; it is not suitable for this sp
<i>Phrynosoma hernandesi</i> Coast horned lizard	--	--	SSC G3G4/S3S4 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  The species occurs throughout the foothills and coastal plains from L California. It frequents areas with open vegetation such as chaparral  The property lacks open chaparral and coastal sage scrub.
<i>Aphelocoma tigris atropurpurea</i> San Diegan tiger whiptail	--	--	-- G5T3T4/S2S5 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Occurs in valley-foothill hardwood, valley-foothill hardwood-conifer conifer, pine-juniper, chaparral, desert scrub, desert wash, alkali scrub  The property lacks valley-foothill hardwood, valley-foothill hardwood mixed conifer, pine-juniper, chaparral, desert scrub, desert wash, al habitats.

<sup>13</sup> Habitat Notes are taken from California Department of Fish and Wildlife, California Interagency Wildlife Task Group, 2003, California Wildlife Habitat Relationships, Sacramento, California  
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SCIENTIFIC NAME COMMON NAME	STATUS (August 2020)			POTENTIAL FOR OCCURRENCE HABITAT NOTES, & LIFE HISTO
	Federal Status	State Status	CDFW (Season/Region) Global/State Ranks LA County (Season/Region)	
<i>Ameiva stebbinsi</i> Southern California legless lizard	—	—	SSC G3G4T3T4Q/S3 —	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) EXPECTED IN SOUTHERN COAST LIVE OAK RIPARIAN FO  Occurs in sparsely vegetated areas of dunes, chaparral, pine-oak washes, and stream terraces with sycamores, cottonwoods, or oaks mostly underground. Most active during the morning and evening.  This species is expected to occur within the area dominated by So Forest.
<i>Salpinctes lutescens virgatus</i> Coast patch-nosed snake			SSC G5T4/S2S3 —	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) MODERATE POTENTIAL IN SOUTHERN COAST LIVE OAK  Occurs from San Luis Obispo County, south through the coastal zone into coastal northern Baja California in semi-arid brushy areas a hillsides, and plains.  The Southern Coast Live Oak Riparian Forest consists of suitable hab
<i>Diadophis amabilis</i> San Bernardino ringneck snake	—	—	— G5T2T3Q/S2 —	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) HIGH POTENTIAL IN SOUTHERN COAST LIVE OAK RIPAR  This small snake is found in a variety of habitats throughout the stat chaparral. It is usually found under the cover of rocks, wood, bark, but occasionally seen moving on the surface on cloudy days, at dusk,  The Southern Coast Live Oak Riparian Forest consists of suitable hab

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SCIENTIFIC NAME COMMON NAME	STATUS (August 2020)			POTENTIAL FOR OCCURRENCE HABITAT NOTES, & LIFE HISTO
	Federal Status	State Status	CDFW (Season/Region) Global/State Ranks LA County (Season/Region)	
<i>Lampropeltis zonata pulchra</i> San Diego mountain kingsnake	-	=	SSC G4G5/S1S2 -	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) MODERATE POTENTIAL IN SOUTHERN COAST LIVE OAK  Common in the vicinity of rocks or boulders near streams or lakes and seek cover under dense shrubs.  The Southern Coast Live Oak Riparian Forest consists of suitable hab
<i>Thamnophis bimaculatus</i> Two-striped garter snake	-	-	SSC G4/S3S4 -	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) LOW POTENTIAL IN SOUTHERN COAST LIVE OAK RIPARI  Occurs from Monterey County west of the Coast Ranges south Peninsular ranges into Mexico. Primarily aquatic; however, the biologi from water in the Simi Valley area.  The Southern Coast Live Oak Riparian Forest consists of marginally
<i>Thamnophis sirtalis ssp.</i> South coast garter snake	-	=	SSC (From Ventura to San Diego) G5T1T2/S1S2 -	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) LOW POTENTIAL IN SOUTHERN COAST LIVE OAK RIPARI  Absent only from Alpine Co. southward (east of the Sierra crest), coastally from northern San Diego Co. south to the Mexican border semi-permanent bodies of water.  The Southern Coast Live Oak Riparian Forest may consist of margin

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SCIENTIFIC NAME COMMON NAME	STATUS (August 2020)			POTENTIAL FOR OCCURRENCE HABITAT NOTES, & LIFE HISTO
	Federal Status	State Status	CDFW (Season/Region) Global/State Ranks LA County (Season/Region)	
AMPHIBIANS				
<i>Ambystoma californicum</i> Arroyo toad	FE August 1995	--	SSC  G2G3/S2S3  --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Occurs in washes, arroyos and riparian areas with willows, sycamores exposed sandy substrates. Tadpoles sift fine sediments for food and specialized habitat.  Palo Comado Canyon Creek is not suitable for this species; there required for breeding or fine sediments that are required by tadpoles.
<i>Rana aurora aurora</i> California red-legged frog	FT May 1996	--	SSC  G2G3/S2S3  --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Occurs in a variety of habitat types, including aquatic, riparian, and moving or deep standing ponds, pools, and streams. They are ac estivate in moist refuges until the late fall rains.  Palo Comado Canyon Creek is not suitable for this species; there require for breeding.
<i>Rana muscosa</i> Mountain yellow-legged frog	FE April 2013	SE August 2002	SSC  G1/S1  --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Federal designation applies to San Gabriel, San Jacinto, & San Bernar Species occurs in ponds, lakes and streams at moderate to high elevat  Palo Comado Canyon Creek is not suitable for this species; there are are required for breeding.

<sup>5</sup> *Habitat Notes are taken from California Department of Fish and Wildlife, California Interagency Wildlife Task Group, 2005, California Wildlife Habitat Relationships, Sacramento, California.*  
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<b>SCIENTIFIC NAME</b> <b>COMMON NAME</b>	<b>STATUS</b> <b>(August 2020)</b>			<b>POTENTIAL FOR OCCURRENCE</b> <b>HABITAT NOTES, &amp; LIFE HISTO</b>
	<b>Federal Status</b>	<b>State Status</b>	<b>CDFW</b> <b>(Season/Region)</b> <b>Global/State Ranks</b> <b>LA County</b> <b>(Season/Region)</b>	
<i>Tamias torus torus</i> Coast Range nsect	--	--	SSC (Monterey County to South) G4/S4 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) MODERATE POTENTIAL IN SOUTHERN COAST LIVE OAK Occurs in wet valley-foothill hardwood, hardwood-conifer, mixed scrub, chaparral, and annual grasslands. They summer in moist hal rock crevices and animal burrows. Adults migrate in large numb ponds, reservoirs, and sluggish pools in streams to breed. The Southern Coast Live Oak Riparian Woodland consists of sinta breeding.
<i>Aythya americana</i> Western spade-foot	--	--	SSC G3/S3 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI Occurs in grasslands, chaparral, and pine-oak woodlands preferring r soils. Species requires vernal or pools of intermittent streams for b October to May. Breeding occurs January–May, 1 - 2 days after heay The property lacks vernal pools. Palo Comado Canyon Creek lacks p

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	Federal Status	State Status	CDFW (Season) Global/State Ranks LA County (Season/Region)	
BIRDS				
<i>Anser albifrons frontalis</i> Greater white-fronted goose			G5T3/S2S3 LA County SBS	<p>NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN)</p> <p>NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI</p> <p>One of two subspecies that breed in Alaska and winter primarily in G the Tule greater white-fronted goose (<i>A. a. gambelli</i>). It frequen shorelines for roosting and nearby post-harvest grain fields for forag include the Sacramento Valley and the Sacramento San Joaquin Riv majority of fall migrants, beginning in late September, peaking by winter in the northern highlands of Mexico. Individuals or small flo parks &amp; golf courses within the county.</p> <p>The property lacks suitable habitat elements.</p>
<i>Chen caerulescens</i> Snow geese			G5/SNR LA County SBS	<p>NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN)</p> <p>NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI</p> <p>An abundant winter resident found primarily in the Central Vall emergent wetlands, adjacent lacustrine waters, and nearby wet cro grasslands. Occasionally found in brackish emergent wetlands and along the Coast Ranges and immediate coast but regular in southern between evening roosts in tidal marshes or river deltas and diurn stubble and pasture.</p> <p>The property lacks suitable habitat elements.</p>

<sup>13</sup> Habitat Notes are taken from California Department of Fish and Wildlife, California Interagency Wildlife Task Group, 2003, California Wildlife Habitat Relationships, Sacramento, California Exhibit J - Regional Special-Status Wildlife Species.

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	Federal Status	State Status	CDFW (Season) Global/State Ranks LA County (Season/Region)	
<i>Branta bernicla</i> Brent	-	-	SSC (Winter & Staging)  G5/S2  LA County SBS (Wintering)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Locally common winter resident (October or November to May) found in large, shallow estuaries with eelgrass beds, primarily in Hon Diego bays, San Diego River mouth, and Drake's Estero, and also in found on smaller estuaries with sandy or muddy bottoms. Stragglers r  The property lacks suitable habitat elements.
<i>Fulvula americana</i> Fulvous whistling-duck	-	-	SSC (Nesting)  G5/S1  LA County SBS	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Nests irregularly in California in the Imperial Valley in dense wetland of the Salton Sea. It is found in fresh emergent wetlands, shallow lac it also feeds in wet croplands and pastures. Fairly common (but a March to August and sporadic through winter. Elsewhere in Califor most records from the San Joaquin Valley.  The property lacks suitable habitat elements.
<i>Aythya americana</i> Redhead	-	=	SSC (Nesting)  G5/S3S4  LA County SBS (Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  From October to March, it is uncommon to locally common south lacustrine waters. Also found in the Central Valley, the central va lowlands, and along the coast from Monterey county south, and al fresh emergent wetland bordering open water.  The property lacks suitable habitat elements.

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	<b>Federal Status</b>	<b>State Status</b>	<b>CDFW (Season)</b> <b>Global/State Ranks</b> <b>LA County</b> <b>(Season/Region)</b>	
<i>Comus quiro</i> Common loon	-	-	SSC (Nesting)  G5/S1  --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  In summer, rare along northern California coast. From September to and subtidal marine habitats along entire coast, and uncommon on foothills throughout state. Common migrant along coast, including of  The property lacks suitable habitat elements.
<i>Pelecanus nigripennis</i> Eared grebe	-	-	--  G5/SNR  LA County (Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  A common winter resident in many aquatic habitats throughout irregularly, in small numbers in marshy estuarine habitats of southern fairly common in marine pelagic waters.  The property lacks suitable habitat elements.
<i>Phalacrocorax auritus</i> Double-crested cormorant	-	-	WL (Nesting Colony)  G5/S4  --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  A yearlong resident along the entire coast of California and on inland waters.  The property lacks suitable habitat elements.

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	<b>Federal Status</b>	<b>State Status</b>	<b>CDFW (Season)</b> <b>Global/State Ranks</b> <b>LA County</b> <b>(Season/Region)</b>	
<i>Pelecanus occidentalis californicus</i> California brown pelican	Delisted December 2009  FE February 2008  PE October 1970	Delisted June 2009  SE June 1971	FP (Nesting Colony & Communal Roosts)  G4T3/S1S2  --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Estuarine, marine-sub tidal, and marine pelagic waters along the Ca occasionally on crustaceans, carrion, and young of its own species. R  The property lacks suitable habitat elements.
<i>Bubanus bairdii</i> American bittern	--	--	--  G4/S3S4  LA County SBS	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Distributed widely in winter in fresh emergent wetlands, primarily we common on coastal slope. Rare August to May in saline emergent we lowlands, a rare transient and local winter resident. No longer breeds County.  The property lacks suitable habitat elements.
<i>Limerydus exilis</i> Least bittern	--	--	SSC (Nesting)  G5/S2  LA County SBS (Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  In southern California, common summer resident (especially April to Colorado River, in dense emergent wetlands near sources of fre (salregrar scrub). Probably nests only in emergent wetlands. In des rare, but breeds locally in the Owens Valley and Mojave Desert September in large, fresh emergent wetlands of cattails and tules Sacramento and San Joaquin Valleys, and where it nests.  The property lacks suitable habitat elements.

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	<b>Federal Status</b>	<b>State Status</b>	<b>CDFW (Season)</b> <b>Global/State Ranks</b> <b>LA County</b> <b>(Season/Region)</b>	
<i>Ardea Herodias</i> Great blue heron	-	-	(Nesting Colony)  G5/S4  --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Fairly common all year throughout most of California, in shallow estuarine and emergent wetlands. Less common along riverine and rocky marine shorelines and in mountains above foothills.  The property lacks suitable habitat elements.
<i>Egretta thula</i> Snowy egret	-	-	-- (Nesting Colony)  G5/S4  --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Widespread in California along shores of coastal estuaries, fresh and saltwater slow moving rivers, irrigation ditches, and wet fields. Common September through lowlands, but rare through summer.  The property lacks suitable habitat elements.
<i>Ardea alba</i> Great egret	-	-	-- (Nesting Colony)  G5/S4  --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Common yearlong resident throughout California, except for high mountains in fresh, and saline emergent wetlands, along the margins of estuaries, streams, on mudflats and salt ponds, and in irrigated croplands and pastures.  The property lacks suitable habitat elements.

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	<b>Federal Status</b>	<b>State Status</b>	<b>CDFW (Season) Global/State Ranks LA County (Season/Region)</b>	
<i>Nycticorax nycticorax</i> Black-crowned night-heron	--	--	(Nesting Colony) G5/S4 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI Fairly common, yearlong resident in lowlands and foothills throughout the margins of lacustrine, large riverine, and fresh and saline emergent wetlands and kelp beds in marine subtidal habitats. Nests and roosts in dense-foliage wetlands. The property lacks suitable habitat elements.
<i>Plegadis falcinellus</i> White-faced ibis	--	--	WL (Nesting Colony) G3/S3S4 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI Uncommon summer resident in parts of southern California. It prefers wetland, shallow lacustrine waters, muddy ground of wet meadows, and mudflats and croplands. Nests in dense, fresh emergent wetland. This species is a local winter visitor along the coast. The property lacks suitable habitat elements.
<i>Cathartes aura</i> Turkey vulture	--	--	-- G5/SNB LA County SBS (Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI MAY FORAGE/FLY OVER PROPERTY Common in breeding season throughout most of California. Absent in winter, with greatest concentrations in coastal regions. Not found in Nevada. Occurs in open stages of most habitats that provide adequate roosting, and resting. The property lacks suitable habitat elements.

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<i>Cyanogitta californiana</i> California condor	PE March 1967	SE June 1971	FP  G1/S1  LA County SBS	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARL  Permanent resident of the semi-arid, rugged mountain ranges surround Valley, including the Coast Ranges from Santa Clara Co. south to J Ranges, Tehachapi Mts., and southern Sierra Nevada. Forages over roosts on cliffs and in large trees and snags.  The property lacks suitable habitat elements.
<i>Pelecanus lobatus</i> Egret	—	—	WL (Nesting)  G5/S4  —	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARL  Associated strictly with large, fish-bearing waters, primarily in ponds habitats. Breeds in northern California from Cascade ranges south to south to Marin Co. Regular breeding sites include Shasta Lake, E inland lakes and reservoirs, and northwest river systems. An once Colorado River, and uncommon winter visitor along the coast o observed at Malibu Lagoon during winter.  The property lacks suitable habitat elements.
<i>Elanus leucurus</i> White-tailed kite	—	—	FP (Nesting)  G5/S3  LA County SBS	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARL  Inhabits grassland, pastures and other herbaceous habitat mostly breeding, requires dense clumps of trees or tall shrubs, surround habitats.  The property lacks suitable habitat elements.

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<i>Accipiter chrysaetos</i> Golden eagle			FP/W1 (Nesting)  G5/S3  LA County SBS	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Rolling foothills, mountain areas, sage-juniper flats, and desert b overhanging ledges and large trees used for cover.  The property lacks suitable habitat elements.
<i>Haliaeetus leucocephalus</i> Bald eagle	Delisted August 2007  FE (Rev.) August 1995  FE (Rev.) March 1978  FE March 1967	SE (Rev.) October 1980  SE June 1971	FP (Nesting & Wintering)  G5/S2  LA County SBS (Wintering)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Permanent resident, and uncommon winter migrant, now restricted to Lassen, Modoc, Plumas, Shasta, Siskiyou, and Trinity cos. About half the Klamath Basin. More common at lower elevations; not found in common as a local winter migrant at a few favored inland waters numbers occur at Big Bear Lake, Cochuma Lake, Lake Mathews, Na Reservoir, and along the Colorado River.  The property lacks suitable habitat elements.
<i>Circus cyaneus</i> Northern harrier			SSC (Nesting)  G5/S3  LA County SBS (Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Frequents meadows, grasslands, open rangelands, desert sinks, and b More widespread in winter, foraging in sparse scrub and agricultural a  The property lacks suitable habitat elements.

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	<b>Federal Status</b>	<b>State Status</b>	<b>CDFW (Season)</b> <b>Global/State Ranks</b> <b>LA County</b> <b>(Season/Region)</b>	
<i>Accipiter striatus</i> Sharp-shinned hawk	--	--	WL (Nesting)  G5/S4  --	EXPECTED IN WINTER  Winter resident. They breed in coniferous or mixed woodlands and towns, and parks in winter. Species does not nest in Southern California.  The Southern Coast Live Oak Riparian Forest consists of suitable habitat.
<i>Accipiter cooperii</i> Cooper's hawk	--	--	WL (Nesting)  G5/S4  --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT ENCLAVES) PRESENT IN SOUTHERN COAST LIVE OAK RIPARIAN FOREST POTENTIAL NEST SITES PRESENT  Dense stands of live oak, riparian deciduous, or other forest habitats are frequently used. Nests in deciduous trees in crotches 3-23 m (10-80 ft), above the ground. Also nests in conifers on horizontal branches just below the lowest live limbs. Usually nests in second-growth deciduous riparian areas, usually near streams.  The biologist observed this species within the Southern Coast Live Oak Riparian Forest. There are potential nest sites available. It likely also forages in areas dominated by the Ruderal plant community.
<i>Accipiter gentilis</i> Northern goshawk	--	--	SSC (Nesting)  G5/S3	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT ENCLAVES) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARIAN FOREST  Breeds in North Coast Ranges through Sierra Nevada, Klamath, Cascade, Pinos and San Jacinto, San Bernardino, and White Mts. Remains year-round uncommon resident. Prefers middle and higher elevations, and migrates in winter along north coast, throughout foothills, and in northern deserts. Common in piñon-juniper and low-elevation riparian habitats.  The property lacks suitable habitat elements.

Exhibit J - Regional Special-Status Wildlife Species

Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California, 91301

SCIENTIFIC NAME COMMON NAME	STATUS (August 2020)			POTENTIAL FOR OCCURRENCE HABITAT NOTES, & LIFE HISTO
	Federal Status	State Status	CDFW (Season) Global/State Ranks LA County (Season/Region)	
<i>Buteo swainsoni</i> Harris's hawk	-	-	WL (Nesting)  G5/S1  --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Historically occurred year-round in the Lower Colorado River Valley Imperial National Wildlife Refuge, with a small disjunct breeding pop Salton Sea. Mostly extirpated in the 1960's. Now a rare yearlong resid Imperial valley. Inhabits semiopen desert scrub, desert wash, and des and foraging. Needs scattered small trees or saguaro cactuses for hun  The property lacks suitable habitat elements.
<i>Buteo swainsoni</i> Swainson's hawk	--	ST April 1983	-- (Nesting)  G5/S3  LA County SBS (Breeding)	MAY FLY OVER PROPERTY DURING MIGRATION  Breeds in isolated stands of trees in juniper-sage flats, riparian areas, grasslands, suitable grain fields, alfalfa fields, and livestock pastures southern California are within the Antelope Valley.  The property lacks suitable habitat elements.
<i>Buteo swainsoni</i> Ferruginous hawk	-	-	WL (Wintering)  G4/S35+  LA County SBS	MAY FLY OVER PROPERTY DURING MIGRATION & WINT  A winter resident; it does not nest in southern California. Frequents g  The property lacks suitable habitat elements.
<i>Falco columbarius</i> Merlin	-	-	WL (Wintering)  G5/S354  --	EXPECTED IN WINTER  Uncommon winter migrant from September to May. Seldom found i deserts. Frequents coastlines, open grasslands, savannahs, woodlands successional stages. Ranges from annual grasslands to ponderosa pinu habitats.  The Southern Coast Live Oak Riparian Forest consists of suitable hab

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<b>SCIENTIFIC NAME</b> <b>COMMON NAME</b>	<b>STATUS</b> <b>(August 2020)</b>			<b>POTENTIAL FOR OCCURRENCE</b> <b>HABITAT NOTES, &amp; LIFE HISTO</b>
	<b>Federal Status</b>	<b>State Status</b>	<b>CDFW (Season)</b> <b>Global/State Ranks</b> <b>LA County</b> <b>(Season/Region)</b>	
<i>Falco mexicanus</i> Prairie Falcon			WL (Nesting)  G5/S4  LA County SBS (Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Uncommon permanent resident that ranges from southeastern id Central Valley and along the inner Coast Ranges and Sierra Ne grasslands to alpine meadows, but associated primarily with p rangeland, some agricultural fields, and desert scrub areas but r sheltered cliff ledges, potholes, and caves in rugged terrain.  The property lacks suitable habitat elements.
<i>Falco peregrinus anatum</i> Peregrine Falcon	Delisted August 1999  PE June 1970	Delisted November 2009  SE June 1971	PP (Nesting)  G4T4/S3S4  --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Breeds mostly in woodland, forest, and coastal habitats. Migrants occ tal.  The property lacks suitable habitat elements.
<i>Tringa cinnamomea</i> Sora	--	--	--  G5/SNR LA County SBS (Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Frequents saline emergent wetlands in the nonbreeding season. Prob California. Historical nesting localities include Big Bear Lake in th Owens Valley, Inyo Co. There are a few summer records from the coastal lowlands. In winter, northern and high-elevation populations along the southern California coast in winter, as well as at the Salton visitors occasionally reach the Channel Islands.  The property lacks suitable habitat elements.

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	Federal Status	State Status	CDFW (Season) Global/State Ranks LA County (Season/Region)	
<i>Larus californicus</i> California black rail	-	SI June 1971	FP  G3G4T1/S1  LA County SBS	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  It occurs in tidal emergent wetlands dominated by pickleweed, or bulrushes in association with pickleweed. In freshwater, usually saltgrass.  The property lacks suitable habitat elements.
<i>Ballus longirostris olivaceus</i> California clapper rail	FE October 1970	SE June 1971	-  G5T1/S1  LA County SBS	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Locally common yearlong in coastal wetlands and brackish areas a and Morro bays. Prefers emergent wetland dominated by picklewe emergent wetland dominated by bulrush. Requires shallow water adjacent higher vegetation for cover during high water.  The property lacks suitable habitat elements.
<i>Ballus longirostris leucurus</i> Light-browed clapper rail	FE October 1970	SE June 1971	FP  G5T1T2/S1  LA County SBS	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Requires emergent or brackish emergent wetlands and tidal sloughs grass and bulrush.  The property lacks suitable habitat elements.

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<b>SCIENTIFIC NAME</b> <b>COMMON NAME</b>	<b>STATUS</b> <b>(August 2020)</b>			<b>POTENTIAL FOR OCCURRENCE</b> <b>HABITAT NOTES, &amp; LIFE HISTO</b>
	<b>Federal Status</b>	<b>State Status</b>	<b>CDFW (Season) Global/State Ranks LA County (Season/Region)</b>	
<i>Kalhca baggerotris panamensis</i> Yuma clapper rail	PE March 1967	ST February 1978  SE June 1971	--  G5T3/S1  LA County SBS	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  In coastal saline emergent wetlands along southern California from Co. Prefers emergent wetland dominated by pickleweed and cordgrass dominated by bulrush. Requires shallow water and mudflats for vegetation for cover during high water.  The property lacks suitable habitat elements.
<i>Kalhca tenuis</i> Virginia Rail			--  G5/SNR  LA County SBS	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  A fairly common resident in California. In summer, breeds in fr meadows the length of the state. Feeds in tall, emergent vegetation b shallow water. Nests in cattails, bulrushes, and other emergent ve Areas may be quite small, but must have some open water and tall, c nesting pair. Nests on the ground, hidden by vegetation, suspended perched on grass tussocks.  The property lacks suitable habitat elements.
<i>Grus americana canadensis</i> Lesser sandhill crane	--	--	-- SSC (Wintering)  G5T4/S3S4  --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Concentrates on the Carrizo Plain with smaller flocks near Brawley wintering grounds, extremely rare except that migrates over much of sightings from Marin Co. southward.  The property lacks suitable habitat elements.

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SCIENTIFIC NAME COMMON NAME	STATUS (August 2020)			POTENTIAL FOR OCCURRENCE HABITAT NOTES, & LIFE HISTO
	Federal Status	State Status	CDFW (Season) Global/State Ranks LA County (Season/Region)	
<i>Grus canadensis labrida</i> Greater sandhill crane	-	ST April 1983	FP (Nesting & Wintering)  G5T4/S2  LA County SBS	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARL  Historically, a fairly common breeder on northeastern plateau. Now breeds only in Siskiyou, Modoc and Lassen cos and in Sierra Va summer, it occurs in and near wet meadow, shallow lacustrine, and fr winters primarily in the Sacramento and San Joaquin valleys from 1 where it frequents annual and perennial grassland habitats, moist cro and open, emergent wetlands. It prefers relatively treeless plains.  The property lacks suitable habitat elements.
<i>Colinus virginianus snowii</i> Western snowy plover	PT April 1993	=	SSC (Nesting)  G3T3/S2  LA County SBS (Coastal & Inland)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARL  Primarily occurs and nests on coastal beaches, sand spits, dune-backe at creek and river mouths, salt pans at lagoons and estuaries. Lo beaches, dredged material disposal sites, salt pond levees, dry salt pon  The property lacks suitable habitat elements.
<i>Chondestes mountainus</i> Mountain plover	-	=	-- (Wintering)  G3/S2?  LA County SBS	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARL  Population declining and very local; occasionally fairly common. V through March. Found on short grasslands and plowed fields of the Yuba cos, southward. Also found in foothill valleys west of San plowed fields of Los Angeles and western San Bernardino counties valley.  The property lacks suitable habitat elements.

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	<b>Federal Status</b>	<b>State Status</b>	<b>CDFW (Season)</b> <b>Global/State Ranks</b> <b>LA County</b> <b>(Season/Region)</b>	
<i>Haematopus bachmani</i> Black oystereatcher	=	=	(Nesting) G5/S4 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  A permanent resident on rocky shores of marine habitats along almost all of the Channel Islands. Uncommon to locally fairly common in northern California. Rare on mainland coast south of Pt. Conception. Nesting on undisturbed, rocky, open ocean shores. Nesting ledges must be above waves, and inaccessible to terrestrial predators.  The property lacks suitable habitat elements.
<i>Numenius americanus</i> Long-billed snipe	=	=	WL (Nesting Colony) G5/S2 (LA County SBS (Wintering)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  An uncommon to fairly common breeder from April to September in northeastern California in Siskiyou, Modoc, and Lassen cos. Breeds in shortgrass prairies. Uncommon to locally very common as a winterer in April along most of the California coast. Preferred winter habitats include upland herbaceous areas, and croplands.  The property lacks suitable habitat elements.
<i>Larus californicus</i> California gull	=	=	WL (Nesting Colony) G5/S4 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  It is abundant in coastal and interior lowlands in nonbreeding season. Breeds on islands in alkali or freshwater lakes and ponds in the plateau region and at Mono Lake. In late summer, migrates westward to interior nesting grounds to winter in California and the Pacific Northwest. On the coast are sandy beaches, mudflats, rocky intertidal, and pelagic habitats, as well as fresh and saline emergent wetlands. Inland, it frequents cropland habitats, landfill dumps, and open lawns in citrus.  The property lacks suitable habitat elements.

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<b>SCIENTIFIC NAME</b> <b>COMMON NAME</b>	<b>STATUS</b> <b>(August 2020)</b>			<b>POTENTIAL FOR OCCURRENCE</b> <b>HABITAT NOTES, &amp; LIFE HISTO</b>
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<i>Sterna forsteri</i> Forster's tern	-	-	- (Nesting Colony) G5/S4 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARIA Common to abundant along the coast of California in marine subrid to September. Also common to uncommon inland at open b Uncommon along the coast north of Sonoma Co. Nests on salt- emergent wetlands and bays, on open to fairly open levees. Also u floating. There is a southward migratory movement in fall, with a population wintering from southern California south to South Ameri The property lacks suitable habitat elements.
<i>Hydroprogne caspia</i> Caspian tern	-	-	- (Nesting Colony) G5/S4 LA County SBS (Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARIA Common along the California coast and at scattered locations in August. Adults often fly substantial distances to forage in lacustrin emergent wetland habitats. Nests in dense colonies on sandy estuarin and on islands in alkali and freshwater lakes. A few individuals nes county at Port of Los Angeles and Port of Long Beach. Winters from locally fairly common, south to Central and South America. The property lacks suitable habitat elements.
<i>Phalacrocorax auritus</i> Royal tern	-	-	- G5/SNR LA County SBS (Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARIA Fairly common, but localized winter visitor to offshore waters and co to San Luis Obispo County but extremely rare north of this region a Feeds over pelagic waters; less commonly inshore. Roosts on Individuals nest along the coast and within the county at Port of Beach. The property lacks suitable habitat elements.

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<i>Thalassoma elegans</i> Elegant tern			WL (Nesting Colony)  G2/S2  LA County SBS (Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Breeding individuals arrive in coastal southern California in early March and breeders from Mexico in June. Becomes common by July. Most departures are inshore coastal waters, bays, estuaries, and harbors; rarely occur in open ocean. Thousands of individuals nest within the county at Port of Los Angeles. Their colonies are threatened.  The property lacks suitable habitat elements.
<i>Wendicops niger</i> Black skimmer			SSC (Nesting Colony)  G5/S2  LA County (Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  A fairly common summer resident at the Salton Sea. Usually arrives by late September or October, breeding in most recent years. Increasingly frequent visitor to the mouths of southern California, and accidental at a few other interior locations.  The property lacks suitable habitat elements.
<i>Arenaria gullularum browni</i> California least tern	(F) October 1970	(S) June 1971	FP (Nesting Colony)  G4 2TSQ/S2S3  LA County SBS (Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  A summer resident, it arrives at breeding grounds along marine areas in southern California. Feeds in shallow estuaries or lagoons where small fish and crustaceans are abundant.  The property lacks suitable habitat elements.

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	<b>Federal Status</b>	<b>State Status</b>	<b>CDFW (Season) Global/State Ranks LA County (Season/Region)</b>	
<i>Coccyzus americanus occidentalis</i> Western yellow-billed cuckoo	FT November 2014	SE March 1988  ST June 1971	-- (Nesting)  G5T3Q/S1  LA County SBS	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Nearly extirpated in southern California, now a rare summer resident desert riparian habitats along river bottoms. Requires densely folia especially willows, for nesting and mature cottonwoods for foraging.  The Southern Coast Live Oak Riparian Forest is not suitable for th lacks structure that this species is typically associated with.
<i>Coccyzus californianus</i> Greater sandplover	--	--	--  G5/SNR  LA County SBS	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) EXPECTED IN SOUTHERN COAST LIVE OAK RIPARIAN FO POTENTIAL NEST SITES PRESENT  A yearlong resident in arid, brushy habitats below about 900 m (3000 valleys. Fairly common in all desert habitats. Uncommon in a numerous in open areas with scattered bushes or thickets, or in chap grassland.  The Southern Coast Live Oak Riparian Forest consists of suitable h
<i>Uro-saxo</i> Long-eared owl	--	--	SSC (Nesting)  G5/S3P  LA County SBS (Wintering & Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) MODERATE POTENTIAL IN SOUTHERN COAST LIVE OAK POTENTIAL NEST SITES PRESENT  Occurs in the state year round, although seasonal status varies r through July. Uncommon yearlong resident throughout the state Southern California deserts where it is an uncommon winter visitor uses live oak thickets and other dense stands of trees. It occurs al Obs.) and presumed to breed there. Also known to nest in Big Tujar  The Southern Coast Live Oak Riparian Forest consists of suitable h

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<i>Nyctalus flammeus</i> Short-eared owl	--	--	SSC (Nesting)  G5/S3  LA County SBS	EXPECTED WINTER.  A rare winter resident found in open areas with few trees, such as an irrigated pasture, and both estuarine and freshwater emergent wetlands and the Santa Clara River (Pers. Obs.) during winter. Does not breed in the region.  The Southern Coast Live Oak Riparian Forest consists of suitable habitat.
<i>Athene cunicularia hypoleuca</i> Western burrowing owl	--	--	SSC (Burrow Sites & Winter Sites)  G4/S3  LA County SBS	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT ENCLAVES) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARIAN HABITAT  Year-round resident throughout much of the state in open dry grassland and open shrub stages of pinon-juniper and ponderosa pine habitats. Breeds from February to August, but can begin February and extend into December. Usually observed in open areas.  The biologist did not observe this species during the site visit, or any signs suggesting presence.
<i>Nyctalex occidentalis occidentalis</i> California spotted owl	--	--	SSC  G3T3/S3  LA County SBS	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT ENCLAVES) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARIAN HABITAT  An uncommon, permanent resident in suitable habitat. In southern California, it is associated with oak and oak-conifer habitats. Breeding range extends through the North Coast Ranges, the Sierra Nevada, and in more limited areas of the Peninsular Ranges. May move downslope in winter along the coast. Breeds in the Sierra Nevada, and in other areas. Uses dense, multi-layered canopy. Nests in tree or snag cavity, or in broken top of large tree. Less frequently in a clump, abandoned raptor or raven nest, in cave or crevice, on cliff or rock overhang.  Does not occur in the region.

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<i>Chondestes septentrionalis</i> Lesser nighthawk	--	--	--  G5/SNR  LA County SBS (Coastal Slope)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  An uncommon summer resident in arid lowlands, primarily in deserts, desert wash, and alkali desert scrub habitats. More common in desert washes and grasslands. Also forages over grasslands, desert riparian, and other habitats with Nests on the ground typically on alluvial fans characterized by sparse vegetation. Documented on the Santa Clara River (Pers. Obs.), Castaic Creek (Pers. Obs.), Big Tujunga Wash, San Gabriel River upstream of San Antonio Wash upstream of Arrow Highway. Casual in winter. The Channel Islands in spring and summer.  Does not occur in the region.
<i>Elanoides forficatus</i> Vaux's swift	--	--	SSC (Nesting)  G5/S2S3  --  LA County SBS (Breeding)	MAY FORAGE OVER PROPERTY DURING MIGRATION  A summer resident of northern California. Breeds fairly commonly in the Coast Range, and very locally south to Santa Cruz Co., in the Sierra Nevada Range. Prefers redwood and Douglas fir habitats with nest sites in especially tall, burned-out stubs. Fairly common migrant throughout May and August and September. A few winter irregularly in southern California.  The property lacks suitable habitat elements.
<i>Cypseloides niger</i> Black swift	--	--	SSC (Nesting)  G4/S2  LA County SBS (Breeding)	MAY FORAGE OVER PROPERTY DURING MIGRATION  Breeds very locally in the Sierra Nevada and Cascade Range, the San Jacinto Mts., and in coastal bluffs and mountains from San Mateo County to Obispo Co.  The property lacks suitable habitat elements.

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<i>Calypte costae</i> Costa's hummingbird	--	--	-- (Nesting) G5/S4 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) HIGH POTENTIAL IN SOUTHERN COAST LIVE OAK RIPAR POTENTIAL NEST SITES PRESENT  Common in summer and uncommon in winter. Most common California, but also breeds locally along the western edge of the Sta edge of the Sierra Nevada north through Inyo Co. In winter, largely but also winters on southern deserts. Primary habitats are desert wa valley foothill riparian, coastal scrub, desert scrub, desert succulent and palm oases.  The Southern Coast Live Oak Riparian Forest consists of suitable ha
<i>Auriparus rufus</i> Rufous hummingbird	--	--	-- (Nesting) G5/S1S2 --	EXPECTED DURING MIGRATION & WINTER  A rare, but regular, winter resident in southern California. Found i provide nectar-producing flowers; uses valley foothill hardwood, v riparian, and chaparral habitats during migration; montane ripar meadows to treeline and above.
<i>Auriparus californicus</i> Allen's hummingbird	--	--	-- (Nesting) G5/S4 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) EXPECTED IN SOUTHERN COAST LIVE OAK RIPARIAN FO POTENTIAL NEST SITES PRESENT  A common summer resident (January to July) and migrant along Breeders are most common in coastal scrub, valley foothill hardw habitats, but also are common in closed-cone pine-cypress, urban, an variety of woodland and scrub habitats as a migrant. Although m common in southern mountains in summer and fall migration.  The Southern Coast Live Oak Riparian Forest consists of suitable ha

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	<b>Federal Status</b>	<b>State Status</b>	<b>CDFW (Season)</b> <b>Global/State Ranks</b> <b>LA County</b> <b>(Season/Region)</b>	
<i>Megascops aliciae</i> Belred longfisher	-	-	G5/SNR  LA County SBS (Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI POTENTIAL NEST SITES ABSENT  Though widespread throughout North America and readily seen in County, it is seldom encountered along our local rivers during the require earthen riverbanks in which to excavate nest burrows and at within close proximity to foraging sites, the loss of unpaved riverbank ability to breed within the county.  The property lacks suitable habitat elements.
<i>Picoides nuttallii</i> Nuttall's woodpecker	-	-	-- (Nearctic)  G4G5, S4S5  --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) EXPECTED IN SOUTHERN COAST LIVE OAK RIPARIAN FO POTENTIAL NEST SITES PRESENT  A common, permanent resident of low-elevation riparian deciduous Central Valley, Transverse and Peninsular Ranges, in the Coast Range rarely to Humboldt Co., and in lower portions of the Cascade Range veyrant in the Owens Valley. Forages mostly in oak and riparian decid drills for sap, and gleans from trunks, branches, twigs and foliage.  The Southern Coast Live Oak Riparian Forest consists of suitable ha
<i>Picoides villosus</i> Hairy woodpecker	-	-	G5/SNR  LA County SBS (Lowland)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) LOW POTENTIAL IN SOUTHERN COAST LIVE OAK RIPARI  Although still a widespread resident in coniferous and mixed oak-co Mountains, occurring at lower elevations along deep, shady ca Pasadena), true lowland populations have been virtually eliminated year-round in the willow thickets of the Los Angeles Basin nearby major rivers including the Los Angeles and San Gabriel Rivers.  The Southern Coast Live Oak Riparian Forest consists of suitable ha

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Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California, 91301

<b>SCIENTIFIC NAME</b> <b>COMMON NAME</b>	<b>STATUS</b> <b>(August 2020)</b>			<b>POTENTIAL FOR OCCURRENCE</b> <b>HABITAT NOTES, &amp; LIFE HISTO</b>
	<b>Federal Status</b>	<b>State Status</b>	<b>CDFW (Season)</b> <b>Global/State Ranks</b> <b>LA County</b> <b>(Season/Region)</b>	
<i>Contopus cooperi</i> Olive-sided flycatcher			(Nesting)  G4/S4  LA County SBS (Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Uncommon to common, summer resident in a wide variety of throughout California exclusive of the deserts, the Central Valley, basins. Preferred nesting habitats include mixed conifer montane redwood, red fir, and lodgepole pine. Requires large, tall trees, a roosting sites; and lofty perches, typically the dead tips or uppermost singing posts and hunting perches.  The Southern Coast Live Oak Riparian Forest consists of marginally
<i>Empidonax griseus</i> Gray flycatcher	=	=	--  G5/SNR  LA County SBS (Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Overall uncommon in the county throughout the year, breeding Gray habitat away from urbanized areas. Wintering birds are often found basins. During the breeding season, confined to a few sites in and pinyons on the north slope of the San Gabriel Mountains.  Does not occur in the region.
<i>Empidonax traillii estans</i> Southwestern willow flycatcher	FE March 1995	SE January 1991	SSC (Nesting)  G5T1T2/S1  LA County SBS (Montane & Lowland Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Summer resident. Breeds in dense riparian vegetation near surface patches (size vary in size and shape, and may be a relatively dense irregularly shaped mosaic with open areas.  The Southern Coast Live Oak Riparian Forest is not suitable for this lacks structure that this species is typically associated with. The bio and CDFW MOU authorizing surveys for this species for the past 14

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<i>Lanius borealis</i> Loggerhead shrike	-	-	SSC (Nesting)  G4/S4  LA County SBS (Desert Slope & Coastal Slope Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Found in arid grassland, open savannah, agricultural areas, and brush near areas of barren soil, including overgrazed land. Requires s placement and for hanging prey.  The property lacks suitable habitat elements.
<i>Vireo vicinior</i> Gray Vireo	-	-	SSC (Nesting)  G4/S2  LA County SBS (Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  In California it breeds in the Grapevine Mountains of Inyo Co., an eastern Mojave Desert, the drier northern and eastern slopes of the Jacinto Mountains, and on the southern slopes of the Laguna Mountains. California from late March to early May. Most depart the United States numbers in southern Arizona and western Texas.  Does not occur in the region.
<i>Vireo bellii pusillus</i> Least Bell's vireo	PE May 1986	SE October 1980	SSC (Nesting)  G5T2/S2  LA County SBS (Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Frequents riparian habitats and require dense thickets of willow and The dense riparian thickets they occupy are usually impenetrable, with being nearly 100%.  The Southern Coast Live Oak Riparian Forest is not suitable for this lacks structure that this species is typically associated with. The bio and CDFW MOU authorizing surveys for this species for the past 14

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<i>Picus nuttallii</i> Yellow-billed magpie	-	-	(Nesting & Communal roosts)  G3G4/S3S4	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARIAN  A common, yearlong resident of the Central Valley, and coastal to Francisco Bay to Santa Barbara Co. Inhabits valley foothill hardwood conifer, valley foothill riparian, orchard/vineyard, cropland, pasture, a  Does not occur in the region.
<i>Tyrannus californicus</i> California horned lark	-	=	WL  G5T3Q/S3  LA County SBS (Coastal Slope)	HIGH POTENTIAL IN RUDERAL AREA (DEVELOPMENT EN) POTENTIAL NEST SITES PRESENT NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARIAN  Frequents grasslands and other open habitats with low, sparse vegetat  The Ruderal plant community consists of suitable habitat elements.
<i>Progne subis arizonae</i> Purple martin	-	-	SSC (Nesting)  G5/S3  LA County SBS (Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARIAN  An uncommon to rare, local summer resident in a variety of throughout the state; a rare migrant in spring and fall, absent in montane hardwood, valley foothill and montane hardwood-conifer, a in coniferous habitats, including closed-cone pine/cypress, ponderosa  The Southern Coast Live Oak Riparian Forest consists of suitable California it is now only a rare and local breeder on the coast and inte

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<i>Riparia erythra</i> Bank swallow	-	SE- June 1980	(Nesting)  G5/S2S3  (LA County SBS (Breeding))	MAY FORAGE OVER PROPERTY DURING MIGRATION  Restricted to riparian habitats during summer and open habitats during winter. Restricted to banks, bluffs, or cliffs with fine-textured or sandy soils for nesting. Occurs along the Sacramento and Feather rivers and other isolated areas. Species of concern.  Property lacks suitable habitat elements.
<b><i>Baeolophus inornatus</i></b> Oak titmouse	--	--	-- (Nesting)  G4/S4  --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT ENCLAVES) OBSERVED IN SOUTHERN COAST LIVE OAK RIPARIAN HABITATS  A common resident in a variety of habitats, but primarily associated with montane hardwood-conifer, montane hardwood, blue, valley, and riparian habitats. Occurs in montane and valley foothill riparian habitats in cismontane California border to Humboldt County.  The biologist observed this species within the Southern Coast Live Oak Riparian Habitat.
<i>Caryocarpacornutus penninsularis</i> <i>sanitigensis</i> Coastal cactus wren	-	-	SSC (San Diego & Orange counties)  G5T3Q/S3  (LA County SBS (Coastal Slope))	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT ENCLAVES) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARIAN HABITATS  Coastal race found in arid parts of westward-draining slopes of south-facing mountains in recent decades. Frequents desert succulent shrub, Joshua tree, usually built in cholla or other large, branching cactus, in yucca, or small tree.  The property lacks suitable habitat elements.

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<b>SCIENTIFIC NAME</b> <b>COMMON NAME</b>	<b>STATUS</b> <b>(August 2020)</b>			<b>POTENTIAL FOR OCCURRENCE</b> <b>HABITAT NOTES, &amp; LIFE HISTO</b>
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<i>Urosalpinx palustris clarkii</i> Marsh wren	-	-	SSC G5T2T3/S2S3 LA County SBS (Interior Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  A yearlong resident along northern and central coast, in the Central in transmontane California. Migrants and winter residents may occur water or on damp ground. Breeding is restricted to cattails, bulrushes emergent wetland habitat. In southern California, breeds mainly in valleys, locally along the coast, and in a few desert wetlands. In the Antelope Valley at Ptute Ponds, at Lake Palmdale, and Elizabeth Lake  The property lacks suitable habitat elements.
<i>Polioptila californica</i> California gnatcatcher	FT March 1993	-	SSC G3T2/S2 LA County SBS	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Obligate resident of and coastal scrub. California buckwheat, coastal cactus are favored. Species nests within the vicinity of California State  The property lacks suitable habitat elements. The biologist has had MOU authorizing surveys for this species for the past 14 years.
<i>Sialia currucoides</i> Mountain bluebird	-	-	- G5/SNR LA County SBS (Wintering)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Always occurring almost exclusively as a wintering bird in the county the coastal plain, though in varying numbers year to year. Currently, the coastal slope, and birds are confined to remote expanses of grass the floor in the Antelope Valley, approaching the northern slope Pelona) near Gorman.  Does not occur in the region.

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	Federal Status	State Status	CDFW (Season) Global/State Ranks LA County (Season/Region)	
<i>Catharus ustulatus</i> Swainson's thrush	-	-	G5/SNR  LA County SBS (Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) LOW POTENTIAL IN SOUTHERN COAST LIVE OAK RIPARI POTENTIAL NEST SITES PRESENT  West coast populations primarily occupy moist riparian woodlands, historically concentrated in willow-alder riparian thickets in the lowlan  The Southern Coast Live Oak Riparian Forest consists of marginally
<i>Troglodytes leucotis</i> LeConte's Thrasher	-	-	SSC  G4/S3  LA County SBS	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Limited to desert scrub communities in the Antelope Valley and northern Los Angeles County. It is intolerant of disturbance and rare habitats. It especially favors sandy washes with saltbush within woodlands. It has a limited distribution within the county and is on remaining areas of intact desert scrub habitat. Its overall pop approximately 100 pairs.  Does not occur in the region.
<i>Ampelisca penicillata</i> Yellow warbler	--	--	SSC  G5/S3S4  LA County SBS (Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) LOW POTENTIAL IN SOUTHERN COAST LIVE OAK RIPARI  Occurs as a migrant and summer resident from late March through to late July in riparian woodlands from coastal and desert lowlands. Also breeds in montane chaparral, and in open ponderosa pine a substantial amounts of brush.  The Southern Coast Live Oak Riparian Forest consists of marginally

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<i>Corbolina pusilla</i> Wilson's warbler	-	-	G5/SNRB  LA County SBS (Montane & Lowland Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) LOW POTENTIAL IN SOUTHERN COAST LIVE OAK RIPARI POTENTIAL NEST SITES PRESENT  The county's montane-breeding population occupies riparian areas other shrubs, often within steep ravines on north-facing slopes. They our local mountains (egg sets are mostly from the basin).  The Southern Coast Live Oak Riparian Forest consists of suitable hab
<i>Icteria virens</i> Yellow-breasted chat	-	-	SSC  G5/S5  LA County SBS (Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) LOW POTENTIAL IN SOUTHERN COAST LIVE OAK RIPARI POTENTIAL NEST SITES PRESENT  Occurs as a migrant and in summer primarily from late March to late and in foothills of the Sierra Nevada. Frequents dense, brushy thick thick understory in riparian woodland. In migration, may be found in riparian habitat. Breeds late April through early August.  The Southern Coast Live Oak Riparian Forest consists of marginally
<i>Aimophila ruficeps canescens</i> Southern California rufous- crowned sparrow	-	-	WL  G5T3/S2S5  -	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Mixed chaparral and coastal scrub. Frequents relatively steep, ofte forch patches; also grassy slopes without shrubs, if rock outcrops are p  The property lacks suitable habitat elements.

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	Federal Status	State Status	CDFW (Season) Global/State Ranks LA County (Season/Region)	
<i>Pooecetes gramineus affinis</i> Vesper sparrow			SSC (Wintering)  G5T3/S3  LA County SBS	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Winters in open grasslands and sparse shrublands in the valley and County.  The property lacks suitable habitat elements.
<i>Chondestes grammacus</i> Lark sparrow	--	--	-- (Nesting)  G5/S4S5	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) HIGH POTENTIAL IN SOUTHERN COAST LIVE OAK RIPARI POTENTIAL NEST SITES PRESENT  A common to fairly common resident in lowlands and foothills. Frequents sparse valley foothill hardwood, valley foothill hardwood and similar brushy habitats, and grasslands with scattered trees or younger stages and hardwoods (mostly oaks) rather than conifers. No  The Southern Coast Live Oak Riparian Forest consists of suitable hab
<i>Pipilo maculatus beldingi</i> Belding's savannah sparrow	--	SE January 1974	--  G5T3/S3  LA County SBS	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Occurs year-round in salt marsh usually in the upper littoral zone. It  The property lacks suitable habitat elements.
<i>Ammodramus caucasiarum</i> Grasshopper sparrow	--	--	SSC (Nesting)  G5/S2  LA County SBS (Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Occurs nearly year-round in extensive, dense grasslands, especially th tall forbs and scattered low shrubs for singing perches.  The property lacks suitable habitat elements.

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	<b>Federal Status</b>	<b>State Status</b>	<b>CDFW (Season) Global/State Ranks LA County (Season/Region)</b>	
<i>Melospiza lincolni</i> Lincoln's sparrow	--	--	G5/SNR  LA County SBS (Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Nests only in damp mountain meadows that support tall grasses, sedg with low-growing shrubs such as willow.  The property lacks suitable habitat elements.
<i>Piranga flava hepatica</i> Hepatic tanager	--	--	W1 (Nesting)  G5/S1  --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Rare migrant in lowlands of southern California and rare in winter region.
<i>Piranga rubra cooperi</i> Summer tanager	--	--	SSC (Nesting)  G5/S1  LA County SBS (Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  An uncommon summer resident in desert riparian habitat along the l elsewhere in southern California deserts. Found in other localities desert riparian habitat dominated by cottonwoods and willows. Arrive in April and usually departs by September. Transients occur elsewh June and September into November. Occurs along coast rarely b March and May to June.  Does not occur in the region.
<i>Zonotrichia albicollis</i> Western meadowlark	--	--	--  G5/SNR  LA County SBS	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Once abundant in Los Angeles County's lowlands but now car agricultural land and other open habitats in the Antelope Valley.  The property lacks suitable habitat elements.

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	Federal Status	State Status	CDFW (Season) Global/State Ranks LA County (Season/Region)	
<i>Agelaius tricolor</i> Tricolored blackbird	-	ST March 2019	SSC (Nesting Colony)  G2G3/S1S2  LA County SBS	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Feeds in grassland and cropland habitats and breeds near fresh water dense cattails or tules, but also in thickets of willow, blackberry, through November.  The property lacks suitable habitat elements.
<i>Xanthocephalus xanthocephalus</i> Yellow-headed blackbird	-	-	SSC (Nesting)  G5/S5  LA County SBS	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Breeds commonly, but locally, east of Cascade Range and San Colorado River valleys, in the Central Valley, and at selected locations Central Valley. Occurs as a migrant and local breeder in deserts and Nests in fresh emergent wetland with dense vegetation and deep water or ponds. Forages in emergent wetland and moist, open areas, shores of lacustrine habitat.  The property lacks suitable habitat elements.
<i>Icterus parisorum</i> Scott's oriole	-	=	--  G5/SNR  LA County SBS (Breeding)	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Throughout the southwest, favors arid slopes and highlands support trees, mesquite-acacia associations, pinyon-juniper woodland, and dry oases with larger trees, but is absent from areas of low desert scrub. The species further constrain the breeding locales available. County bre tracts of extensive Joshua tree woodland in the eastern Antelope Vall woodland on the north flank of the San Gabriel Mountains.  Does not occur in the region.

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<i>Sporus lawrencei</i> Lawrence's goldfinch			(Nesting) G3G4/S3	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT ENCLAVES) MODERATE POTENTIAL IN SOUTHERN COAST LIVE-OAK RIPARIAN POTENTIAL NEST SITES PRESENT  Occurs April through September in valley foothill hardwood, valley riparian, palm oasis, pinyon-juniper, and lower montane habitats. In riparian woodland and chaparral, near water but rarely along immediate coastline.  The Southern Coast Live Oak Riparian Forest consists of suitable habitat

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MAMMALS				
<i>Sorex ornatus salicornicus</i> Southern California saltmarsh shrew			SSC G5T1?/S1 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  The Southern California salt marsh shrew is confined to coastal salt and Ventura counties.  The property lacks suitable habitat elements.
<i>Myotis californicus</i> California leaf-nosed bat	=	=	SSC G4/S2S3 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI POTENTIAL ROOST SITES ABSENT  Preferred habitats are caves, mines, and rock shelters, mostly in So hibernate. Winter roosts are geothermally heated. Many robes glaci  The property lacks suitable habitat elements. Specifically it lacks pe holds a CDFW MOU that authorizes capture of bats using a wire held nets, mist nets, and harp traps.

\*Habitat Notes are taken from California Department of Fish and Wildlife, California Interagency Wildlife Task Group, 2003, California Wildlife Habitat Relationships, Sacramento, California  
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	<b>Federal Status</b>	<b>State Status</b>	<b>CDFW (Season)</b> <b>Global/State Ranks</b> <b>LA County</b> <b>(Season/Region)</b>	
<i>Lasiurus cinereus</i> Hoary bat	-	-	G5/S4 -	<p>NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) / NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARIAN FOREST / POTENTIAL ROOST SITES PRESENT</p> <p>The hoary bat is the most widespread North American bat. Most of California, although distribution is patchy in southeastern deserts. It winters along the coast and in southern California, breeding inland. During migration, may be found at locations far from the normal range. Young include all woodlands and forests with medium to large size trees. Roosts in dense foliage of medium to large trees. Preferred sites are in branches below, and have ground cover of low reflectivity. Females give birth in trees.</p> <p>The Southern Coast Live Oak Riparian Forest consists of suitable habitat. The biologist holds a CDFW MOU that authorizes capture of bats using mist nets, including hand-held nets, mist nets, and harp traps.</p>
<i>Antrozous pallidus</i> Pallid bat	-	=	SSC G5/S3 -	<p>NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) / NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARIAN FOREST / POTENTIAL ROOST SITES PRESENT</p> <p>Throughout California except high Sierra Nevada. Habitat includes conifer forests. Most common in open, dry habitats with rock crevices, caves, mines, under bridges, bird and bat boxes, and occasionally in trees. Non-migratory. Birth occurs late June, nursing continues into August.</p> <p>The Southern Coast Live Oak Riparian Forest consists of suitable habitat. The biologist holds a CDFW MOU that authorizes capture of bats using mist nets, including hand-held nets, mist nets, and harp traps.</p>

Exhibit J - Regional Special-Status Wildlife Species

Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California, 91301

<b>SCIENTIFIC NAME</b> <b>COMMON NAME</b>	<b>STATUS</b> <b>(August 2020)</b>			<b>POTENTIAL FOR OCCURRENCE</b> <b>HABITAT NOTES, &amp; LIFE HISTO</b>
	<b>Federal Status</b>	<b>State Status</b>	<b>CDFW (Season)</b> <b>Global/State Ranks</b> <b>LA County</b> <b>(Season/Region)</b>	
<i>Myotis macrotis</i> Spotted bat	--	--	SSC G4/S253 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARIAN ECOSYSTEM POTENTIAL ROOST SITES ABSENT  Occupied habitats include arid deserts, grasslands, and mixed conifer forests. Requires adequate roosting habitat, such as cliffs. Feeds over water and along riparian areas from late June to early June, nursing continues into August.  The property lacks suitable habitat elements. Specifically, it lacks potential roosting sites. The biologist holds a CDFW MOU that authorizes capture of bats using a variety of methods including hand-held nets, mist nets, and harp traps.
<i>Myotis myotis</i> Silver-haired bat	--	--	-- G5/S354 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARIAN ECOSYSTEM POTENTIAL ROOST SITES PRESENT  In southern California from Ventura and San Bernardino Cos. south to the Channel Islands. Summer habitats include coastal and montane oak woodlands, pinyon-jumper woodlands, and valley foothill and montane oak woodlands. Roosts in hollow trees, snags, buildings, rock crevices, caves, and under bark.  The Southern Coast Live Oak Riparian Forest consists of suitable habitat. The biologist holds a CDFW MOU that authorizes capture of bats using a variety of methods including hand-held nets, mist nets, and harp traps.

Exhibit J - Regional Special-Status Wildlife Species

Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California, 91301

<b>SCIENTIFIC NAME</b> <b>COMMON NAME</b>	<b>STATUS</b> <b>(August 2020)</b>			<b>POTENTIAL FOR OCCURRENCE</b> <b>HABITAT NOTES, &amp; LIFE HISTO</b>
	<b>Federal Status</b>	<b>State Status</b>	<b>CDFW (Season)</b> <b>Global/State Ranks</b> <b>LA County</b> <b>(Season/Region)</b>	
<i>Lasiurus blossevillii</i> Western red bat	=	=	SSC G5/S3E	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) LOW POTENTIAL IN SOUTHERN COAST LIVE OAK RIPARI POTENTIAL ROOST SITES ABSENT  Occurs from Shasta Co. south to Mexico, west of Sierra Nevada/C over scrublands, grasslands, open woodlands, and croplands. R woodland trees. Pups born June. Nursing into August. Migrates to so  The Southern Coast Live Oak Riparian Forest consists of marginally could conceivably be used as potential roost sites but highly unlike MOU that authorizes capture of bats using a variety of technique nets, and harp traps.
<i>Myotis californicus</i> Western small-footed myotis	=	=	= G5/S3	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) EXPECTED IN SOUTHERN COAST LIVE OAK RIPARIAN FO POTENTIAL ROOST SITES PRESENT  Occurs from Contra Costa County south to the Mexico and west and Great Basin and desert habitats from Modoc to San Bernardino coun primarily wooded and brushy uplands near water. Roosts in caves occasionally under bridges and barks  The Southern Coast Live Oak Riparian Forest consists of suitable hab The biologist holds a CDFW MOU that authorizes capture of bats u including hand-held nets, mist nets, and harp traps.

Exhibit J - Regional Special-Status Wildlife Species



Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California, 91301

<b>SCIENTIFIC NAME</b> <b>COMMON NAME</b>	<b>STATUS</b> <b>(August 2020)</b>			<b>POTENTIAL FOR OCCURRENCE</b> <b>HABITAT NOTES, &amp; LIFE HISTO</b>
	<b>Federal Status</b>	<b>State Status</b>	<b>CDFW (Season)</b> <b>Global/State Ranks</b> <b>LA County</b> <b>(Season/Region)</b>	
<i>Myotis evotis</i> Long-eared myotis	=	=	G5/S1	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) LOW POTENTIAL IN SOUTHERN COAST LIVE OAK RIPARI POTENTIAL ROOST SITES PRESENT  Widespread but generally uncommon. Occurs along the coast and in Great Basin from the Oregon border south through the Tehach Coniferous woodlands and forests preferred but also brush habitats, crevices, and under bark.  The Southern Coast Live Oak Riparian Forest consists of suitable hab The biologist holds a CDFW MOU that authorizes capture of bats i including hand-held nets, mist nets, and harp traps.
<i>Myotis thysanotis</i> Fringed myotis	=	=	G4/S3	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) LOW POTENTIAL IN SOUTHERN COAST LIVE OAK RIPARI POTENTIAL ROOST SITES ABSENT  In California, occurs in all but the Central Valley and Colorado are wide variety of habitats. Optimal habitats are piñon-juniper, valley fir conifer. Roosts in caves, mines, buildings, and crevices.  The Southern Coast Live Oak Riparian Forest consists of suitable hab The biologist holds a CDFW MOU that authorizes capture of bats i including hand-held nets, mist nets, and harp traps.

Exhibit J - Regional Special-Status Wildlife Species

Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California, 91301

SCIENTIFIC NAME COMMON NAME	STATUS (August 2020)			POTENTIAL FOR OCCURRENCE HABITAT NOTES, & LIFE HISTO
	Federal Status	State Status	CDFW (Season) Global/State Ranks LA County (Season/Region)	
<i>Myotis volans</i> Long-legged myotis	-	-	G5/S3	<p>NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) MODERATE POTENTIAL IN SOUTHERN COAST LIVE OAK POTENTIAL ROOST SITES PRESENT</p> <p>It is absent only from the Central Valley, the Colorado and Moj ranges); and from eastern Lassen and Modoc cos. Forages in chap shrub, and early successional stages of woodlands and forests. Roosts under bark, in snags, mines, and caves. Maternity sites under bark or crevices or buildings.</p> <p>The Southern Coast Live Oak Riparian Forest consists of suitable hab The biologist holds a CDFW MOU that authorizes capture of bats including hand-held nets, mist nets, and harp traps.</p>
<i>Myotis yumanensis</i> Yuma myotis	-	-	G5/S4	<p>NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) HIGH POTENTIAL IN SOUTHERN COAST LIVE OAK RIPAR POTENTIAL ROOST SITES PRESENT</p> <p>Common and widespread in California. It is uncommon in the Moj except for the mountain ranges bordering the Colorado River Val habitats ranging from sea level to 3300 m (11,000 ft), but it is uncom ft). Optimal habitats are open forests and woodlands with sources Roosts in caves, trees, bridges, mines, barns and abandoned houses.</p> <p>The Southern Coast Live Oak Riparian Forest consists of suitable hab The biologist holds a CDFW MOU that authorizes capture of bats including hand-held nets, mist nets, and harp traps.</p>

Exhibit J - Regional Special-Status Wildlife Species

Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California, 91301

SCIENTIFIC NAME COMMON NAME	STATUS (August 2020)			POTENTIAL FOR OCCURRENCE HABITAT NOTES, & LIFE HISTO
	Federal Status	State Status	CDFW (Season) Global/State Ranks LA County (Season/Region)	
<i>Corynorhinus townsendii</i> Townsend's big-eared bat	--	SC December 2015	SSC G3G4/S2S3 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI POTENTIAL ROOST SITES ABSENT  Found throughout California except subalpine and alpine habitats, buildings, and other human-made structures. Prefers mesic habitats captures moths and beetles in flight. Pups are born in May or June, m  The property lacks suitable habitat elements. The biologist holds a CD capture of bats using a variety of techniques including hand-held nets
<i>Vesperugo parvus californicus</i> Greater bonneted bat	--	--	SSC G5T4/S3T --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) MODERATE POTENTIAL IN SOUTHERN COAST LIVE OAK POTENTIAL ROOST SITES PRESENT  Prefers open and areas. Crevices, high buildings, trees, and tunnels re sites. Pups are born late June through September, nursing continues migrate or hibernate.  The Southern Coast Live Oak Riparian Forest consists of suitable hab The biologist holds a CDFW MOU that authorizes capture of bats u including hand-held nets, mist nets, and harp traps.
<i>Myotis myotis</i> Pocketed free-tailed bat	--	--	SSC G4/S3 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI POTENTIAL ROOST SITES ABSENT  Rare in California. Prefers rocky desert areas with high cliffs or rock pinyon-juniper woodlands, desert scrub, desert succulent shrub, de desert scrub, Joshua tree, and palm oasis. Prefers rock crevices in sites include rock crevices, caverns, or buildings. Pup usually born ear  The property lacks suitable habitat elements. The biologist holds a CD capture of bats using a variety of techniques including hand-held nets

Exhibit J - Regional Special-Status Wildlife Species

Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California, 91301

<b>SCIENTIFIC NAME</b> <b>COMMON NAME</b>	<b>STATUS</b> <b>(August 2020)</b>			<b>POTENTIAL FOR OCCURRENCE</b> <b>HABITAT NOTES, &amp; LIFE HISTO</b>
	<b>Federal Status</b>	<b>State Status</b>	<b>CDFW (Season)</b> <b>Global/State Ranks</b> <b>LA County</b> <b>(Season/Region)</b>	
<i>Thomomys talpae</i> Rumpal	-	-	F1 G5/S3S4	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT ENVI LOW POTENTIAL IN SOUTHERN COAST LIVE OAK RIPARI POTENTIAL DEN SITES PRESENT  Ideal habitat consists a mix of forest and shrub land associated with principal habitat requirements seem to be den sites among boulders sufficient food in the form of rodents and other small animals. The potential den sites during the site visit.  The Southern Coast Live Oak Riparian Forest consists of marginally could serve as potential den sites.
<i>Taxidea taxus</i> American badger	-	-	SSC G5/S4	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT ENVI LOW POTENTIAL IN SOUTHERN COAST LIVE OAK RIPARI DEN SITES ABSENT  Prefers dry open stages of moist shrub, forest, and herbaceous habitat The biologist did not observe any large dens on the property during the
<i>Perognathus longymotis brevinotus</i> Los Angeles pocket mouse	-	-	SSC G5T1T2/S1S2	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT ENVI NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARI  Occurs in lower elevation grassland, alluvial sage scrub, and coastal sa The property lacks suitable habitat elements.

Exhibit J - Regional Special-Status Wildlife Species

Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California, 91301

<b>SCIENTIFIC NAME</b> <b>COMMON NAME</b>	<b>STATUS</b> <b>(August 2020)</b>			<b>POTENTIAL FOR OCCURRENCE</b> <b>HABITAT NOTES, &amp; LIFE HISTO</b>
	<b>Federal Status</b>	<b>State Status</b>	<b>CDFW (Season)</b> <b>Global/State Ranks</b> <b>LA County</b> <b>(Season/Region)</b>	
<i>Neotoma lepida intermedia</i> San Diego desert woodrat	--	--	SSC G5T35/S32 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) HIGH POTENTIAL IN SOUTHERN COAST LIVE OAK RIPARIAN WOODRAT HOUSES OBSERVED  Joshua tree, pinyon-juniper, mixed and chamise-redbank chaparral habitats with rocky outcrops and substrates. Houses are constructed and rocks, and are used for nesting, food caching, and predator escape.  The Southern Coast Live Oak Riparian Forest consists of suitable habitat woodrat houses during the site visit.
<i>Microtus californicus stephensi</i> South coast marsh vole	--	--	SSC G5T1T2/S1S2 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARIAN  This subspecies occurs from Santa Barbara County south to Orange County, and is associated with riparian habitats dominated by pickleweed.  The property lacks suitable habitat elements.
<i>Lepus sacciformis ummolei</i> San Diego black-tailed jackrabbit	--	--	SSC G5T35/S32 --	NOT EXPECTED IN RUDERAL AREA (DEVELOPMENT EN) NOT EXPECTED IN SOUTHERN COAST LIVE OAK RIPARIAN  Abundant at lower elevations in herbaceous and desert shrub areas, and chaparral habitats.  The property lacks suitable habitat elements.

Exhibit J - Regional Special-Status Wildlife Species

## Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California, 91301

### Status Key:

Federal	State	California Department of Fish and Wildlife
FE: Federally Endangered	SE: State Endangered	FP: Fully Protected
FT: Federally Threatened	ST: State Threatened	SSC: Species of Special Concern
FC: Federal Candidate	SC: State Candidate	WL: Watch List

Potential for Occurrence: Based on professional experience, knowledge of habitat associations, and known occurrences in the region.

Present = Detected during site visit, known to occur, or recently reported to occur

Expected = Suitable habitat is present and species known to occur in the immediate vicinity

High Potential = Suitable habitat is present and species is known to occur frequently in the region

Moderate Potential = Suitable habitat is limited and species occurs in the region infrequently

Low Potential = Species-specific survey negative or marginal habitat is present or temporary in nature and species known to occur in the immediate vicinity (potential for occurrence exists)

Not Expected = Suitable habitat is absent or species is not expected to occur during the "season of concern"

The official federal listing of Endangered and Threatened animals is published in the Federal Register, 50 CFR 17.11. The official state Endangered and Threatened animals list is California Regulations, Title 14, Section 670.5. A state candidate species is one that the Fish and Game commission had formally noticed as being under review by the Department for addition to the list. A state candidate species is one for which a proposed regulation has been published in the Federal Register.

Fully Protected: This classification was the State's initial effort to identify and provide additional protection to those animals that were rare or faced possible extinction. Most of the species listed under the state and/or federal endangered species acts; white-tailed kite, golden eagle, trumpeter swan, northern elephant seal and ring-tailed cat are the exceptions. The white-tailed kite, golden eagle, trumpeter swan, northern elephant seal and ring-tailed cat are not. The Fish and Game Code sections dealing with Fully Protected species state that they are possessed at any time and no provision of this code or any other law shall be construed to authorize the issuance of permits or licenses to take any fully protected" species, although take for scientific research. This language arguably makes the "Fully Protected" designation the strongest and most restrictive regarding the "take" of these species. In 2003 the code sections dealing with Fully Protected species were amended to allow the Department to authorize take resulting from recovery activities for state-listed species. More information on Fully Protected species and the take provisions of the Fish and Game Code, (birds at §3511, mammals at §4700, reptiles and amphibians at §5050, and fish at §5515). Additional information on Fully Protected fish can be found in the California Code of Regulations, Title 14, Chapter 2, Article 4, §5.93. The category of Protected Amphibians and Reptiles in Title 14 has been repealed.

California Species of Special Concern: It is the goal and responsibility of the Department of Fish and Wildlife to maintain viable populations of all native species. To this end, the Department lists certain vertebrate species as "Species of Special Concern" because declining population levels, limited ranges, and/or continuing threats have made them vulnerable to extinction. The goal of "Special Concern" is to halt or reverse their decline by calling attention to their plight and addressing the issues of concern early enough to secure their long term viability. Not all species decline equally; some species may be just starting to decline, while others may have already reached the point where they meet the criteria for listing as a "Threatened" or "Endangered" species under the Federal Endangered Species Acts.

Global Rank (G Rank) is a reflection of the overall status of an element throughout its global range. Both Global and State ranks represent a letter and number score that reflects a combination of trend factors, with weighting being heavier on Rarity than the other two. Taxa that are subspecies or varieties receive a taxon rank (T-rank) attached to their G-rank. Where the G-rank is a letter and number score, the T-rank reflects the global situation of just the subspecies.

GQ = Questionable Taxonomy - Denotes an element that is very rare, but there are taxonomic questions associated with it.

GX = Presumed Extinct - Species not located despite intensive searches and virtually no likelihood of rediscovery. Ecological community or system eliminated throughout its range, with certainty.

GH = Possibly Extinct - Known from only historical occurrences but some hope of rediscovery. Evidence exists that species may be extinct or ecosystem eliminated throughout its range, with certainty.

G1 = Critically Imperiled - At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.

G2 = Imperiled - At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.

G3 = Vulnerable - At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.

G4 = Apparently Secure - Uncommon but not rare; some cause for long-term concern due to declines or other factors.

G5 = Secure - Common; widespread and abundant.

G? = Inexact Numeric Rank

GU = Unrankable

GNR = Unranked

GNA = Not Applicable

### Exhibit J - Regional Special-Status Wildlife Species

## Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California, 91301.

C = Captive or Cultivated Only

State Rank (S Rank) is assigned much the same way as the global rank, but state ranks refer to the imperilment status only within California's state boundaries.

SQ = Questionable Taxonomy - Denotes an element that is very rare, but there are taxonomic questions associated with it.

SX = Presumed Extirpated

SH = Possibly Extirpated

S1 = Critically Imperiled - Critically imperiled in the state because of extreme rarity (often 5 or fewer populations) or because of factor(s) such as very steep declines making it especially state.

S2 = Imperiled - Imperiled in the state because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to

S3 = Vulnerable - Vulnerable in the state due to a restricted range, relatively few populations (often 80 or fewer) recent and widespread declines, or other factors making it vulnerable to

S4 = Apparently Secure - Uncommon but not rare in the state; some cause for long-term concern due to declines or other factors.

S5 = Secure - Common, widespread, and abundant in the state.

S? = Inexact Numeric Rank

SU = Unrankable

SNR = Unranked

SNA = Not Applicable

LA County SBS = Los Angeles County Sensitive Bird Species (Season/Region of concern)

## Exhibit J - Regional Special-Status Wildlife Species

## **200 - Cumulic Haploxerolls, 0 to 9 percent slopes**

### **Map Unit Setting**

General location: Near rivers and streams

Elevation: 5 to 895 feet (3 to 274 meters)

Mean annual precipitation: 14 to 24 inches (360 to 610 millimeters)

Mean annual air temperature: 60 to 64 degrees F (16 to 18 degrees C)

### **Map Unit Composition**

Cumulic Haploxerolls - 85 percent

Minor components - 15 percent

### **Major Component**

#### **Cumulic Haploxerolls**

Slope: 0 to 9 percent

Aspect (clockwise): Dominantly east to west

Parent material: Alluvium derived from volcanic and sedimentary rock

#### **Selected properties and qualities**

Surface pH: 7.0

Surface area covered with coarse fragments: None

Depth to restrictive feature: Abrupt textural change - 59 to 79 inches

Slowest permeability class: Moderately slow

Salinity: Nonsaline

Sodicity: Nonsodic

Available water capacity to a depth of 60 inches: About 8.5 inches (high)

Shrink-swell potential: Moderate (LEP 3 to less than 6)

Soil slippage potential: Low

#### **Selected hydrologic properties**

Present annual flooding: Frequent

Present annual ponding: None

Surface runoff: Medium

Current water table: Not present

Natural drainage class: Well drained

Hydrologic soil group: B

#### **Typical profile**

A - 0 to 16 inches; stratified sandy loam

2Bk - 16 to 69 inches; stratified clay loam

3C - 69 to 83 inches; extremely gravelly coarse sand

### **Minor Components**

#### **Cumulic Haploxerolls, clayey**

Percentage of map unit: About 6 percent

#### **Riverwash**

Percentage of map unit: About 5 percent

#### **Danville, coastal**

Percentage of map unit: About 2 percent

#### **Typic Argixerolls**

Percentage of map unit: About 2 percent



### **332 - Linne silty clay loam, 9 to 15 percent slopes**

#### **Map Unit Setting**

General location: High-elevation inland hills and mountains

Elevation: 800 to 1,200 feet (244 to 366 meters)

Mean annual precipitation: 14 to 24 inches (360 to 610 millimeters)

Mean annual air temperature: 60 to 62 degrees F (16 to 16 degrees C)

#### **Map Unit Composition**

Linne and similar soils - 85 percent

Minor components - 15 percent

#### **Major Component**

##### **Linne**

Slope: 9 to 15 percent

Aspect (clockwise): Dominantly east to west Landform: Hills

Parent material: Residuum derived from shale

#### **Selected properties and qualities**

Surface pH: 8.2

Surface area covered with coarse fragments: None

Depth to restrictive feature: Bedrock (paralithic) - 20 to 40 inches

Slowest permeability class: Moderately slow above the bedrock

Salinity: Nonsaline

Sodicity: Nonsodic

Available water capacity to a depth of 60 inches: About 5.4 inches (moderate)

Shrink-swell potential: Moderate (LEP 5 to less than 6)

Soil slippage potential: Low

#### **Selected hydrologic properties**

Present annual flooding: None

Present annual ponding: None

Surface runoff: High

Current water table: Not present

Natural drainage class: Well drained

Hydrologic soil group: C

#### **Typical profile**

A - 0 to 25 inches; silty clay loam

Bk - 25 to 30 inches; silty clay loam

Cr - 30 to 40 inches; soft, weathered bedrock

#### **Minor Components**

##### **Calcic Haploxerolls**

Percentage of map unit: About 11 percent

##### **Los Osos**

Percentage of map unit: About 4 percent

## Biological Assessment

6511 and 6521 Chesebro Road (APN-2055-029-005 & 2055-029-006), Agoura Hills, Los Angeles County, California

### 350 - Los Osos clay loam, 30 to 50 percent slopes

#### Map Unit Setting

General location: High-elevation inland hills and mountains

Elevation: 95 to 2,000 feet (30 to 610 meters)

Mean annual precipitation: 14 to 24 inches (360 to 610 millimeters)

Mean annual air temperature: 60 to 64 degrees F (16 to 18 degrees C)

#### Map Unit Composition

Los Osos and similar soils - 85 percent

Minor components - 15 percent

#### Major Component

##### Los Osos

Slope: 30 to 50 percent

Aspect (clockwise): Dominantly northeast to northwest Landform: Hills

Parent material: Residuum derived from shale

#### Selected properties and qualities

Surface pH: 6.1

Surface area covered with coarse fragments: None

Depth to restrictive feature: Bedrock (paralithic) - 20 to 40 inches

Slowest permeability class: Slow above the bedrock

Salinity: Nonsaline

Sodicity: Nonsodic

Available water capacity to a depth of 60 inches: About 5.6 inches (moderate)

Shrink-swell potential: High (LEP 6 to 9)

Soil slippage potential: High

#### Selected hydrologic properties

Present annual flooding: None

Present annual ponding: None

Surface runoff: Very high

Current water table: Not present

Natural drainage class: Well drained

Hydrologic soil group: C

#### Typical profile

A - 0 to 9 inches; clay loam

Bk - 9 to 35 inches; clay

Cr - 35 to 45 inches; soft, weathered bedrock

#### Minor Components

##### Calcic Haploxerolls

Percentage of map unit: About 5 percent

##### Typic Argixerolls

Percentage of map unit: About 5 percent

##### Xerorthents

Percentage of map unit: About 5 percent

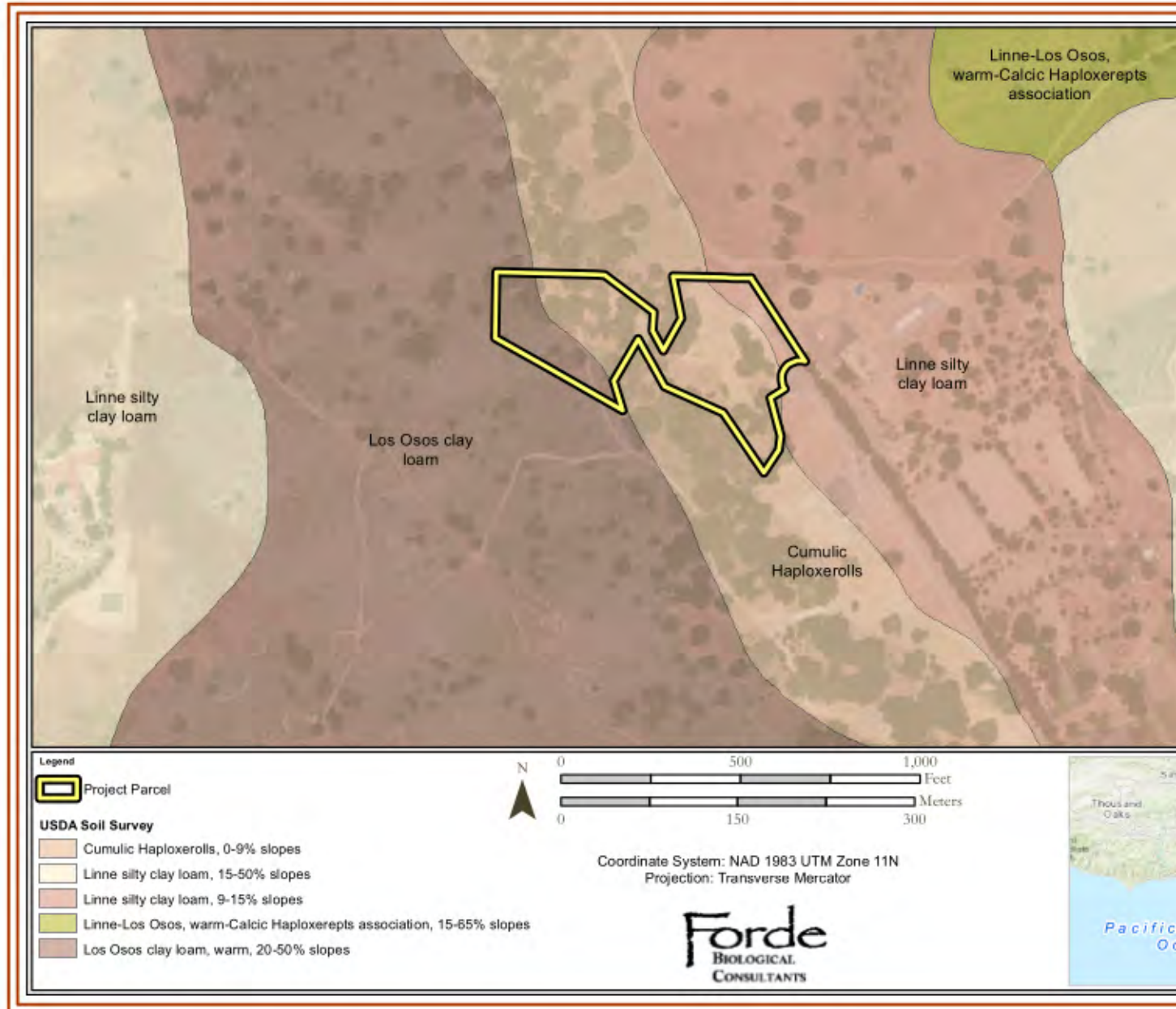


Exhibit K - Soil Map & Data

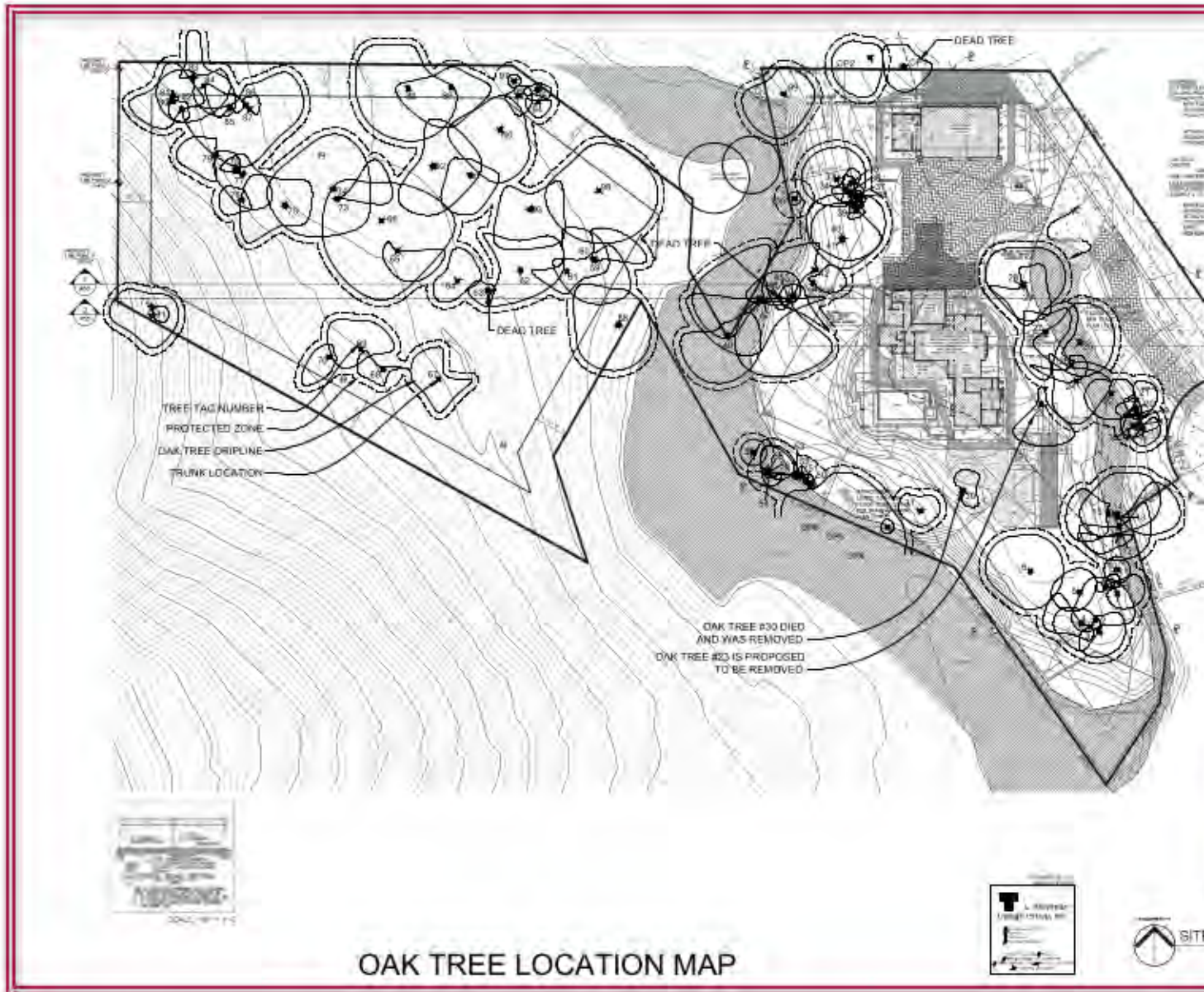
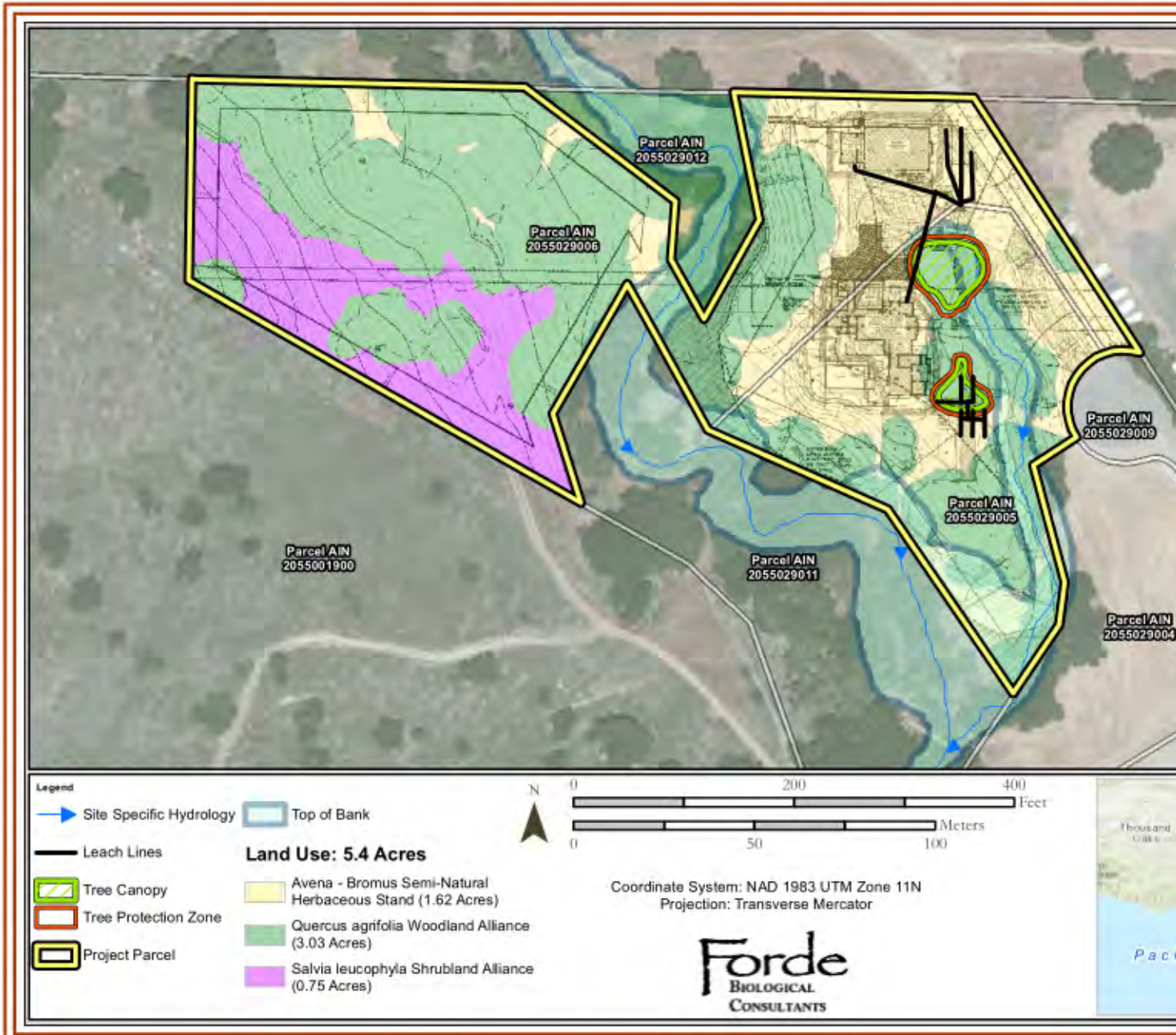


Exhibit L - Oak Tree Location Map & Site Plan





California Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123  
(858) 467-4201  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

EDMUND G. BROWN, Jr., Governor  
CHARLTON H. BONHAM, Director



March 1, 2017

Erick Mason  
Wallace E. Mason and Associates  
851 Rancho Rd.  
Thousand Oaks, CA 91362  
Easye1039@aol.com

Dear Mr. Mason:

**Notification of Lake or Streambed Alteration, Notification No. 1600-2016-0247-R5, Shuken Residence impacting Chesebro Canyon Creek, tributary to Las Virgines Creek.**

As the California Department of Fish and Wildlife (CDFW) explained in a previous letter to you dated January 4, 2017, CDFW had until March 3, 2017 to submit a draft Lake or Streambed Alteration Agreement (Agreement) to you or inform you that an Agreement is not required. CDFW did not meet that date. As a result, by law, you may now complete the project described in your notification without an Agreement.

Please note that pursuant to Fish and Game Code section 1602, subdivision (a)(4)(D), if you proceed with this project, it must be the same as described and conducted in the same manner as specified in the notification and any modifications to that notification received by CDFW in writing prior to March 3, 2017. This includes completing the project within the proposed term and seasonal work period and implementing all avoidance and mitigation measures to protect fish and wildlife resources specified in the notification. If the term proposed in your notification has expired, you will need to re-notify CDFW before you may begin your project. Beginning or completing a project that differs in any way from the one described in the notification may constitute a violation of Fish and Game Code section 1602.

Also note that while you are entitled to complete the project without an Agreement, you are still responsible for complying with other applicable local, state, and federal laws. These include, but are not limited to, the state and federal Endangered Species Acts and Fish and Game Code section 5650 (water pollution) and section 5901 (fish passage).

Finally, if you decide to proceed with your project without an Agreement, you must have a copy of this letter and your notification with all attachments available at all times at the work site.

Erick Mason  
March 1, 2017  
Page 2 of 2

If you have any questions regarding this letter, please contact Andrew Valand, Environmental Scientist at 562-342-2142 or by email at [Andrew.Valand@wildlife.ca.gov](mailto:Andrew.Valand@wildlife.ca.gov).

Sincerely,

Erinn Wilson, Senior Environmental Scientist

cc: California Department of Fish and Wildlife

Andrew Valand, Environmental Scientist  
South Coast Region  
[Andrew.Valand@wildlife.ca.gov](mailto:Andrew.Valand@wildlife.ca.gov)

# Andrew Forde

## Wildlife Biologist

Mr. Forde has a research degree in wildlife biology read for at the University of St Andrews, Scotland and has a higher national certificate in biology read for at Stow College, Scotland. He has more than 14 years consulting experience in southern California primarily as a wildlife biologist. He has participated in research projects with the United States Geological Service, United States Fish and Wildlife Service, and California Department of Fish and Wildlife (CDFW), and has worked at University of California, Davis, Raptor Center. He has conducted countless surveys for special-status, threatened, and endangered species, written numerous biological reports and assessments, prepared and reviewed sections for CEQA documents, edited scientific papers for the United States Geological Survey, and has written communications for press release. He has also conducted botanical surveys, delineated wetlands, prepared reports, Section 404 and 401 applications, and Section 1600 Streambed Alteration Agreements.

He has held permits authorizing take of more than 10 threatened and endangered species. His current 10(a)(1)(A) Federal Fish and Wildlife Permit, TE-062907-8, authorizes take of quino checkerspot butterfly, southwestern willow flycatcher, least Bells vireo, and California gnatcatcher throughout their range. Federal Bird Marking Permit 23529 authorizes capture, banding, and marking of willow flycatcher. CDFW Memorandum of Understanding (MOU) 3-6-2012 and Scientific Collectors Permit (SCP) SCP-3750 authorize the above activities and authorization to take willow flycatcher and trap and sacrifice brown-headed cowbirds for the purpose of enhancing the survival of threatened and endangered species. CDFW SCP-3750 also authorizes survey and capture of invertebrates, reptiles, amphibians, birds, and mammals using a variety of techniques, including pitfall. CDFW MOU also authorizes capture of bats using mist nets, hand-held nets, and harp traps. He also uses acoustical equipment and sophisticated software to identify bats.



### **Education:**

Bachelor of Science, Honors, Biology, St. Andrews University, Scotland, 1997

Higher National Certificate, Biology, Stow College, Scotland, 1993

### **Permits:**

10(a)(1)(A) Federal Fish and Wildlife Permit, TE-062907-8, authorizes take of quino checkerspot, southwestern willow flycatcher, least Bells vireo, and California gnatcatcher throughout their range.

CDFW Memoranda of Understanding, dated March 2012, authorizes take of willow flycatcher, least Bells vireo, and California gnatcatcher throughout the state.

Federal Bird Marking Permit, 23529, authorizes capture, banding, and marking of southwestern willow flycatcher.

CDFW Memoranda of Understanding, dated March 2012, authorizes take of bats throughout California.

CDFW Memorandum of Understanding, dated March 2012, authorizes trapping and sacrifice of brown-headed cowbirds.

CDFW Scientific Collectors Permit, SCP-3750, authorizes activities listed in the above permits and MOU and includes authorization to survey and capture invertebrates, reptiles, amphibians, and mammals for the purposes of identification.



### Special Training

Trait-Related Honored License, Bureau of Land Management, 2014

Bat Capture & Handling, National Trust Scotland, August 2011

Bat Ecology, Survey Techniques, & Guidelines, National Trust Scotland August 2012

Yellow-Billed Cuckoo, Southern Sierra Research Station, June 2012

Bat Conservation and Management, Bat Conservation International, May 2012

Raptor Research Conference (Scotland), Raptor Research Foundation, October 2009

Bat Ecology & Bioacoustics, The Wildlife Society, August 2003

Bat Ecology, Identification, & ANBAT, Michael O'Farrell & Chris Larkin, June 2008

Ecology of Vernal Pool Crickets, University of California Davis, 2004

Southwestern Willow Flycatcher, The Southern Sierra Research Group, May 2004

Sensitive Butterflies of San Diego County, Faulkner & Klein, 2003

California Branchiopod, Mary Hall, 2003

Sensitive Reptiles & Amphibians, The Wildlife Society, 2003

### Invertebrates

Mr. Forde has held permits authorizing take of at least 8 threatened and endangered invertebrates. His primary focus is butterflies. He has attended workshops hosted by the San Diego Natural History Museum and by Faulkner and Klein, studied specimens at museums, and has taken and passed the US Fish and Wildlife Service quino checkerspot butterfly exam on all three occasions that he has taken it. The exam requires the taker to be able to identify approximately 40 species of co-occurring butterfly. He has also passed the services branchiopod exam on multiple occasions, which requires the taker to be able to identify all 27 species that occur in California. He has conducted surveys for threatened and endangered invertebrates in San Diego, Riverside, San Bernardino, and Ventura counties, and has assisted the USFWS in support of their long-term monitoring efforts of endangered and threatened species.

### Reptiles & Amphibians

Mr. Forde has attended several workshops that focused upon ecology, life history, and distribution of reptiles and amphibians. His SCP authorizes take of numerous reptiles and amphibians for the purpose of identification. He has conducted surveys for reptiles in Imperial, San Diego, Orange, Riverside, San Bernardino, Ventura, Los Angeles, Santa Barbra, Kern, and other counties. He has detected numerous special-status species during these surveys including southwestern pond turtle, San Diegan tiger whiptail (100s of individuals), southern California legless lizard (100 of individuals), coast-horned lizard, San Bernardino ringneck snake, San Diego Mountain kingsnake, two-striped garter snake, south coast garter snake, western spadefoot, arroyo toad, and California red-legged frog.

### Birds

Mr. Forde's Federal Fish and Wildlife Permit, CDFW MOU, and SCP authorize take (survey, locate nests, monitor nests, and remove brown-headed cowbird eggs and chicks from parasitized nests) of southwestern willow flycatcher, least Bell's vireo, and California gnatcatcher. Federal Bird Marking Permit, 23259, authorizes him to capture, band, and mark southwestern willow flycatcher. He has conducted surveys for flycatcher on Castaic Creek, Santa Clara River, San Francisquito Creek, San Gabriel River, Santa Ana River, Rio Hondo, Whittier Narrows, Salinas River,

Lower Colorado River, the Bill Williams River, the Gila River, the All American Canal, Imperial National Wildlife Area, Mitty Lake Wildlife Area, Bill Williams River National Wildlife Refuge, and Havasu National Wildlife Refuge among numerous smaller rivers, creeks, and wetlands. He has monitored their nests to determine reproductive success and collect other pertinent data and has captured individuals using calls and mist nets for the purpose of banding them, and collecting blood and feather samples for DNA analysis. He has conducted surveys for least Bell's vireo on Castaic Creek, the Santa Clara River, San Francisquito Creek, San Gabriel River, Santa Ana River, Rio Hondo, Whittier Narrows, and Salinas River among numerous smaller rivers and creeks. He has conducted surveys for California gnatcatcher throughout San Diego, Orange, Riverside, San Bernardino, Ventura, and Los Angeles counties. He has found at least one nest in every territory established by these species in the areas that he has surveyed. His SCP also authorizes take (survey, locate nests, monitor nests) of burrowing owl. He has conducted surveys for burrowing owl in Imperial, San Diego, Orange, Riverside, San Bernardino, Ventura, and Los Angeles counties. He has observed hundreds of individuals and nest burrows.

#### Small Mammals

Mr. Forde has attended workshops hosted by Bat Conservation International, Michael O'Farrell, Chris Corben, The Wildlife Society, The Desert Institute, and the National Trust for Scotland that focused upon the ecology and identification of small mammals. He has conducted surveys for small mammals throughout southern California using a variety of methods to identify them including trapping, spotlighting, scent/track stations, and camera stations. He has also conducted surveys in Arizona, Nevada, Utah, and the west coast of Scotland using mist-nets, hand-held nets, harp traps, to capture and identify bats. He has captured and identified numerous special-status species including western small-footed myotis, long-eared myotis, fringed myotis, long-legged myotis, silver-haired bat, western red bat, pallid bat, greater bonneted bat, and state candidate, Townsend's big-eared bat. He also uses acoustical equipment and analytical software to identify bats using full spectrum, heterodyne, frequency-division, and time-expansion, and conducts emergence surveys using spotlights, infrared lights (IRLamp6), and night-vision cameras (Sony Night Shot, Samsung Nite Lite).

#### Special Training

- Great Garter Snake, The Wildlife Society, 2003
- Blue-Nosed Leopard Lizard Survey Technique & Identification, The Wildlife Society, 2003
- Owl Survey Techniques, Kern River Preserve, 2002
- Desert Tortoise Survey and Handling Workshop, The Desert Tortoise Council, November 2002
- Desert Mammals, The Desert Institute, 2002
- Desert Birds, The Desert Institute, 2002
- Desert Reptiles & Amphibians, The Desert Institute, 2002
- Springtime Desert Birds, San Diego Natural History Museum, 2002
- Chartered Horned Lizard, Bureau of Land Management, 2001
- Aviary Load Handling Techniques, Authorized by U.S. Fish and Wildlife Service, 2001
- Resolving Owl Ecology, University California Davis, Raptor Center, 1999
- Raptor Capture & Handling Techniques, University California Davis, Raptor Center, 1999
- Bird Banding & Species Identification, Ventura Wildernes Sanctuary, 1996

### Special Training:

Environmental Law Conference: The State Bar of California, October 2014

Environmental Law Conference: The State Bar of California, October 2000

Advanced Wetland Delineation, Richard Clinn (Governmental), 2005

Integrating Federal & State Permits for Developments in Waters of California, University of California Los Angeles, 2002

Wetland Delineation & Management, Richard Clinn (Governmental), 200

The House of the California Environmental Quality Act, Association of Environmental Professionals, 2007

### Botanical Surveys

Mr. Forde has held CDFW State-Listed Plant Collection Permits authorizing him to collect state listed endangered, threatened, and rare plants in California. He has conducted botanical surveys in Imperial, San Diego, Orange, Riverside, San Bernardino, Los Angeles, Ventura, and Santa Barbra counties. He has observed numerous special-status, rare, threatened, and endangered species including Catalina mariposa lily, slender mariposa lily, Plummer's mariposa lily, Lewis's evening primrose, southern tarplant, San Fernando spineflower, Parry's spine-flower, Santa Susana tarplant, Agoura Hills dudleya, Santa Monica Mountains dudleya, Conejo dudleya, Conejo buckwheat, and Lyon's pentachaeta.

### Wetland Delineation

Mr. Forde has attended basic and advanced wetland delineation workshops and attended courses hosted by the University of California, Los Angeles that focused on federal and state permitting for development in waters of California. The workshops focused on the application of the 1987 Wetland Delineation Manual and Regional Supplements used by the Army Corps of Engineers. During the workshops and courses, he gained valuable knowledge and experience of technical guidelines for wetland delineation, regional supplement field indicators for hydrophytic vegetation, hydric soils, and wetland hydrology, methods for making jurisdictional determinations, and the permitting process. Since that time, he has delineated streams and wetlands in Orange, Riverside, San Bernardino, Ventura, and Los Angeles counties including major portions of the Santa Clara River and the Ballona Wetlands. He has also prepared Section 404 (US Army Corp of Engineers), Section 401 (Regional Water Quality Control Board), and Section 1600 Streambed Alteration Agreement (CDFW) applications.

**Central Valley Habitat Joint Venture, California Department of Fish and Wildlife, Sacramento County, CA, 1999-2001**

Participated in research that sought to identify habitat use by a range of waterfowl species including northern pintail, green-winged teal, mallard, and white-fronted geese. Responsibilities included capture using rocket-fired nets and box traps, age and sex classification, attaching transmitters, and tracking movements using aerial and land based telemetry techniques.

**United States Geological Survey, Yolo County, CA and California Department of Fish and Wildlife, Sacramento County, CA 1999 - 2001**

Participated in research specifically aimed at developing a reliable methodology to index the Pacific Coast population of band-tailed pigeons and to document behavior associated with mineral gravelling and its relationship to nest site selection and nest success. Responsibilities included capture using rocket-fired nets and box traps, age and sex classification, attaching transmitters, tracking movements, and locating nests using aerial and land based telemetry techniques. Location data was determined by triangulation and by the use of Remote Data Systems, Global Positioning Systems, and Geographic Information Systems.

**Big Sur Ornithology Laboratory & California Condor Recovery Program, Monterey County, CA, 1997-1998**

Collected data related to demographic parameters, reproductive success, survival, and migration of riparian birds. Responsibilities included capture using mist-nets, species identification, age and sex classification, measuring morphological characteristics, behavioral observations, point counts, territory mapping, and habitat assessment. Responsibilities to the condor program included pre-release conditioning, release, tracking movements using land based telemetry techniques, trapping and handling for replacement of radio transmitters, and collecting blood samples, and assisting with the supplemental feeding program.



IR Architects  
16800 Devonshire St., Suite 307  
Granada Hills, CA 91344

November 11, 2020

**Re - Biological Assessment Addendum**  
**6511 & 6521 Chesebro Road, Agoura Hills, Los Angeles County, California**

Eric,

Forde Biological Consultants (FBC) prepared a Biological Assessment (BA), originally dated March 21, 2017, for the property commonly known as 6511 (APN-2055-029-005) & 6521 Chesebro Road (APN-2055-029-006), City of Agoura Hills, Los Angeles County, California. FBC revised the report on November 11, 2020. The project includes construction of a single-family residence, swimming pool, garage, driveway, Fire Department turnaround, motor court, utilities, and other infrastructure. The impact analysis in the BA is based on an earlier design submitted to the City, however, the garage has now been reduced in size and has been moved 20 feet east. The BA states that all impacts upon natural resources are less than significant. The design change and relocation of the garage does not cause any significant impacts to any of the natural resources identified on the property. Although the BA does not identify any significant impacts, it includes recommendations that will ensure that the less than significant impacts that have been identified are minimized to the maximum extent feasible.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew McGinn Forde", is written over a thin horizontal line.

Andrew McGinn Forde

10664 PRESILLA ROAD • SANTA ROSA VALLEY, CA • 93012

PHONE: 805-302-7165 • FAX: 805-987-7841

WWW.FORDEBIO.COM • E-MAIL: INFO@FORDEBIO.COM

**APPENDIX D**  
**Oak Tree Report & Map**

# **OAK TREE REPORT**

SUBJECT  
**6511 Chesebro Road**  
Agoura Hills

PREPARED FOR  
Jon Shuken  
21501 Ventura Boulevard  
Woodland Hills, CA 91364

PREPARED BY

L. NEWMAN DESIGN GROUP, INC.  
ASLA, California State License #2464  
ISA Certified Arborist WE-6820A  
31300 Via Colinas, Suite 104  
Westlake Village, CA 91362-3992  
E-Mail: [lndg@lndg.net](mailto:lndg@lndg.net)  
Ph.: (818) 991-5056  
Fx.: (818) 991-3478



Date: December 16, 2019  
Revised Date: July 1, 2020 and November 7, 2020  
LNDG Project No.: 200-572

## **COPYRIGHT NOTICE**

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## **Shuken - 6511 Chesebro Road**

November 7, 2020

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### **PROJECT LOCATION**

The subject project is a proposed single family residence on a vacant lot, APN 2055-029-006, located at the north end of Chesebro Road and west of it, in the City of Agoura Hills.

### **OBJECTIVE**

The objective of this report is to qualify the present condition of the site's oak trees and to discuss the potential encroachments of them and the effect on the health of the trees. This involved:

1. Determining the general condition of the protected oak trees;
2. Ascertaining the impacts that will occur due to the proposed development (see **OAK TREE LOCATION MAP**);
3. Providing guidance to minimize any encroachments of the saved oak trees.

### **METHOD OF STUDY**

Qualifying the oak trees was accomplished by the use of our standard visual survey as completed by **L. NEWMAN DESIGN GROUP, INC. (LNDG)** in July of 2014 and updated in 2016, April of 2018, and on November 1, 2019. In the course of fieldwork, I performed the following tasks:

1. Oak trees within the property boundary were tagged with numbered, metal tags. These tags are affixed to the sides of the trees and correspond to the numbers on the **OAK TREE LOCATION MAP**. There are additional trees that fall within 250 feet of the limit of grading that are not impacted by the development and, therefore, were not tagged.
2. Live tree trunks were measured at 3½' above mean natural grade and, if they measured at least 2 inches in diameter, were assessed for health and aesthetic quality. Trees included are within the project boundaries (right of way) or are within 50 feet of the right of way;
3. Driplines (the outermost edge of the tree's canopy) were field measured at the eight compass directions equidistant around the circumference of the tree. Most of the trees were land surveyed by and placed on a topographic/site plan map (scale: 1" = 40') prepared by HMK Engineering, Inc. Refer to the **OAK TREE LOCATION MAP** included herein for the oak tree locations.

### **OAK SPECIES**

100 oak trees were tagged within the property boundary. They consist of 89 *Quercus agrifolia* (coast live oak), 10 *Quercus lobata* (valley oaks), and 1 *Quercus berberidifolia* (scrub oak). 2 coast live oak trees are included in the inventory that are off-property to the north.

### **OAK TREE ORDINANCE**

Oak trees of the genus *Quercus* within the City of Agoura Hills are protected by law. City Council Resolution #374 makes the cutting, moving and/or removal of an oak tree without a permit a misdemeanor.

The major thrust of the oak tree policy approved by the Agoura Hills City Council is to establish a theoretical protected zone in regard to the aerial portion of an oak tree. It is felt by the City that this protected zone shall be defined as follows: "Using the dripline as a point of reference, the "Protected Zone" shall commence at a point 5'



outside the dripline and extend inward to the trunk of the tree. In no case shall the "Protected Zone" trace a circumference less than 15' from the trunk of the oak tree."

## **RESULTS of STUDY**

### **1. Physiological Condition of the Oaks**

The physiological condition of each tree is detailed in the **SUMMARY of FIELD OBSERVATIONS** contained within this report. Several mature trees in the last few years have had large branch or trunk failures probably due to the several years of drought. The past two years of wet winters has been beneficial. Many trees were scorched by a grass fire in November of 2018. The trunks of several trees were burned and may have a long term, detrimental effect on those trees.

### **2. Summary of Data/Plan Review**

- A. The owner/applicant owns both Lot 5 and Lot 6. The grading and construction will take place only on Lot 5. The development consists of a single family home, garage, and a driveway access. Lot 5 is mostly clear of oak trees in the center of the lot. The project will occur in this mostly clear area and will require the removal of only one, living oak tree.
- B. The fire in November of 2018 did not destroy any trees but mostly burned dead wood and scorched the bark, foliage and branching of roughly half of the trees.
- C. **Encroachments:** The approved locations of the septic tank and the septic line are acceptable with regard to the existing oak trees. The trench will encroach the protected zone (PZ) of **oak tree #28** at the dripline, no closer than 28 feet from the trunk. This will be an insignificant encroachment, impacting at most 4.5 per cent of the PZ, and will not require pruning significant, large tree roots. **Oak tree #29** will be slightly, if at all, encroached by the same trench 30 feet from the trunk, impacting less than 1 per cent of the PZ. The area dedicated to fire access will encroach the PZ of **oak tree OP-2**. The area of the fire access zone will encroach 2 per cent of the PZ and will be an insignificant impact.

Although there are only 3 protected zone encroachments shown on the site plan, there are several locations where the limit of work is located near the limits of the protected zones. In order to ensure that these protected zones are not encroached, the fencing must remain in place through the life of the project. No grading, construction or activities related to them must occur within the protected zones unless permitted by the City. Therefore, care should be taken not to encroach beyond the plan's limit of work and into the PZs of any protected oak trees (other than #28, #29 and OP-2 specified above) especially for the following list of oak trees whose PZs are located close to the limit of work: 6, 15, 27, 31, 33, 40, 41, and 45. If a PZ encroachment is needed that was not anticipated, the City Planning Division shall be notified and permission received prior to proceeding with the encroachment.

5 expansion leach lines are shown on the plan, 2 of which are within the PZ of tree #24. Considering the constraints inherent to this site, this location is acceptable with regard to the existing oak trees. This will not be an encroachment for the current project but may be an encroachment in the future. Whenever the installation of the expansion leach line is proposed in the location shown, an oak tree permit will be required.

- D. **Proposed Removal:** One live tree, #23, is proposed to be removed because it has a structural defect and is a potential danger because it is near the house and backyard. A large limb of this tree failed a few years ago: where the 2 trunks divide to form a narrow crotch at 6 feet above ground level, there is a cavity and splitting is occurring
  
- E. In order to demonstrate that the loss of live tissue (branches and roots) by the project, as measured by the amount of protected zone area encroached, will be less than 10 per cent of the cumulative area of the protected zones, I made a calculation of the 6 large masses of oak trees in addition to the few trees that stand alone. I did not take into account that some tree's PZs overlap others and that doing so would increase the cumulative area of the PZs. The resulting cumulative area of the PZs, using the above method, is 117,253 square feet. The cumulative area of encroachments, including the removal of tree #23 and the encroachments of trees #28 and #29, is 3,756 or 3.2 per cent of the total area which is almost 8,000 square feet short of 10 per cent.
  
- F. **Dead Trees:** Oak trees #30, #46, #63, and OP-1 died between the time of the original 2014 tree inventory and the latest update.

3. **Mitigation Recommendations**

Removal of tree #23 will require mitigation by planting 4 coast live oak trees, 1 - 36-inch box tree, 2 -24-inch box trees, and 1 - 15 gallon tree. The diameter of the trunk of tree #23 measured at 4.5 feet above grade (DBH) is 28 inches. Additional coast live oaks may need to be planted so that the cumulative caliper of the mitigations trees is at least equal to 28 inches.

**OAK TREE PRESERVATION PROGRAM**

As development occurs around the saved oak trees, they will become dependent upon the future residents for their care and preservation. All construction activities shall follow our established **PRESERVATION PROGRAM**. This program was developed to control the impacts to each tree and to protect them from any unnecessary and unscheduled damage.

Consideration of disease and pest control will play a major role in such a program and for the most part will be long range. The best protection against any problem is to build up the tree's natural defenses and to avoid wounding whenever possible. The proper mitigation measures will encourage vigorous growth within the trees, so that their compartmentalization can effectively control disease.

All oak tree mitigation techniques shall be inspected/observed on-site by the City arborist. The City shall be notified 48 hours prior to any work that is planned within the protected zone of any oak tree. The following list of recommendations (**PRESERVATION PROGRAM**), if followed, should insure that the saved trees will remain valuable assets to the community:

1. **Tree Protection**

- A. Before any site construction commences, some specified trees shall be protected with a minimum 5' high chain link fence. Fencing shall be installed to minimize damage that might occur due to equipment storage, debris dumping, parking, etc. within the oak tree protected zones. This fence shall remain during all phases of construction and shall not be moved or removed without the

**Shuken - 6511 Chesebro Road**

November 7, 2020

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- D. **Proposed Removal:** One live tree, #23, is proposed to be removed because it is in decline, structurally, and is structurally weak. A large limb of this tree failed a few years ago; where the 2 trunks divide at 6 feet, there is a cavity and splitting. It would not be safe to leave this tree in place near the proposed residence.
  
- E. In order to demonstrate that the loss of live tissue (branches and roots) by the project, as measured by the amount of protected zone area encroached, will be less than 10 per cent of the cumulative area of the protected zones, I made a calculation of the 6 large masses of oak trees in addition to the few trees that stand alone. I did not take into account that some tree's PZs overlap others and that doing so would increase the cumulative area of the PZs. The resulting cumulative area of the PZs, using the above method, is 117,253 square feet. The cumulative area of encroachments, including the removal of tree #23 and the encroachments of trees #28 and #29, is 3,756 or 3.2 per cent of the total area which is almost 8,000 square feet short of 10 per cent.
  
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**Shuken - 6511 Chesebro Road**

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approval of the City of Agoura Hills Planning & Community Development Department (Planning Dept.).

- B. Fence posts shall be no closer than 15' from any oak tree trunk as well as being no closer than 15' on-center within any dripline. Digging the fence postholes shall not cause the severing of any oak tree roots larger than 2 inches.
- C. Signs of a minimum size of 2'x2' shall be installed on the fence equidistant around each tree. On a grove of trees, sign shall be spaced 50' apart. The signs must read:  
**WARNING - THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF AGOURA HILLS PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT.**
- D. Any brush clearance within the dripline areas shall be completed by handwork only.

2. **Pruning and Dead Wood Removal (not anticipated)**

- A. A certified arborist shall perform all pruning cuts according to the International Society of Arborists' Best Management Practices: Tree Pruning and according to ANSI A300 pruning standard. Work shall be performed in accordance with the ANSI Z133.1 safety standard.

3. **Water & Fertilization**

- A. Watering should not be done during the months of June, July, and August unless the root system has been compromised by damage done to some of the roots. If recommended by an arborist, water should be applied no more than once or twice a week and allowed to drain thoroughly before more water is applied.
- B. Fertilization of these native oak trees is not ordinarily recommended and should not be done unless approved by the City arborist.

4. **Diseases and Pests**

- A. Prior to construction, the vigor of the saved trees shall be assessed. Any trees in a weakened condition shall be treated, as deemed necessary by the City arborist to invigorate them.
- B. During all phases of construction, the health of the trees shall be monitored for signs of disease. These problems, if determined to exist, shall be addressed in order to remedy them.

5. **Grading Within the Protected Zone (not anticipated)**

Exploratory trenching shall be done by hand or with great care by digging equipment under the observation of the consulting arborist for all trees proposed to be encroached by this project. This shall be done in order to minimize the damage to the root system by digging and to allow the proper pruning of the roots that are found. If any roots 2 inches or larger are encountered, they shall be saved (except in a grading cut situation) and covered with a layer of plastic cloth until backfilled.

**Shuken - 6511 Chesebro Road**

November 7, 2020

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6. **Other Considerations**

- A. Do not nail grade stakes or attach anything to a tree that causes damages to the tree.
- B. Do not install any planting, irrigation, or utilities within 15' of any native oak tree trunk unless approved by the Planning Dept.
- C. Do not apply chemical herbicides within 100' of any native oak tree dripline.
- D. Dust accumulation onto the tree's foliage from construction shall be hosed off periodically during construction under the recommendation of the consulting arborist.
- E. A certification letter is required by the Planning Dept. upon completion of all work to the oak trees. This letter shall be submitted within five (5) working days of project completion.

**NOTICE of DISCLAIMER:**

This report represents the independent opinion of the signatory consultant (L. NEWMAN DESIGN GROUP, INC.). The tree(s) discussed herein was/were generally reviewed for physical, biological function and aesthetic conditions. This examination was conducted in accordance with presently accepted industry procedures, which are a ground-plane macro-visual observation only. No extensive microbiological, soil-root excavations, upper crown examination nor internal tree investigations were conducted. Therefore, the reporting herein reflects the overall visual appearance of the tree(s) on the date reviewed and no warranty is implied as to the potential failure, health or demise of any part or of whole of any tree described in the report. Records may not remain accurate after our inspection due to unknown causes of changeable deterioration of the reviewed site.

Respectfully submitted,

L. NEWMAN DESIGN GROUP, INC.  
ASLA, California State License #2464



John Oblinger  
ISA Certified Arborist WE-6820A  
ISA Tree Risk Assessor Qualified

# **OAK TREE PHOTOGRAPHS**



Oak tree 1 – the following photographs were taken in July of 2014 unless noted otherwise.



Oak tree 2



Oak tree 3



Oak tree 4





Oak tree 5



Oak tree 6



Oak tree 7



Oak tree 8



Oak tree 9



Oak trees 10



Oak trees 11



Oak trees 12



Oak tree 13



Oak tree 14



Oak tree 15



Oak tree 16



Oak tree 17



Oak tree 18



Oak tree 19



Oak tree 20





Oak tree 21



Oak tree 22



Oak tree 23 – north and south sides of the trunk.



Oak tree 23 – has recovered because of recent rains but remains structurally weak and risky. Photo taken 11/1/19.



Oak tree 23 – photo taken on July 11, 2014. Large branch spontaneously broke as it had been declining due to drought stress.



Oak tree 24



Oak tree 25



Oak tree 26



Oak tree 27



Oak tree 28



Oak tree 29



Oak tree 30 – This photo was taken on July 11, 2014. As of 2015, the tree was dead. The tree to its right was not tagged because it was dead when this photo was taken.



Oak tree 31 – This photo was taken in December of 2015 and shows the large cavity at the base of the trunk.



Oak tree 32



Oak tree 33



Oak tree 34





Oak tree 35



Oak tree 36

Oak tree 37



Oak tree 38?



Oak tree 39



Oak tree 40



Oak tree 41



Oak tree 42



Oak tree 43



Oak tree 44



Oak tree 45



Oak tree 46



Oak tree 47



Oak tree 48



Oak tree 49



Oak tree 50 - 53





Oak tree 54 - 56



Oak tree 57



Oak tree 58



Oak tree 59



Oak tree 60



Oak tree 61



Oak tree 62



Oak tree 63



Oak tree 64



Oak tree 65



Oak tree 66



Oak tree 67



Oak tree 68



Oak tree 69



Oak tree 70





Oak tree 71



Oak tree 72



Oak tree 73



Oak tree 74



Oak tree 75



Oak tree 76



Oak tree 77



Oak tree 78



Oak tree 79



Oak tree 80



Oak tree 81



Oak tree 82



Oak tree 83



Oak tree 84



Oak tree 85



Oak tree 86





Oak tree 87



Oak tree 88



Oak tree 89



Oak tree 90



Oak tree 91



Oak tree 92



Oak tree 93



Oak tree 94



Oak tree 95



Oak tree 96



Oak tree 97



Oak tree 98

# **SUMMARY of FIELD OBSERVATIONS**

## **INSPECTION NOTICE**

The following information was observed on the date(s) indicated herein, and should only be considered true at the time of field inspection.







# SUMMARY OF FIELD OBSERVATIONS

SPECIES	TREE NUMBER	21	22	23	24	25	26	27	28	29	30
	<i>Quercus agrifolia</i>	X	X	X	X	X	X	X	X	X	
<i>Quercus lobata</i>										X	
<i>Quercus berberidifolia</i>											
FORM	TREE HT. (ESTIMATED)	20'	30'	40'	35'	35'	35'	35'	40'	40'	25'
	LEAN (ANGLE)										
	TRUNK DIAMETERS	10"	17"	28"	23"	16"	26"	20"	20"	22"	30"
		6"	1.5"								
		2"									
	1"										
PHYSICAL CONDITION	TRUNK CAVITY		X	X		X					X
	TRUNK EXUDATION										
	TRUNK DAMAGE										
	BURIED ROOT COLLAR										
	EXPOSED ROOTS										
	WEAK CROTCH(ES)			X				X	X		
	FUNGAL DISEASE										
	INSECT/MITE DAMAGE										
	NEW/OLD FIRE DAMAGE	X	X	X	X	X	X	X	X	X	X
	BRANCH CAVITIES			X		O	O	O			X
	MAINSTEM DIEBACK										X
	TWIG/BRANCH DIEBACK			X	X			X	X		
	EPICORMIC GROWTH			X	X				X		X
	THIN FOLIAGE			X	X			X			X
VIGOR (GOOD/MOD/POOR)	M	M	M	M	M	G	G	G	G	P	
TERRAIN - SLOPED/LEVEL	S	S	L	S	S	S	S	S	S	L	
RATING	HEALTH	B	B	C-	C	B	B	B	B	B	F
	AESTHETICS/COMFORMITY	B	B	C	C	C	B	B	B	B	F
TREAT- MENT	REMOVE DEADWOOD										
	INSECT/DISEASE TREAT										

REMARKS:

REMARKS:

REMARKS: Dangerous split down center of trunk. Has shed large branches. Poor crown structure

REMARKS:

REMARKS:

REMARKS:

REMARKS:

REMARKS:

REMARKS:

REMARKS: Badly damaged. DEAD AS OF 2015.





# SUMMARY OF FIELD OBSERVATIONS

SPECIES	TREE NUMBER	51	52	53	54	55	56	57	58	59	60
	<i>Quercus agrifolia</i>	X	X	X	X	X	X	X	X	X	
<i>Quercus lobata</i>										X	
<i>Quercus berberidifolia</i>											
FORM	TREE HT. (ESTIMATED)	9'	8'	8'	30'	20'	20'	25'	60'	40'	40'
	LEAN									NE	SE
	TRUNK DIAMETERS	3"	3"	2"	5"	10"	12"	12"	47"	21"	17"
											17"
PHYSICAL CONDITION	TRUNK CAVITY										
	TRUNK EXUDATION										
	TRUNK DAMAGE										
	BURIED ROOT COLLAR										
	EXPOSED ROOTS										
	WEAK CROTCH(ES)								X		
	FUNGAL DISEASE										
	INSECT/MITE DAMAGE										
	NEW/OLD FIRE DAMAGE	X	X	X	X	X	X	X	X	X	X
	BRANCH CAVITIES										
	MAINSTEM DIEBACK										
	TWIG/BRANCH DIEBACK								X		X
	EPICORMIC GROWTH										X
	THIN FOLIAGE								X	X	X
	VIGOR (GOOD/MOD/POOR)	G	G	G	G	G	G	G	M	M	M
TERRAIN - SLOPED/LEVEL	S	S	S	S	S	S	S	S	L	L	
RATING	HEALTH	B	B	B	B	B	B	B	C-	C	C
	AESTHETICS/COMFORMITY	B	B	B	B	B	B	B	C-	B	C
TREAT-MENT	REMOVE DEADWOOD										
	INSECT/DISEASE TREAT										

REMARKS:

REMARKS:

REMARKS:

REMARKS:

REMARKS:

REMARKS:

REMARKS:

REMARKS:

REMARKS:

REMARKS:









# SUMMARY OF FIELD OBSERVATIONS

SPECIES	TREE NUMBER	91	92	93	94	95	96	97	98	99	100
	<i>Quercus agrifolia</i>	X	X	X	X	X	X	X	X	X	X
<i>Quercus lobata</i>											
<i>Quercus berberidifolia</i>											
FORM	TREE HT. (ESTIMATED)	40'	50"	35'	20'	20'	20'	12'	60'	35'	25'
	LEAN										
	TRUNK DIAMETERS	19"	18"	30"	5.5"	8"	7"	2.25"	45"	16"	8"
			17"		3.5"			2"		14"	
		15"									
PHYSICAL CONDITION	TRUNK CAVITY										
	TRUNK EXUDATION										
	TRUNK DAMAGE										
	BURIED ROOT COLLAR										
	EXPOSED ROOTS									X	
	WEAK CROTCH(ES)		X	X					X		
	FUNGAL DISEASE										
	INSECT/MITE DAMAGE										
	NEW/OLD FIRE DAMAGE	X	X	X	X	X	X	X	X	X	X
	BRANCH CAVITIES	X		X						X	
	MAINSTEM DIEBACK			X							
	TWIG/BRANCH DIEBACK										X
	EPICORMIC GROWTH										
	THIN FOLIAGE	X									X
	VIGOR (GOOD/MOD/POOR)	M	G	G	G	G	G	G	G	G	G
TERRAIN - SLOPED/LEVEL	S	S	S	S	S	S	S	S	S	S	S
RATING	HEALTH	B	B	B	B	B	B	B	B	B	C
	AESTHETICS/COMFORMITY	B	A	B	B	B	B	B	A	B	C
TREAT- MENT	REMOVE DEADWOOD										
	INSECT/DISEASE TREAT										

REMARKS:

REMARKS: 18" Branch drop. Trunk divides to 3 stems. 2 of 3 have

REMARKS:

REMARKS:

REMARKS:

REMARKS:

REMARKS:

REMARKS:

REMARKS: On steep eroding bank of rock. North of tree #33.

REMARKS:



# DRIP LINE MEASUREMENTS

## INSPECTION NOTICE

The following information was observed on the date(s) indicated herein, and should only be considered true at the time of field inspection.

## DRIPLINE MEASUREMENTS

TREE NO.	DRIPLINE	N	NE	E	SE	S	SW	W	NW
1	HORIZ.	11'	20'	20'	20'	20'	20'	12'	7'
	VERT.	10'	20'	20'	20'	20'	20'	2'	10'
2	HORIZ.	33'	33'	28'	6'	6'	12'	18'	20'
	VERT.	10'	20'	20'	20'	20'	20'	30'	30'
3	HORIZ.	0'	0'	2'	10'	11'	35'	36'	0'
	VERT.	0'	0'	10'	2'	2'	2'	0'	0'
4	HORIZ.	11'	11'	15'	15'	21'	18'	21'	17'
	VERT.	6'	15'	30'	30'	15'	20'	10'	25'
5	HORIZ.	18'	17'	12'	11'	14'	18'	21'	19'
	VERT.	30'	15'	15'	30'	35'	10'	25'	25'
6	HORIZ.	28'	27'	25'	26'	29'	27'	34'	33'
	VERT.	35'	5'	20'	20'	3'	15'	15'	6'
7	HORIZ.	10'	20'	20'	15'	11'	9'	8'	6'
	VERT.	2'	20'	10'	6'	2'	4'	5'	10'
8	HORIZ.	0'	0'	0'	3'	1'	5'	7'	6'
	VERT.	0'	0'	0'	4'	2'	4'	3'	1'
9	HORIZ.	10'	8'	4'	0'	0'	0'	3'	6'
	VERT.	3'	15'	5'	0'	0'	0'	4'	5'
10	HORIZ.	10'	10'	10'	10'	10'	10'	10'	10'
	VERT.	1'	15'	15'	6'	4'	4'	6'	4'



## DRIPLINE MEASUREMENTS

TREE NO.	DRIPLINE	N	NE	E	SE	S	SW	W	NW
21	HORIZ.	14'	17'	15'	13'	15'	10'	9'	5'
	VERT.	8'	2'	6'	2'	10'	20'	4'	4'
22	HORIZ.	10'	15'	18'	20'	20'	20'	20'	15'
	VERT.	10'	6'	8'	20'	20'	20'	20'	20'
23	HORIZ.	13'	5'	5'	34'	32'	30'	4'	4'
	VERT.	8'	8'	8'	10'	10'	20'	8'	6'
24	HORIZ.	10'	13'	26'	25'	33'	25'	17'	29'
	VERT.	40'	30'	30'	25'	25'	15'	40'	25'
25	HORIZ.	7'	10'	12'	13'	13'	16'	31'	0'
	VERT.	40'	30'	30'	30'	30'	20'	4'	0'
26	HORIZ.	30'	30'	26'	27'	26'	25'	35'	22'
	VERT.	30'	20'	10'	15'	30'	15'	15'	20'
27	HORIZ.	13'	24'	17'	14'	37'	26'	16'	22'
	VERT.	30'	15'	25'	25'	25'	0'	3'	4'
28	HORIZ.	14'	22'	19'	30'	26'	20'	25'	0'
	VERT.	8'	8'	2'	20'	20'	4'	20'	0'
29	HORIZ.	28'	33'	31'	25'	31'	19'	28'	33'
	VERT.	3'	10'	8'	35'	30'	30'	30'	10'
30	HORIZ.	16'	17'	10'	16'	9'	0'	0'	9'
	VERT.	10'	5'	5'	20'	8'	0'	0'	20'







## DRIPLINE MEASUREMENTS

TREE NO.	DRIPLINE	N	NE	E	SE	S	SW	W	NW
51	HORIZ.	5'	5'	5'	3'	3'	3'	3'	3'
	VERT.	4'	6'	6'	5'	7'	7'	7'	7'
52	HORIZ.	7'	5'	5'	3'	0'	2'	0'	3'
	VERT.	7'	5'	5'	5'	0'	3'	0'	5'
53	HORIZ.	3'	3'	3'	3'	3'	3'	3'	3'
	VERT.	5'	5'	5'	5'	5'	5'	5'	5'
54	HORIZ.	0'	0'	7'	10'	10'	7'	6'	0'
	VERT.	0'	0'	4'	10'	15'	8'	4'	0'
55	HORIZ.	20'	20'	20'	5'	5'	5'	6'	10'
	VERT.	10'	2'	2'	20'	15'	15'	10'	15'
56	HORIZ.	20'	20'	20'	5'	0'	0'	0'	5'
	VERT.	20'	20'	15'	20'	0'	0'	0'	15'
57	HORIZ.	10'	10'	10'	10'	10'	20'	10'	10'
	VERT.	20'	20'	20'	20'	20'	20'	20'	20'
58	HORIZ.	27'	24'	24'	30'	35'	37'	33'	42'
	VERT.	15'	50'	10'	20'	30'	5'	10'	10'
59	HORIZ.	24'	30'	40'	0'	0'	0'	0'	0'
	VERT.	301'	30'	15'	0'	0'	0'	0'	0'
60	HORIZ.	5'	15'	20'	17'	34'	30'	30'	4'
	VERT.	25'	15'	15'	20'	25'	30'	30'	30'

## DRIPLINE MEASUREMENTS

TREE NO.	DRIPLINE	N	NE	E	SE	S	SW	W	NW
61	HORIZ.	33'	35'	30'	12'	17'	17'	27'	7'
	VERT.	15'	30'	30'	8'	30'	30'	3'	30'
62	HORIZ.	23'	36'	32'	23'	23'	36'	16'	40'
	VERT.	10'	15'	20'	30'	30'	3'	30'	20'
63	HORIZ.	DEAD							
	VERT.								
64	HORIZ.	25'	20'	17'	10'	13'	21'	17'	12'
	VERT.	35'	35'	35'	35'	30'	2'	15'	35'
65	HORIZ.	0'	0'	36'	29'	20'	13'	11'	10'
	VERT.	0'	0'	7'	20'	30'	40'	30'	30'
66	HORIZ.	29'	36'	56'	50'	60'	50'	45'	43'
	VERT.	30'	40'	8'	25'	2'	2'	1'	10'
67	HORIZ.	25'	6'	25'	18'	25'	15'	20'	25'
	VERT.	25'	15'	2'	2'	1'	25'	20'	20'
68	HORIZ.	0'	0'	20'	3'	12'	12'	20'	20'
	VERT.	0'	0'	3'	0'	2'	1'	2'	2'
69	HORIZ.	22'	23'	25'	8'	10'	20'	24'	30'
	VERT.	4'	0'	0'	20'	20'	4'	10'	2'
70	HORIZ.	10'	0'	0'	6'	12'	29'	15'	15'
	VERT.	10'	0'	0'	8'	20'	3'	20'	20'

## DRIPLINE MEASUREMENTS

TREE NO.	DRIPLINE	N	NE	E	SE	S	SW	W	NW
71	HORIZ.	17'	20'	20'	20'	25'	20'	32'	28'
	VERT.	20'	30'	30'	40'	20'	10'	0'	6'
72	HORIZ.	0'	0'	10'	15'	5'	0'	3'	0'
	VERT.	0'	0'	15'	15'	10'	0'	4'	0'
73	HORIZ.	0'	42'	42'	0'	0'	0'	0'	0'
	VERT.	0'	20'	10'	0'	0'	0'	0'	0'
74	HORIZ.	42'	34'	28'	35'	35'	45'	50'	38'
	VERT.	30'	30'	30'	40'	40'	35'	15'	25'
75	HORIZ.	20'	25'	20'	20'	15'	40'	34'	33'
	VERT.	10'	20'	30'	30'	5'	2'	3'	25'
76	HORIZ.	9'	6'	6'	10'	9'	16'	17'	15'
	VERT.	4'	15'	20'	20'	20'	20'	8'	15'
77	HORIZ.	15'	10'	15'	30'	25'	18'	21'	25'
	VERT.	30'	20'	20'	40'	30'	40'	20'	20'
78	HORIZ.	10'	5'	3'	3'	3'	3'	12'	10'
	VERT.	15'	7'	8'	8'	8'	5'	15'	2'
79	HORIZ.	12'	0'	0'	0'	20'	20'	30'	20'
	VERT.	40'	0'	0'	0'	10'	15'	30'	15'
80	HORIZ.	30'	22'	25'	10'	18'	24'	32'	17'
	VERT.	15'	20'	20'	20'	30'	2'	3'	35'

## DRIPLINE MEASUREMENTS

TREE NO.	DRIPLINE	N	NE	E	SE	S	SW	W	NW
81	HORIZ.	5'	2'	5'	4'	5'	0'	0'	0'
	VERT.	15'	5'	6'	6'	5'	0'	0'	0'
82	HORIZ.	6'	6'	5'	8'	10'	10'	10'	10'
	VERT.	2'	1'	8'	8'	2'	10'	10'	10'
83	HORIZ.	36'	12'	24'	40'	12'	2'	10'	10'
	VERT.	30'	30'	15'	2'	8'	10'	15'	15'
84	HORIZ.	8'	18'	20'	20'	24'	35'	35'	19'
	VERT.	40'	40'	15'	40'	40'	15'	15'	40'
85	HORIZ.	10'	10'	10'	5'	0'	10'	15'	25'
	VERT.	40'	15'	15'	15'	0'	40'	15'	40'
86	HORIZ.	6'	10'	10'	10'	2'	2'	1'	5'
	VERT.	8'	4'	4'	4'	6'	6'	3'	6'
87	HORIZ.	20'	40'	40'	30'	42'	44'	50'	12'
	VERT.	30'	25'	10'	15'	20'	15'	15'	40'
88	HORIZ.	33'	20'	35'	40'	40'	40'	40'	44'
	VERT.	8'	30'	15'	0'	2'	2'	0'	4'
89	HORIZ.	16'	16'	30'	24'	30'	33'	42'	15'
	VERT.	35'	35'	15'	40'	20'	20'	8'	40'
90	HORIZ.	26'	22'	20'	30'	40'	35'	40'	24'
	VERT.	40'	10'	40'	10'	16'	40'	30'	15'





# **GLOSSARY OF TERMS**

# SUMMARY of FIELD OBSERVATIONS - GLOSSARY

## L. Newman Design Group

### INTRODUCTION

Familiarity with the following definitions is necessary to the basic understanding of the tree ordinance, this tree report, and of the procedures used to evaluate the trees and the site conditions. There are numerous diseases and insects that frequently attack trees. A long discourse in plant pathology or entomology is not a prerequisite to develop a basic understanding of the effects of disease and insects upon living plant tissue but a basic knowledge of disease and insects should include an understanding of the following definitions:

### FORM

1. **Tree Number** - each protected tree in the field has been assigned a number that corresponds to a tree location on the Tree Location Map.
2. **Species** - is the type of tree that is being evaluated.
3. **Trunk Diameter** - as measured at 4½' above mean natural grade or, traditionally, DBH (diameter at breast height). This may be altered if the measurement cannot be made at 4½' feet or if makes sense to measure above or below that point.
4. **Tree Height** - is the approximate height of each assessed tree.
5. **Crown Spread** - is the approximate, average diameter of the crown or canopy.
6. **Lean Direction** - is the direction the tree is inclined from the natural vertical position.

### PHYSICAL CONDITION

1. **Vigor** - is the capacity of a tree for growth and survival. Below are the ratings:

**Low** - Little new tip growth; poor leaf color; abnormal bark; much dead wood; significantly thinning foliage.

**Normal** - New tip growth; good leaf color; some insect damage and twig dieback; no significant dieback;

**High** - New tip growth; good leaf color; dense foliage; usually found in younger trees;

A vigorous tree will more easily ward off disease and/or insect attacks, and should recover from impacts more quickly than a less vigorous tree.

2. **Trunk Cavity/Damage** - A cavity is a hollow area in the trunk, usually due to fire or wood decay. Damage is a damaged area on the trunk, usually due to an external (abiotic) force on the tree.
3. **Water Pocket** - pockets formed at branch crotches that can hold water and possibly weaken the tree's structure (possible hazard).
4. **Trunk Sap Ooze** - the exudation of liquid, usually from wounds; trunk sap ooze.
5. **Codominance** – equal in size and importance, usually associated with either trunks/stems or scaffold limbs/branches in the crown. Often can and should be corrected by pruning.
6. **Included Bark** - bark that is embedded between a branch and its parent stem or between codominant stems causing a weak attachment.
7. **Buried Root Collar** - the root collar is the transition area between the bark and the trunk. Burying the root collar may lead to fungal infection.
8. **Fungal Disease** - diseases that attack live tissue/external signs (i.e. mushrooms, conks) of internal wood decay.



## GLOSSARY

L. Newman Design Group

Page 2 of 3

9. **Insect Damage** - is some form of damage to the parts of the tree caused by insects or mites (e.g. scale, caterpillars, weevils, borers, mites, etc.).
10. **Mainstem Dieback** - death of healthy mainstems from the growing tip back.
11. **Twig/Branch Dieback** - death of twigs from the growing tip back.
12. **Thin Foliage** - defoliation and twig dieback throughout the canopy.
13. **Weak Attachments** - poorly formed branch connection at a crotch.
14. **Branch Cavities** - hollow areas in the limbs in the crown, usually due to the decay of wood.
15. **Over-extended Branch** - a large branch usually growing horizontally that may have excessive end weight and that exerts tremendous stress on its attachment. Can be corrected with reduction pruning.
16. **Epicormic Growth** - growth from adventitious buds along trunk and/or main limbs, rather than on twigs usually due to stress or poor pruning.
17. **Terrain** - refers to the general topography of the land where the tree is found.

## RATING

1. **Heritage** - can vary in definition by agency but generally indicates a tree of significant size and age.
2. The **Health** of the trees was visually determined from a macroscopic inspection of signs and symptoms of disease. The following describes our rating system:
  - A. **Outstanding** - A healthy and vigorous tree characteristic of its species and free of any significant visible signs of disease or insect damage;
  - B. **Above Average** - A healthy and vigorous tree. However, there are minor visible signs of disease and insect damage;
  - C. **Average** - Although healthy in overall appearance, there is a normal amount of disease and/or insect damage;
  - D. **Below Average/Poor\*** - This tree is characterized by exhibiting a greater degree of disease and/or insect damage or loss of structural integrity than normal and appears to be in a state of decline. This tree also exhibits extensive signs of dieback;
  - F. **Dead\*** - This tree exhibits no signs of life at the time of field evaluation.  
\*A tree rating of "D" and lower is in a low stage of vigor and naturally a meaningful level of recovery is doubtful. Removal should be considered if it is within the proposed project development.
3. The **Aesthetic/Conformity** quality of the trees was visually determined from an overall inspection of appearance. The following describes our system:
  - A. **Outstanding** - The tree is visually symmetrical, having the ideal form and appearance for the species;
  - B. **Above Average** - The tree, though may not be perfectly symmetrical, has a nearly ideal form for the species with very little dieback of foliage or twigs and branches;
  - C. **Average** - The tree has some asymmetry for the species with some defects that can be corrected and/or has some dieback of foliage and twigs and branches;
  - D. **Poor** - The tree has few positive characteristics that probably cannot be corrected and may detract from the beauty of the landscape.

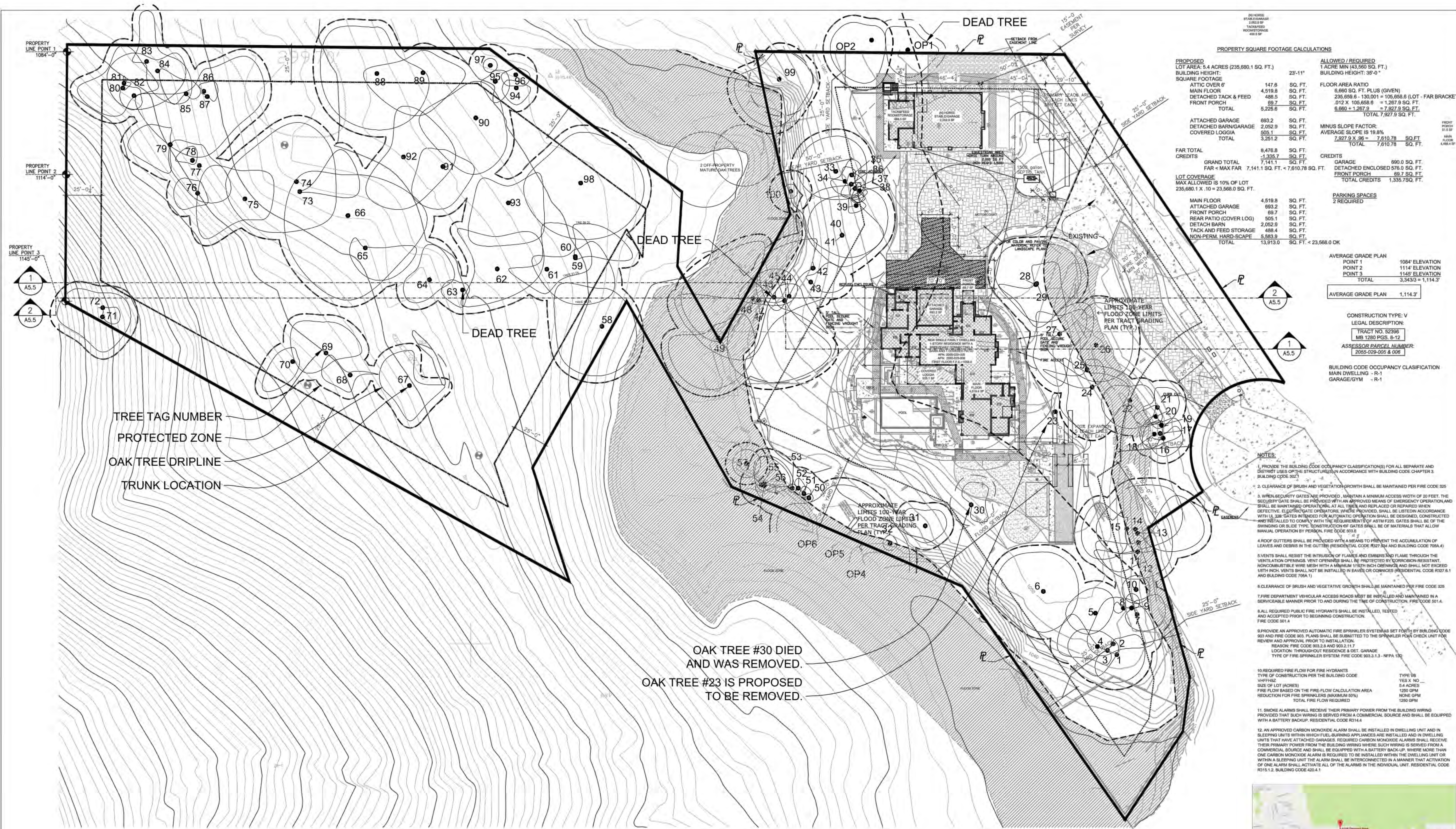
## GLOSSARY

L. Newman Design Group

Page 3 of 3

### REMARKS (Some other terms that may be used)

1. **Bark Beetle Frass** – are wood fragments (dust) mixed in the insect's excrement produced by boring.
2. **Basal Growth** – is leaf growth generated from the base of the trunk.
3. **Cable/Brace** – provides support to relieve stress on a weak part of the tree (e.g. where two trunks form a "V" crotch).
4. **Cankers** – are rough swellings with depressed centers resulting in death of tissue that later cracks open and exposes the wood underneath in twigs, branches, and/or trunks. May be a sign of fungal damage.
5. **Chlorotic Leaves** – leaf veins remain normally green but the tissue between veins becomes yellow. Usually caused by nutrient deficiencies.
6. **Compartmentalization** – Physiological process in trees that creates the chemical and physical boundaries that act to limit the spread of disease and the decay organisms. Often seen where branches have been pruned properly.
7. **Crown** – parts of the tree above the trunk, including leaves, branches, and scaffold branches.
8. **Crown-clean pruning** – removal of dead, dying, diseased, rubbing, and structurally unsound branches, etc.
9. **Crown reduction pruning** – Removal of large branches and/or cutting back to large laterals to reduce the height or spread of the crown; sometimes referred to as “drop crotch” pruning or “natural pruning.”
10. **Exfoliating Bark** – the flaking off of bark from trunk, branches and/or twigs.
11. **Exposed Buttress Roots** – when soil is absent at the base of the tree exposing large roots at trunk flare.
12. **Fire Damage** – each tree may rated on the amount of burn it has received.
13. **Heart Rot** – decay in the center of the tree (heartwood).
14. **Lion-tailing** – pruning technique where internal foliage and branches are removed, leaving twigs and foliage concentrated at the branch ends.
15. **Mistletoe** – is a leafy evergreen, perennial parasite with dark green leathery leaves.
16. **Multiple stems/branches** – single location where several branches are attached often creating weak attachments.
17. **Powdery Mildew** – a white powdery fungus on leaves often found when new growth becomes wet for long periods of time; leaves may be distorted, stunted and drop prematurely.
18. **Reduction cuts** – cutting a branch back to a live lateral branch which will take over as the new end of that branch.
19. **Removal cuts** – a thinning cut back to the trunk or the parent stem (branch) that preserves the branch collar.
20. **Scaffold limb** – A primary structural branch of the crown.
21. **Stub cuts** – improper pruning that leaves a stub that may lead to structural defects.
22. **Topping** – the improper pruning of large limbs, usually growing vertically, to reduce the height of a tree.
23. **Witches Broom** – is an abnormal growth cluster of twigs that may be caused by pruning, insects, mites, fungus, etc.



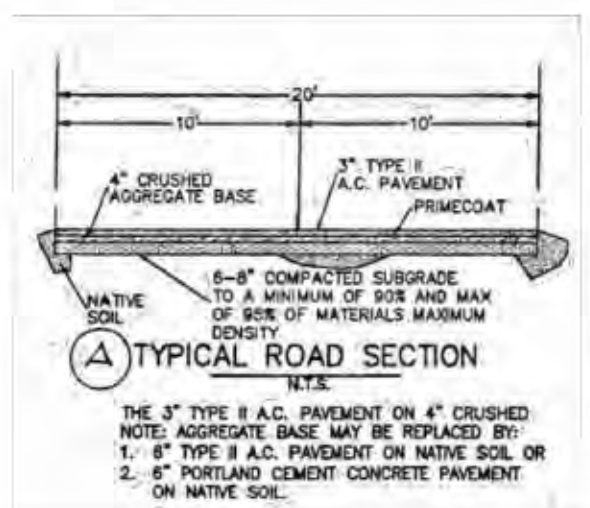
PROPOSED		ALLOWED / REQUIRED	
LOT AREA: 5.4 ACRES (235,680.1 SQ. FT.)	23'-11"	1 ACRE MIN (43,560 SQ. FT.)	BUILDING HEIGHT: 35'-0"
BUILDING HEIGHT: 23'-11"			
SQUARE FOOTAGE		FLOOR AREA RATIO	
ATTIC COVER	147.6 SQ. FT.	6,660 SQ. FT. PLUS (GIVEN)	
MAIN FLOOR	4,519.8 SQ. FT.	235,680.8 - 130,001 = 105,679.8	
DETACHED TACK & FEED	488.5 SQ. FT.	312 X 100,658.6 = 1,207.6 SQ. FT.	
FRONT PORCH	159.7 SQ. FT.	6,660 + 1,267.9 = 7,927.9 SQ. FT.	
TOTAL	5,225.6 SQ. FT.	TOTAL	7,927.9 SQ. FT.
ATTACHED GARAGE	693.2 SQ. FT.	MINUS SLOPE FACTOR:	
DETACHED BARN/GARAGE	2,052.9 SQ. FT.	AVERAGE SLOPE IS 19.8%	
COVERED LOGGIA	505.1 SQ. FT.	7,927.9 X .98 = 7,810.79 SQ. FT.	
TOTAL	3,251.2 SQ. FT.	TOTAL	7,810.79 SQ. FT.
FAR TOTAL	8,476.8 SQ. FT.	CREDITS	
CREDITS	-1,335.7 SQ. FT.	GARAGE	690.0 SQ. FT.
GRAND TOTAL	7,141.1 SQ. FT.	DETACHED ENCLOSED 576.0 SQ. FT. FRONT PORCH	69.7 SQ. FT.
FAR < MAX FAR	7,141.1 SQ. FT. < 7,610.78 SQ. FT.	TOTAL CREDITS	1,335.7 SQ. FT.
LOT COVERAGE			
MAX ALLOWED IS 10% OF LOT			
235,680.1 X .10 = 23,568.0 SQ. FT.			
		PARKING SPACES	
		2 REQUIRED	

AVERAGE GRADE PLAN	
POINT 1	1064' ELEVATION
POINT 2	1114' ELEVATION
POINT 3	1145' ELEVATION
TOTAL	3,343.3' = 1,114.3'
AVERAGE GRADE PLAN	1,114.3'

CONSTRUCTION TYPE: V	
LEGAL DESCRIPTION:	
TRACT NO. 52356	
MB 1280 PGS. 8-12	
ASSESSOR PARCEL NUMBER:	
2055-029-005 & 006	
BUILDING CODE OCCUPANCY CLASSIFICATION	
MAIN DWELLING - R-1	
GARAGE/GYM - R-1	

NOTES:	
1. PROVIDE THE BUILDING CODE OCCUPANCY CLASSIFICATION(S) FOR ALL SEPARATE AND DISTRICT USES (P) THE STRUCTURE(S) IN ACCORDANCE WITH BUILDING CODE CHAPTER 3, BUILDING CODE 302.	
2. CLEARANCE OF BRUSH AND VEGETATION GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.	
3. WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 20 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPAIRED OR REPLACED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 308. GATES IN TRENCHES FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY PERSON. FIRE CODE 503.8.	
4. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (RESIDENTIAL CODE R327.3.4 AND BUILDING CODE 705A.4).	
5. EVENTS SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY NONCOMBUSTIBLE, NONFLEXIBLE WIRE MESH WITH A MINIMUM 1/8 INCH OPENING, AND SHALL NOT EXCEED 1/8 INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR COORNICES (RESIDENTIAL CODE R327.6.1 AND BUILDING CODE 706.1).	
6. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.	
7. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4.	
8. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4.	
9. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. REASON: FIRE CODE 903.2.3 AND 903.2.11.7. LOCATION THROUGHOUT RESIDENCE & DET. GARAGE. TYPE OF FIRE SPRINKLER SYSTEM: FIRE CODE 903.3.1.3 - NFPA 13C.	
10. REQUIRED FIRE FLOW FOR FIRE HYDRANTS. TYPE OF CONSTRUCTION PER THE BUILDING CODE. TYPE V8. YES X. NO. 2.4 ACRES. FIRE FLOW BASED ON THE FIRE FLOW CALCULATION AREA. REDUCTION FOR FIRE SPRINKLING (MAXIMUM 50%). TOTAL FIRE FLOW REQUIRED. 1250 GPM. 1250 GPM.	
11. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. RESIDENTIAL CODE 6214.4.	
12. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNIT AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R315.1.2, BUILDING CODE 620.4.1.	

OAK TREE #30 DIED AND WAS REMOVED.  
OAK TREE #23 IS PROPOSED TO BE REMOVED.



LNDG 200-572  
December 12, 2019  
Rev. Date: November 7, 2020

**L. Newman Design Group, Inc.**

- Landscaping Architecture
- Planning
- Horticulture
- Biological Restoration

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Westlake Village, CA 91361-3624  
Phone: (818) 981-5050 # Fax: (818) 991-3478  
# E-mail: lndg@lndg.net



**SITE PLAN**

SCALE: 1/32" = 1'-0"

# OAK TREE LOCATION MAP



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NEW RESIDENCE FOR:  
**JONATHAN AND TAMI SHUKEN**  
6511 CHESEBRO ROAD  
AGOURA HILLS, CA 91301

SUBMITTAL DATES	
OWNER:	
PLAN CHECK:	
O.T.B.	
REVISIONS	
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JOB NO: 2015.71.01

12/01/2016  
DRAWN BY: I.R.  
APPROVED BY: I.R.

**A1.1**

**APPENDIX E**  
**Architectural Plan Set**



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12/01/2016

DRAWN BY: I.R.  
APPROVED BY: I.R.

**A0.1**

NEW SINGLE FAMILY RESIDENCE

# THE SHUKEN FAMILY TRUST, F.B.O. JONATHAN SHUKEN

6511 CHESEBRO ROAD, AGOURA HILLS, CA 91301





**PROPERTY ADDRESS**

VACANT LAND  
AGOURA HILLS, CA 91301

**ASSESSOR'S PARCEL NO.**

2055-029-0054006(LOS ANGELES COUNTY)

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF  
N 33°50'00" W ALONG THE SOUTH WESTERLY LINE OF CHESEBRO  
ROAD (PRIVATE & FUTURE STREET) AS SHOWN ON TRACT NO. 52396  
BOOK 1280 PAGES 8-12 AS RECORDED IN THE COUNTY OF LOS ANGELES

**BENCH MARK**

BM # 3892 (2008 ADA)  
ELEVATION=998.50'  
1 1/2" Ø ANGLE POINT NW COR CONC ORAM JM (101770) TAYLOR PL  
& 1 1/2" (4 1/2") W/O C/L CHESEBRO RD

**NOTES**

1) SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT  
EASEMENTS, IF ANY, ARE NOT SHOWN ON THIS MAP.  
2) NO STUDY OF UNDERGROUND UTILITIES HAS BEEN PERFORMED  
AS PART OF THIS WORK.

**REFERENCES**

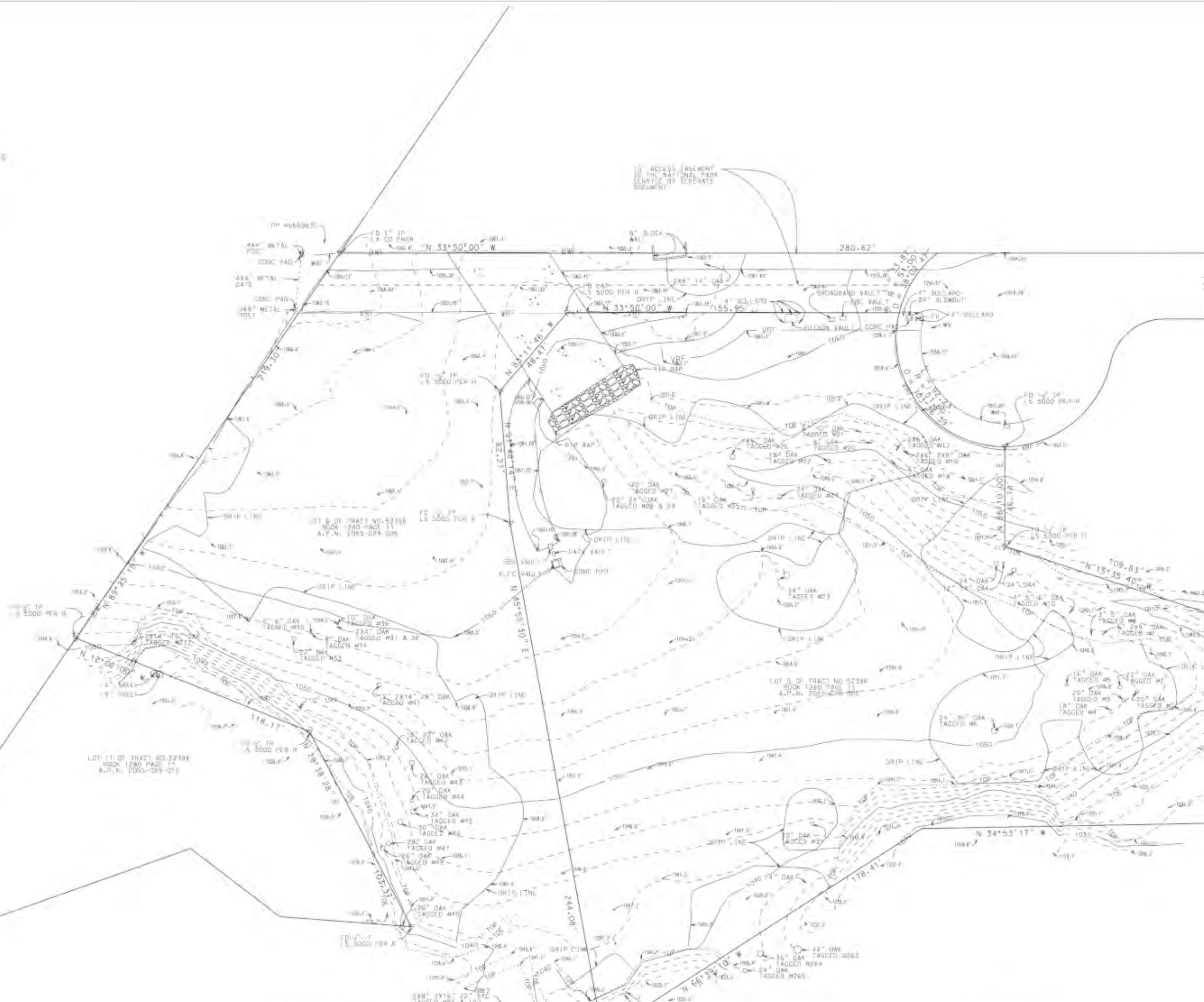
1) TRACT 52396 MB 1280 PGS 8-12

**ABBREVIATIONS**

TOP STEP = TS  
BOTTOM STEP = BS  
FINISH SURFACE = FS  
CALCULATED FROM = CF  
TOP CURB = TC  
FLOW LINE = FL  
EDGE CUTTER = EC  
DRAIN INLET = DI  
DRAIN OUTLET = DO  
PUBLIC SERVICE EASEMENT = PSE  
DRIP LINE = DL  
CONCRETE = CONC  
WINDOW = W

**LEGEND**

- PROPERTY LINE
- STREET CENTERLINE
- EASEMENT
- MONUMENT
- BASIS OF BEARINGS (N 33°50'00" W)
- ENCROACHMENT (ENC)
- CLEAR (CLR)
- STREET LIGHT
- GROUND LIGHT
- ASPHALT (ASPH)
- BUILDING
- 2ND STORY BUILDING
- CHAIN LINK FENCE (CL F)
- WOOD FENCE
- WIRE FENCE
- BARBED WIRE FENCE
- VINYL RAIL FENCE
- CONCRETE (CONC)
- WOOD DECK
- MANHOLE (MH)
- IRRIGATION CONTROL VALVE (I.C.V.)
- TREES: PINE, PALM, Syc, OAK, MISC.





**PROPERTY SQUARE FOOTAGE CALCULATIONS**

PROPOSED (OF AREA 1.4 ACRES (30,967 SQ. FT.))	ALLOWED/PROPOSED (1.4 ACRES (30,967 SQ. FT.))
SQUARE FOOTAGE	35,111
ATTIC OVERS	547.9
MAIN FLOOR	1,819.8
ATTACHED TACK & FEED	988.4
FRONT PORCH	397.7
TOTAL	3,253.8
ATTACHED GARAGE	660.2
DETACHED GARAGE	2,163.9
COVERED LOCCA	226.1
TOTAL	3,050.2
FAR TOTAL	6,304.0
CHESTS	1,332.7
BRAND TOTAL	7,636.7
MAX 4 MAX TAG 7.14	(92 FT x 1410.18 SQ. FT.)
LOT COVERAGE	24.7%
MAX ALL UNITS 25% OF LOT	7,696.7
UNPAVED 1.8 TO 23.588 SQ. FT.	13,511.0

**AVERAGE GRADE PLAN**

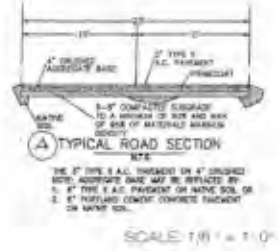
POINT 1	10M ELEVATION
POINT 2	11.14 ELEVATION
POINT 3	11.42 ELEVATION
TOTAL	23.660 = 11.142

**AVERAGE GRADE PLAN 1.1412**

CONSTRUCTION TYPE V  
LEGAL DESCRIPTION  
TRACT 101 1000  
MH 1000 PLOT 5.12  
ASSASSIN PLOTS NUMBER  
2015-01018 & 2015

BUILDING CODE OCCUPANCY CLASSIFICATION  
MAIN DWELLING - R-1  
GARAGE/DRIVE - R-1

1. PROVIDE THE BUILDING CODE OCCUPANCY CLASSIFICATION FOR ALL GARAGES AND DETACHED GARAGES AND DETACHED GARAGES ACCORDING TO BUILDING CODE CHAPTER 1. BUILDING CODE.
2. CONDITIONS OF WORK AND QUALITY CONTROL SHALL BE SPECIFIED FOR THIS DRAWING.
3. CONSTRUCTION SHALL BE PROVIDED. WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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**SITE PLAN**  
SCALE 1/32" = 1'-0"



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PERMIT SET ONLY

NEW RESIDENCE FOR:  
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8511 CHESEBRO ROAD  
AGOURA HILLS, CA 91301

SUBMITTAL DATES

OWNER

PLAN CHECK

O.T.B.

REVISIONS

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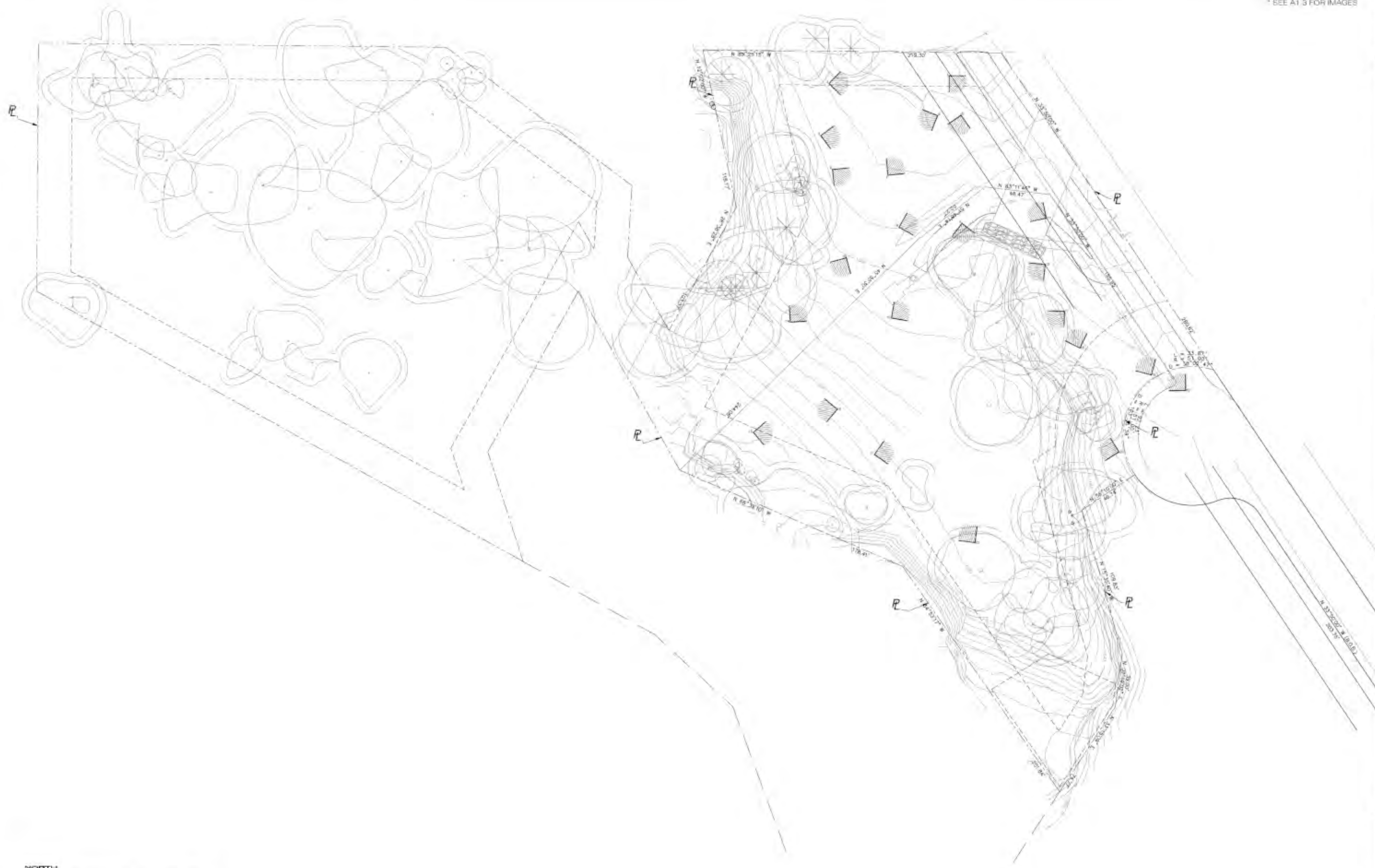
12/01/2016

DRAWN BY: I.R.  
APPROVED BY: I.R.

**A1.1**



\* SEE A1.3 FOR IMAGES



**SITE PLAN - VIEWS**  
 SCALE: 1/32" = 1'-0"



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 DRAWN BY: I.R.  
 APPROVED BY: I.R.

**A 1.2**



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OWNER:

PLAN CHECK:

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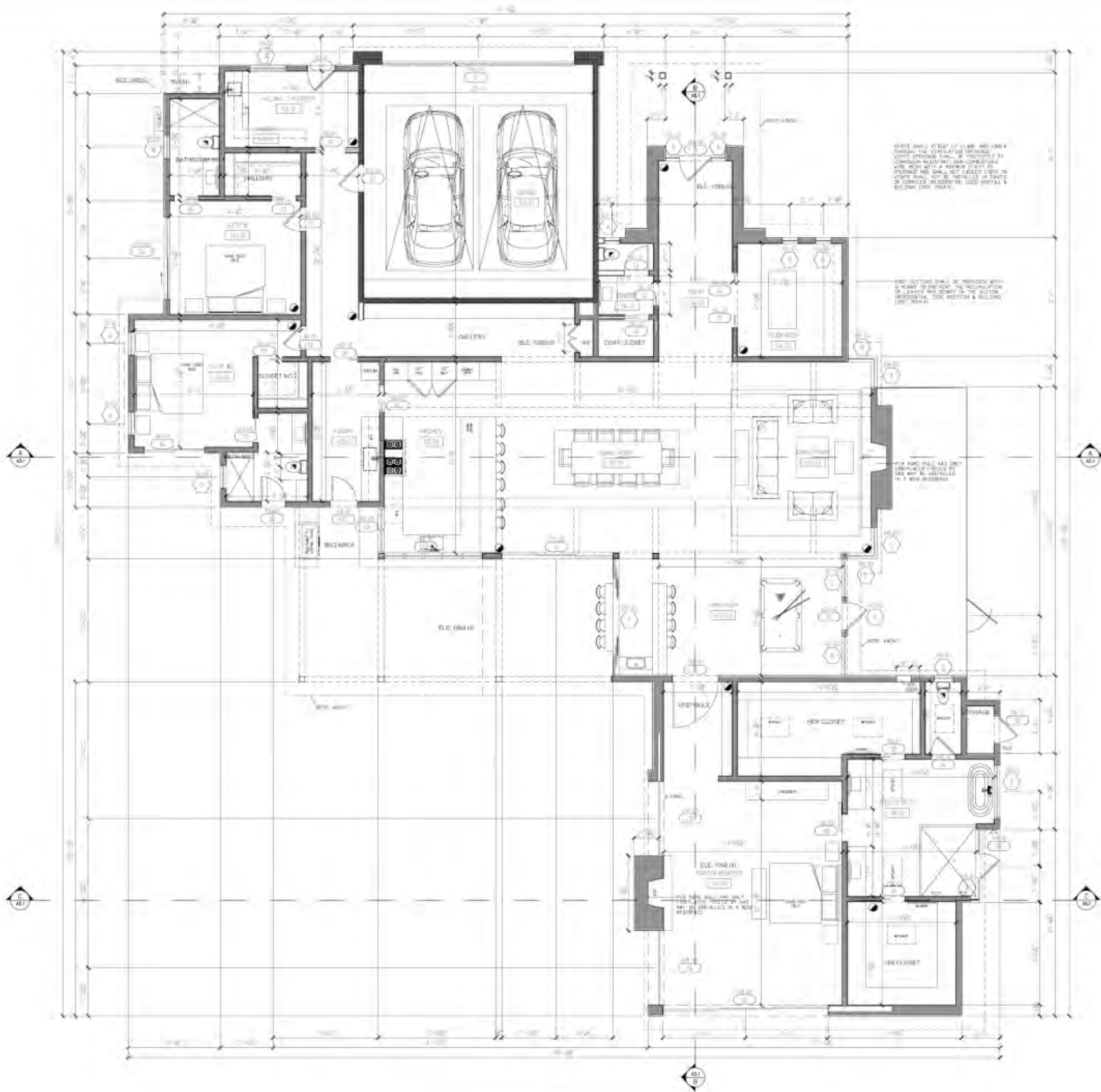
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APPROVED BY: I.R.

**A2.1**



**FLOOR PLAN LEGEND**

- NEW 2X 8 DOOR FRAME FOR STRUCTURAL DRAMING
- 2X 8 DOOR FRAME WITH 2X 6 DOOR FRAME FOR STRUCTURAL DRAMING
- 2X 6 DOOR FRAME
- 2X 4 DOOR FRAME
- 2X 4 DOOR FRAME WITH 2X 6 DOOR FRAME
- 2X 4 DOOR FRAME WITH 2X 6 DOOR FRAME
- 2X 4 DOOR FRAME WITH 2X 6 DOOR FRAME
- 2X 4 DOOR FRAME WITH 2X 6 DOOR FRAME
- 2X 4 DOOR FRAME WITH 2X 6 DOOR FRAME
- 2X 4 DOOR FRAME WITH 2X 6 DOOR FRAME



**MAIN DWELLING FLOOR PLAN**

SCALE: 3/16" = 1'-0"



SITE PLAN - VIEWS



VIEW 20



VIEW 19



VIEW 18



VIEW 17



VIEW 16



VIEW 15



VIEW 14



VIEW 13



VIEW 12



VIEW 11



VIEW 10



VIEW 9



VIEW 8



VIEW 7



VIEW 6



VIEW 5



VIEW 4



VIEW 3



VIEW 2



VIEW 1



VIEW 22



VIEW 21



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SUBMITTAL DATES

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PLAN CHECK: \_\_\_\_\_  
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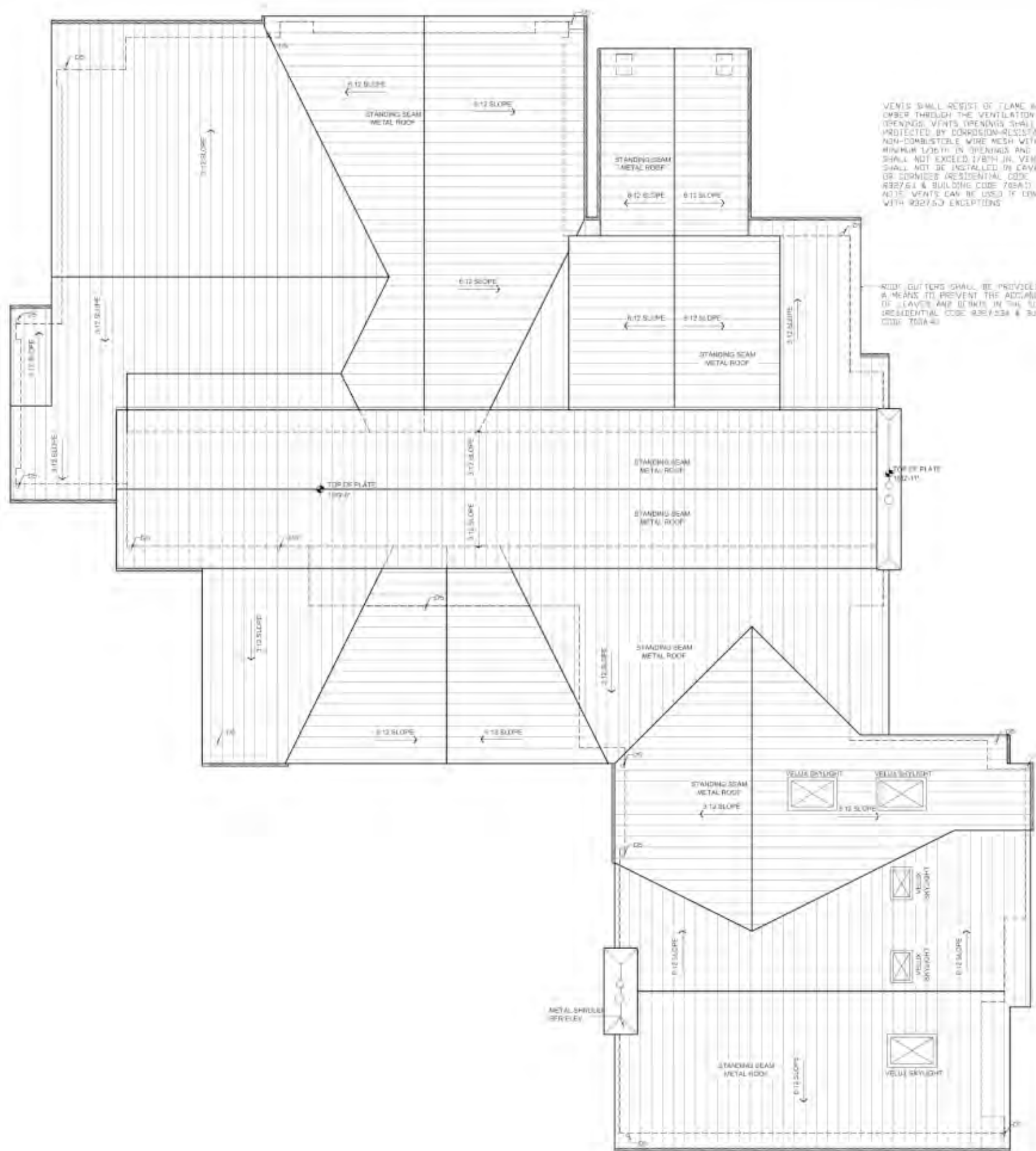
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12/01/2016

DRAWN BY: I.R.  
APPROVED BY: I.R.

**A 1.3**



PLANNING DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT  
OFFICE OF THE CITY ENGINEER  
CONTRACT REVIEW, BUILDING MATERIALS LISTING PROGRAM

**LISTING SERVICE**

LISTING NO: 2015.71.01  
 CATEGORY: 2015.71.01 (NEW RESIDENCE FOR 1-2 UNITS)  
 OWNER: Jonathan and Tami Shuken  
 ADDRESS: 8511 Cheesbro Road, Agoura Hills, CA 91301  
 PHONE: (818) 498-9400  
 FAX: (818) 375-5218  
 EMAIL: jon@r-arch.com

DATE: July 06, 2016

**R ARCHITECTS**

P 818-498-9400  
 F 818-375-5218  
 jon@r-arch.com

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 Granada Hills, CA 91341  
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NEW RESIDENCE FOR:

**JONATHAN AND TAMI SHUKEN**  
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 AGOURA HILLS, CA 91301

SUBMITTAL DATES

OWNER:

PLAN CHECK:

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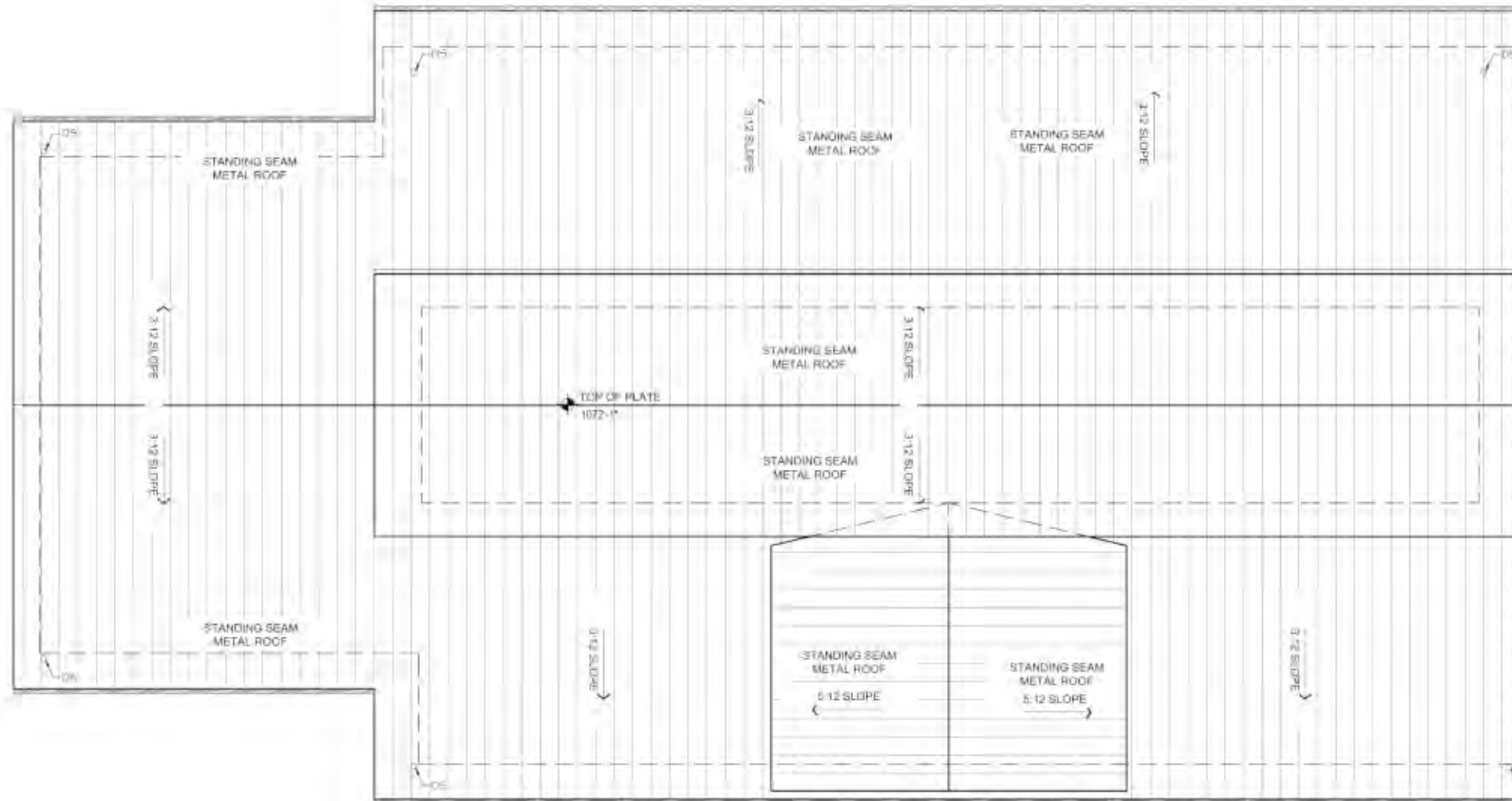
JOB NO. 2015.71.01

**MAIN HOUSE ROOF PLAN**  
 SCALE 3/16" = 1'-0"

12/01/2016

DRAWN BY: I.R.  
 APPROVED BY: I.R.

**A3.1**



**GARAGE ROOF PLAN**

SCALE 1/4" = 1'-0"



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12/01/2016

DRAWN BY: I.R.  
APPROVED BY: I.R.

**A3.2**





PERMIT SET ONLY

NEW RESIDENCE FOR  
**JONATHAN AND TAMI SHUKEN**  
6511 CHESEBRO ROAD  
AGOURA HILLS, CA 91301

SUBMITTAL DATES

OWNER  
PLAN CHECK  
O.T.B.

REVISIONS

NO	DATE
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JOB NO. 2015.71.01

12/01/2016

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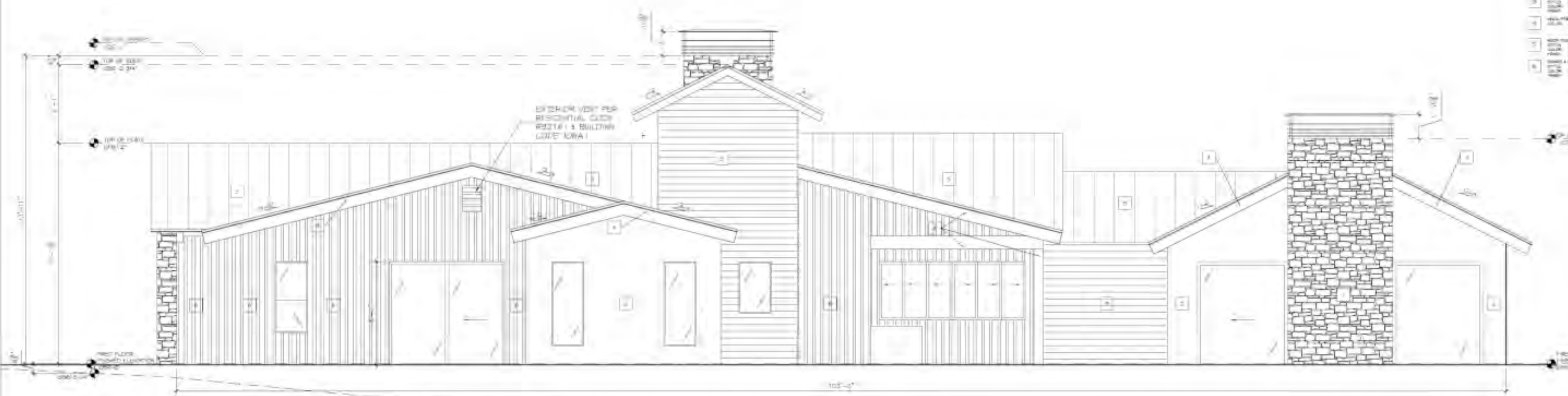
**A4.2**



**NORTH ELEVATION**

KEYNOTES

- 1. 1/2\"
- 2. 1/2\"
- 3. 1/2\"
- 4. 1/2\"
- 5. 1/2\"
- 6. 1/2\"
- 7. 1/2\"
- 8. 1/2\"

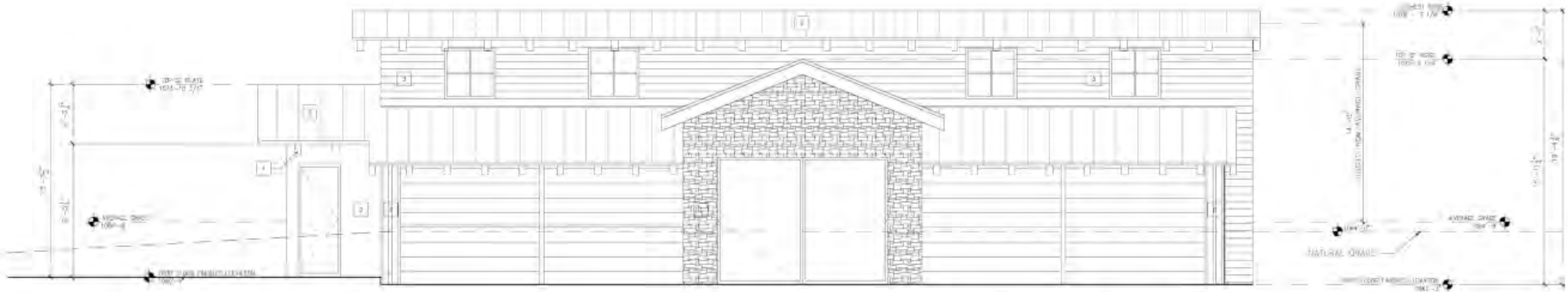


**WEST ELEVATION**





PERMIT SET ONLY



**SOUTH GARAGE ELEVATION**

**KEYNOTES**

- 1. STUCCO
- 2. 1/2" GYPSUM BOARD
- 3. 1/2" GYPSUM BOARD
- 4. 1/2" GYPSUM BOARD
- 5. 1/2" GYPSUM BOARD
- 6. 1/2" GYPSUM BOARD
- 7. 1/2" GYPSUM BOARD
- 8. 1/2" GYPSUM BOARD



**WEST GARAGE ELEVATION**

NEW RESIDENCE FOR  
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**A4.3**

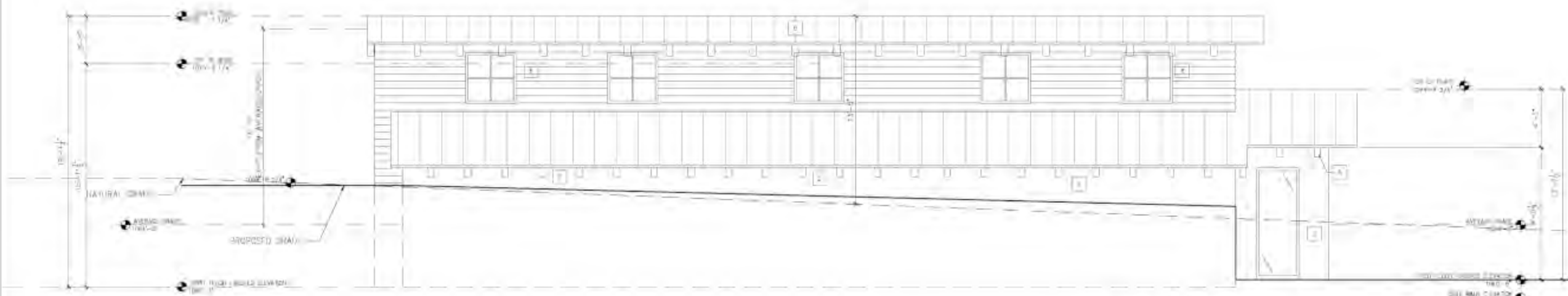


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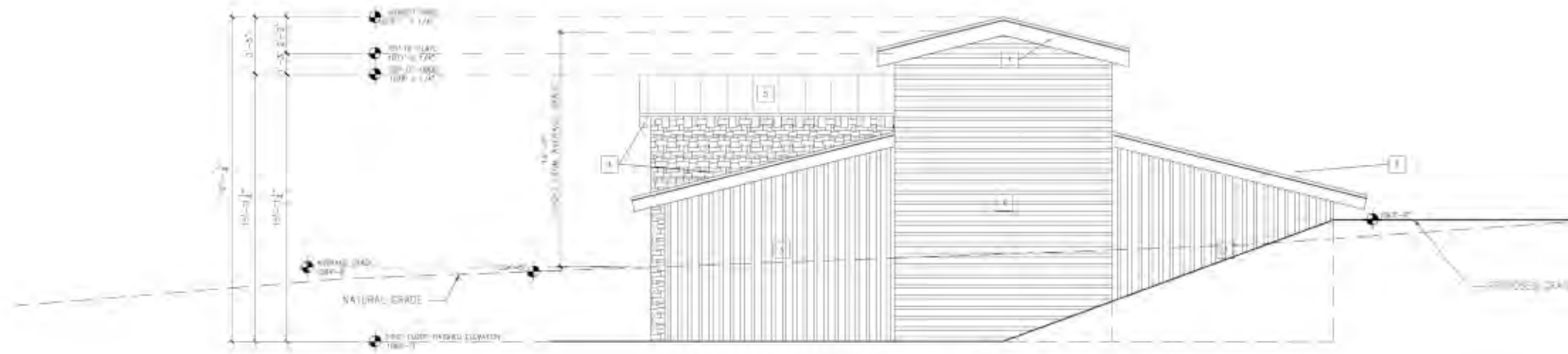
PERMIT SET ONLY



NORTH GARAGE ELEVATION

KEYNOTES

- 1. 1/2" x 1/2" x 1/2" (125) 1/2" x 1/2" x 1/2" (125) 1/2" x 1/2" x 1/2" (125)
- 2. 1/2" x 1/2" x 1/2" (125) 1/2" x 1/2" x 1/2" (125) 1/2" x 1/2" x 1/2" (125)
- 3. 1/2" x 1/2" x 1/2" (125) 1/2" x 1/2" x 1/2" (125) 1/2" x 1/2" x 1/2" (125)
- 4. 1/2" x 1/2" x 1/2" (125) 1/2" x 1/2" x 1/2" (125) 1/2" x 1/2" x 1/2" (125)
- 5. 1/2" x 1/2" x 1/2" (125) 1/2" x 1/2" x 1/2" (125) 1/2" x 1/2" x 1/2" (125)
- 6. 1/2" x 1/2" x 1/2" (125) 1/2" x 1/2" x 1/2" (125) 1/2" x 1/2" x 1/2" (125)
- 7. 1/2" x 1/2" x 1/2" (125) 1/2" x 1/2" x 1/2" (125) 1/2" x 1/2" x 1/2" (125)
- 8. 1/2" x 1/2" x 1/2" (125) 1/2" x 1/2" x 1/2" (125) 1/2" x 1/2" x 1/2" (125)
- 9. 1/2" x 1/2" x 1/2" (125) 1/2" x 1/2" x 1/2" (125) 1/2" x 1/2" x 1/2" (125)
- 10. 1/2" x 1/2" x 1/2" (125) 1/2" x 1/2" x 1/2" (125) 1/2" x 1/2" x 1/2" (125)



EAST GARAGE ELEVATION

NEW RESIDENCE FOR  
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SUBMITTAL DATES

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A4.4



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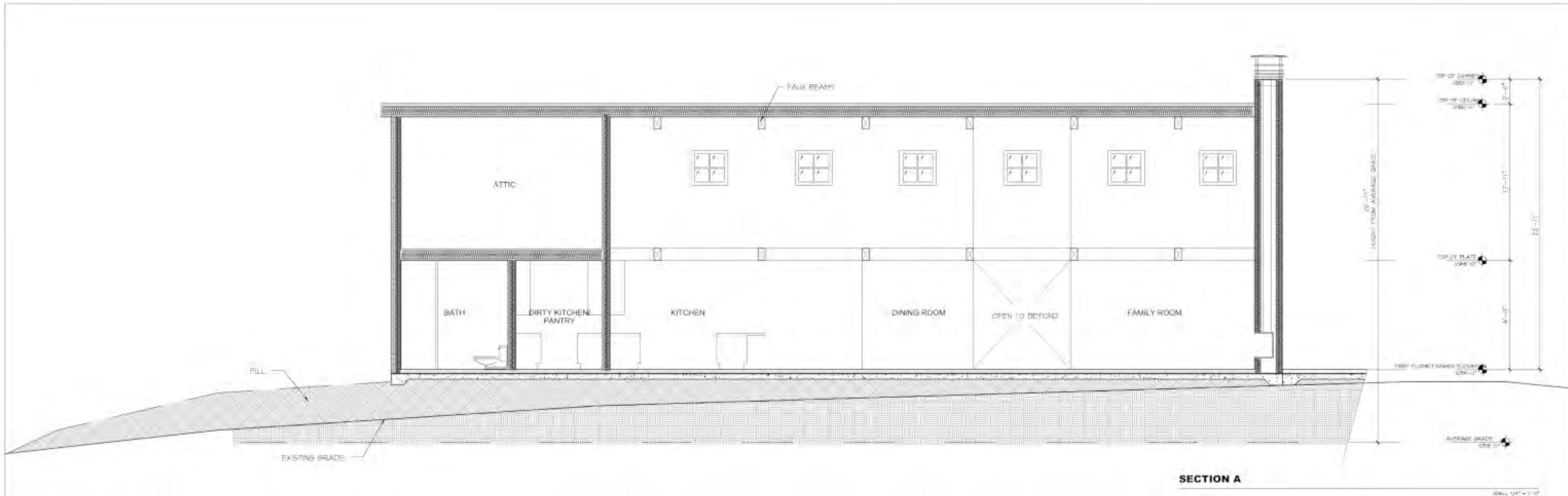
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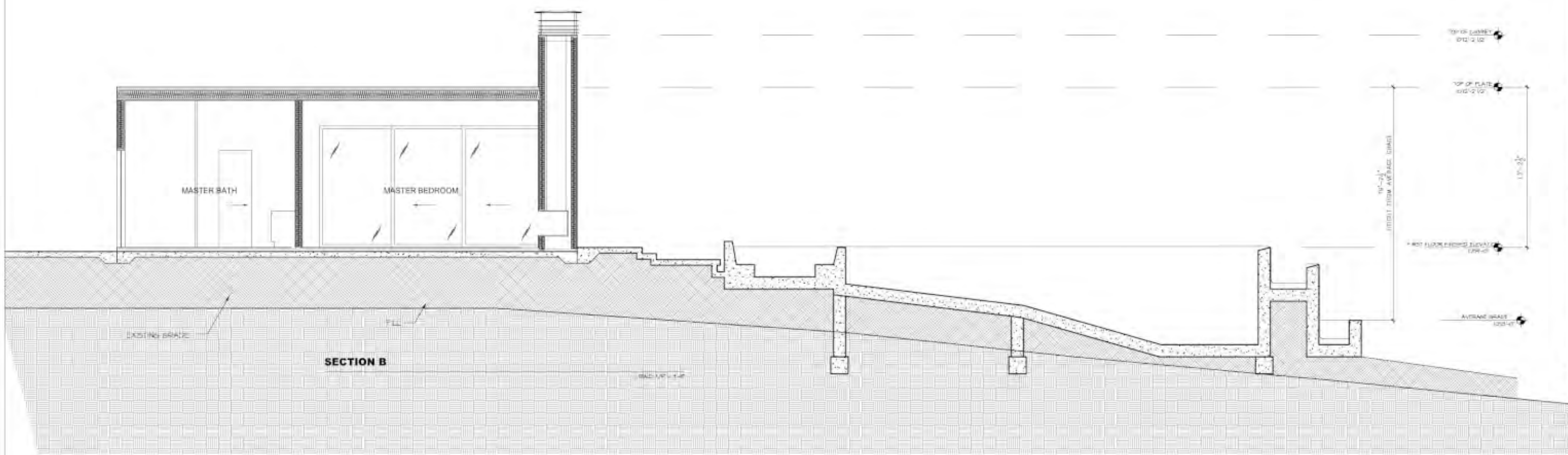
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**A5.1**



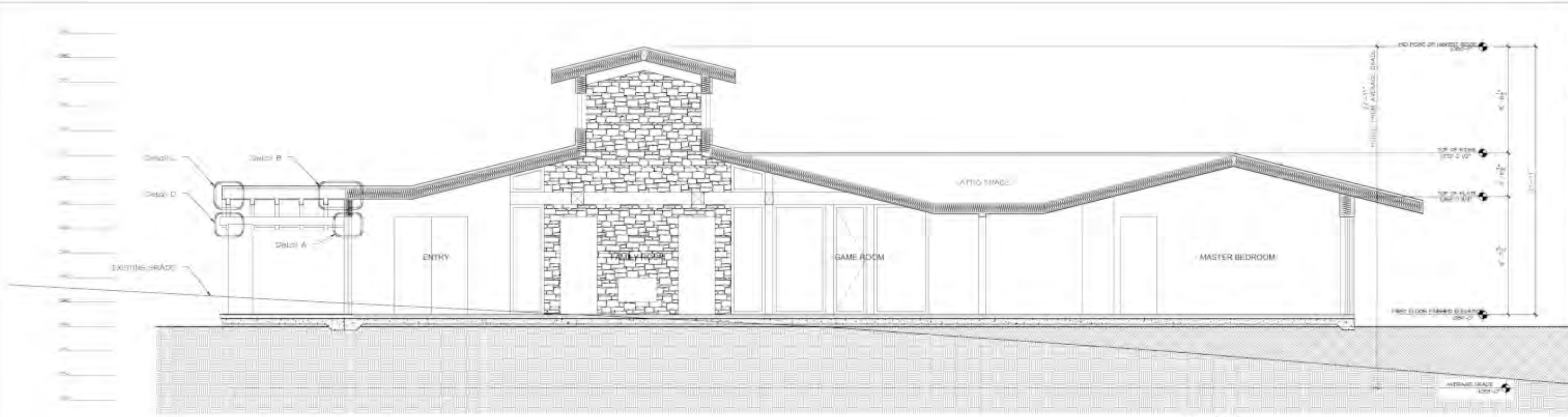
SECTION A

SCALE: 1/4" = 1'-0"

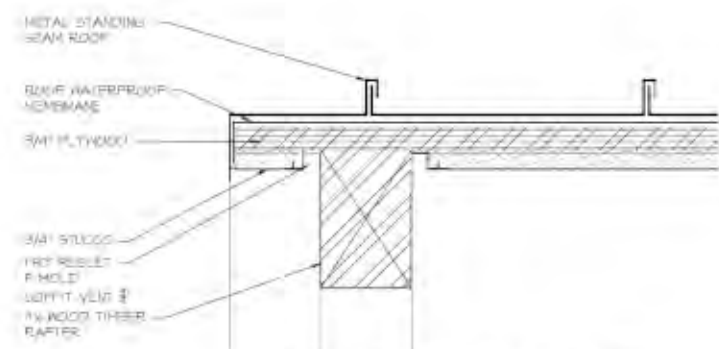


SECTION B

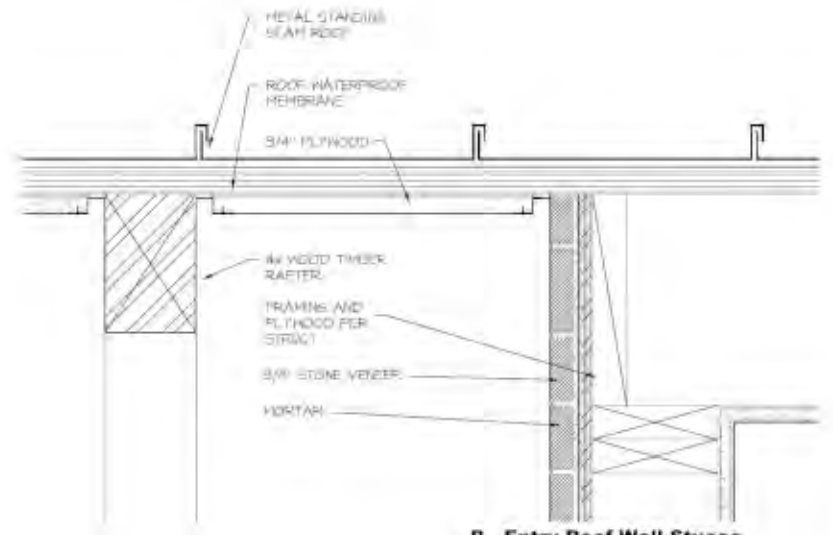
SCALE: 1/4" = 1'-0"



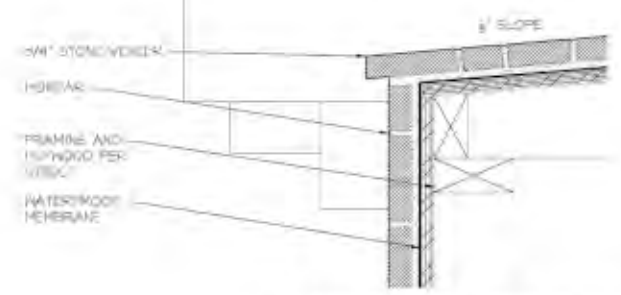
**SECTION C**



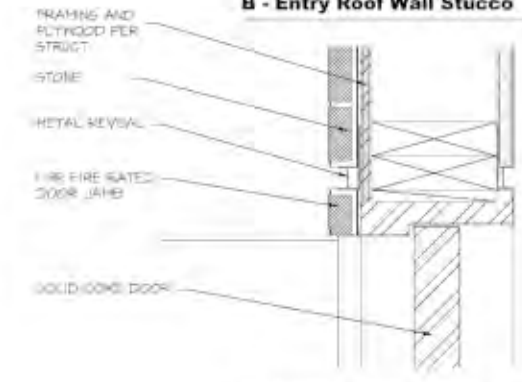
**C - Entry Roof Rake Timber Stucco**



**B - Entry Roof Wall Stucco**



**D - Entry Column Stone Cladding**



**A - Entry Door Stucco Head**



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**A5.2**



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PLAN CHECK: \_\_\_\_\_

O.T.B: \_\_\_\_\_

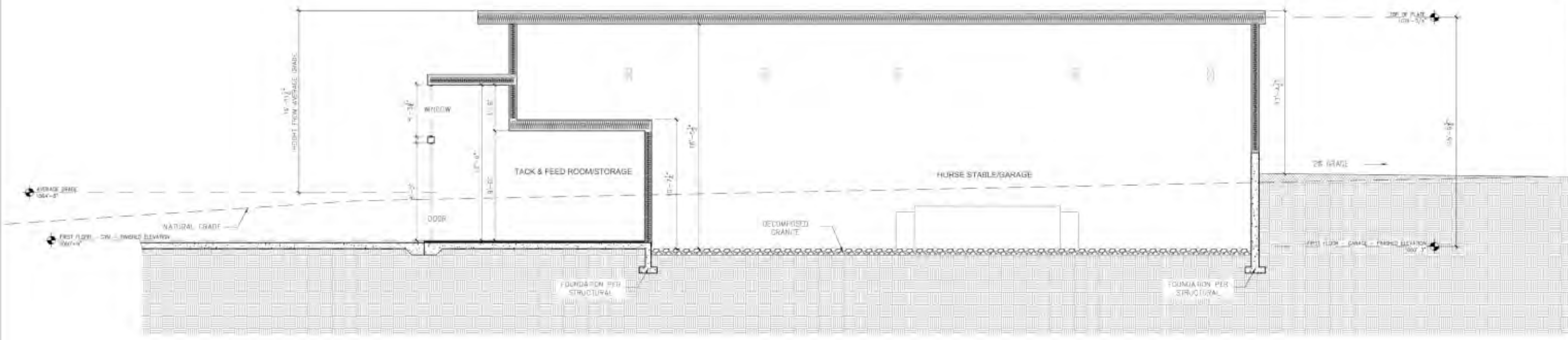
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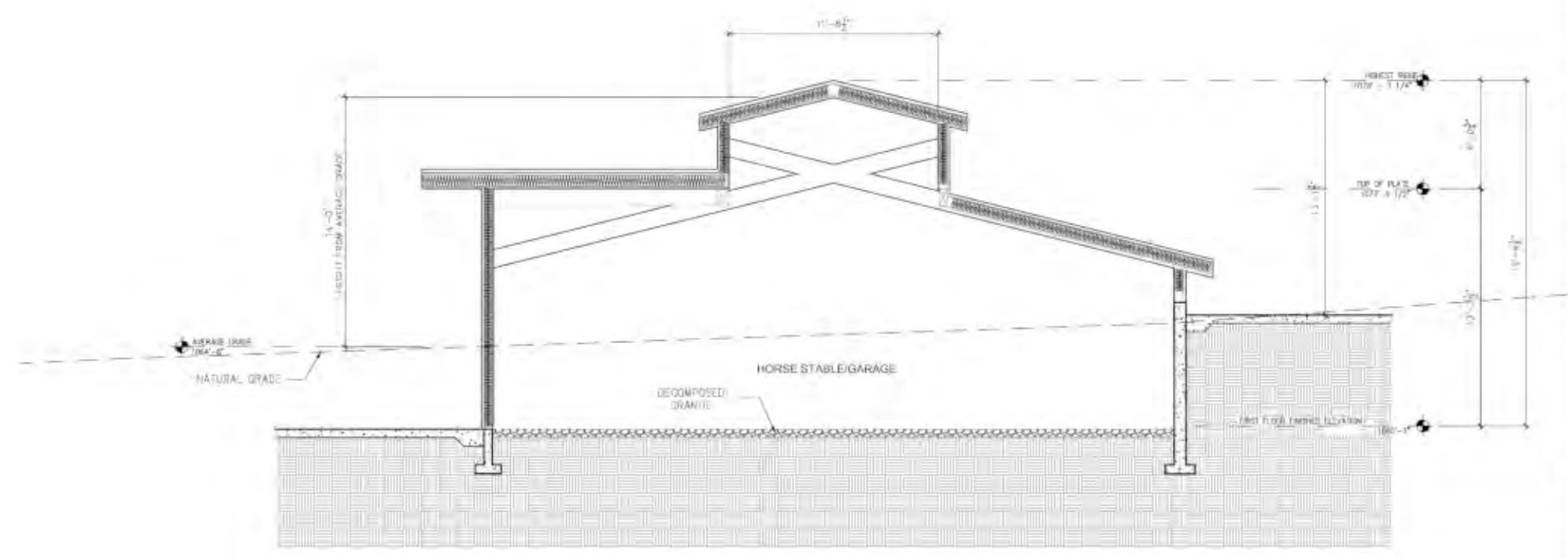
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**A5.3**



SECTION A



SECTION B



SECTION C



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**A5.4**



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PLAN CHECK:

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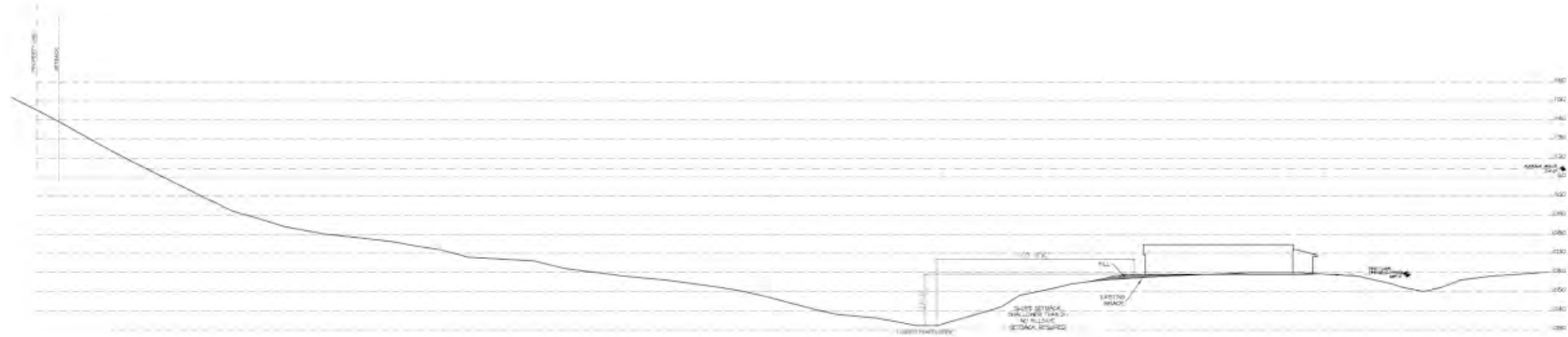
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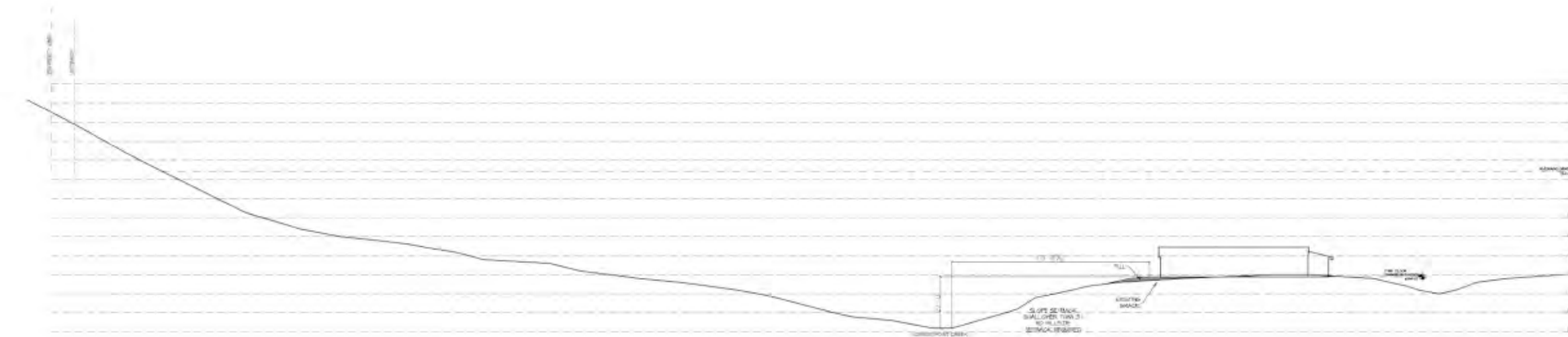
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**A5.5**



SECTION 1

SCALE: 1/8" = 1'-0"



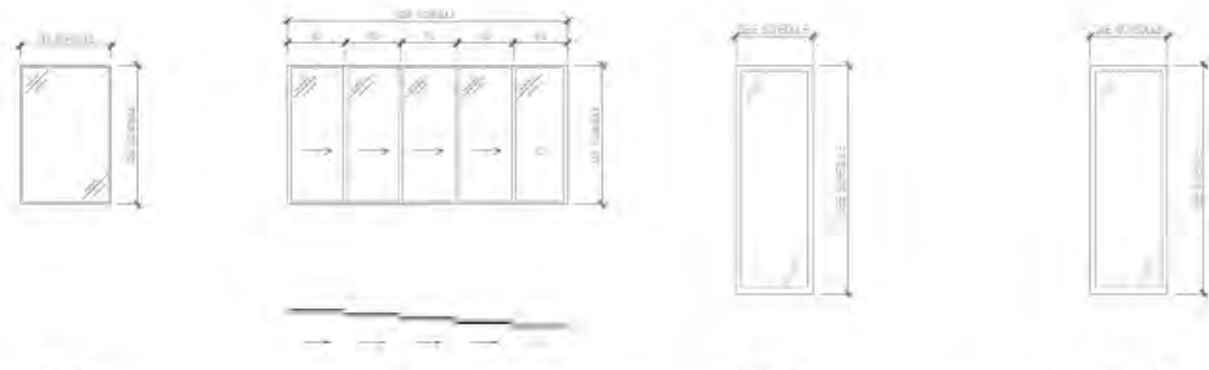
SECTION 2

SCALE: 1/8" = 1'-0"





**WINDOWS**

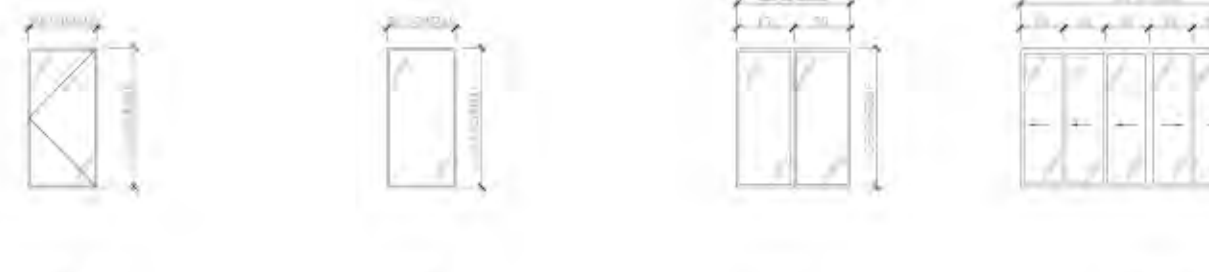


**WD-1**  
1 FIX PANEL (GLASS)

**WD-2**  
4 PANEL SLIDING/  
1 FIX PANEL (GLASS)

**WD-3**  
1 PANEL GLASS (GLASS)

**WD-4**  
1 PANEL GLASS (GLASS)



**WD-5**  
1 CASEMENT

**WD-6**  
1 FIX PANEL (GLASS)

**WD-7**  
2 SWING PANEL (GLASS)

**WD-8**  
6 PANEL SLIDING (GLASS)

**WINDOW SCHEDULE**

WINDOW ROOM NO	WINDOW IDENTIFICATION	WINDOW TYPE	WINDOW WIDTH	WINDOW HEIGHT	WINDOW OPERATION	EXPANDED	REMARKS
0010	A	WD-2	36"	25"	CASERNT	YES	B' HEADER
0010	A	WD-2	44"	25"	CASERNT	YES	B' HEADER
0010	A	WD-2	30"	25"	CASERNT	YES	B' HEADER
0010	B	WD-2	36"	25"	CASERNT	YES	B' HEADER
0010	B	WD-2	44"	25"	CASERNT	YES	B' HEADER
0010	B	WD-2	30"	25"	CASERNT	YES	B' HEADER
0010	A	WD-1	36"	25"	FIXED	YES	
0010	A	WD-1	44"	25"	FIXED	YES	
0010	A	WD-1	30"	25"	FIXED	YES	
0020	A	WD-2	36"	25"	CASERNT	YES	B' HEADER
0020	A	WD-2	44"	25"	CASERNT	YES	B' HEADER
0020	A	WD-2	30"	25"	CASERNT	YES	B' HEADER
0030	B	WD-2	36"	25"	CASERNT	YES	B' HEADER
0030	B	WD-2	44"	25"	CASERNT	YES	B' HEADER
0030	B	WD-2	30"	25"	CASERNT	YES	B' HEADER
0040	A	WD-2	36"	25"	CASERNT	YES	B' HEADER
0040	A	WD-2	44"	25"	CASERNT	YES	B' HEADER
0040	A	WD-2	30"	25"	CASERNT	YES	B' HEADER
0050	B	WD-2	36"	25"	CASERNT	YES	B' HEADER
0050	B	WD-2	44"	25"	CASERNT	YES	B' HEADER
0050	B	WD-2	30"	25"	CASERNT	YES	B' HEADER
0060	C	WD-1	36"	25"	FIXED	YES	
0060	C	WD-1	44"	25"	FIXED	YES	
0060	C	WD-1	30"	25"	FIXED	YES	
0070	A	WD-8	120"	80"	SEIGNAL STACK	YES	B' HEADER
0070	B	WD-1	36"	25"	FIXED	YES	
0070	C	WD-1	36"	25"	FIXED	YES	
0080	B	WD-2	36"	25"	FIXED	YES	
0080	A	WD-2	44"	25"	FIXED	YES	
0080	A	WD-2	30"	25"	FIXED	YES	
0090	C	WD-1	36"	25"	FIXED	YES	
0090	C	WD-1	44"	25"	FIXED	YES	
0090	C	WD-1	30"	25"	FIXED	YES	
0100	A	WD-2	36"	25"	CASERNT	YES	B' HEADER
0100	A	WD-2	44"	25"	CASERNT	YES	B' HEADER
0100	A	WD-2	30"	25"	CASERNT	YES	B' HEADER
0110	C	WD-2	36"	25"	FIXED	YES	
0110	C	WD-2	44"	25"	FIXED	YES	
0110	C	WD-2	30"	25"	FIXED	YES	

**WINDOW NOTES**

- ALL WINDOW SIZES SHOWN ON THIS SCHEDULE SHALL BE BASED ON MANUFACTURER'S SCHEDULES, SPECIFICATIONS, RECOMMENDATIONS AND DETAILS.
- GLASS FRAMING SUBSTITUTIONS (IF NECESSARY) FOR INDIVIDUAL ALL FRAMING UNITS AND FILLERS AS SHOWN IN SHOP DETAILS AND AS MAY OTHERWISE BE REQUIRED FOR PROPER INSTALLATION OF ALL WINDOWS MUST BE DETAIL.
- ALL WINDOW DETAILS SHALL MEET OR EXCEED "BEST PRACTICES" DESIGN AND SPECIFICATIONS OR AS SHOWN AND ARCHITECT APPROVED LOCAL JURISDICTION - ALL WINDOW TO BE MADE FROM ALUMINUM.
- SHOP DRAWINGS OF ALL WINDOW TYPES MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- REFER TO GENERAL NOTES FOR PHYSICAL REQUIREMENTS APPLICABLE TO WINDOWS.
- ALL WINDOWS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS REGARDING PRODUCT WARRANTY.
- WINDOW GLAZING TO BE DUAL GLAZING.
- ALL (EXCEPT) WINDOWS SHALL BE EQUIPPED WITH INSECT SCREENS UNLESS NOTED OTHERWISE. SCREEN FRAME SHALL BE SELECTED BY OWNER AND ADJUSTED SCREENING WILL BE PROVIDED BY GENERAL CONTRACTOR DURING CONSTRUCTION.
- ALL EXTERIOR JAMBS TO BE BRICK-FACED PRIOR TO INSTALLATION.
- ALL 1/2" FACTOR SHALL EQUAL 1/4" AND 3/8" FACTOR SHALL EQUAL 1/8" UNLESS NOTED OTHERWISE.
- SEE EXTERIOR ELEVATIONS FOR DIRECTION OF DIRECTION OF SWING IN ALL WINDOWS.
- EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EXTERIOR DOOR OR WINDOW OPEN DIRECTLY INTO A YARD OR EXIT COURT FOR EMERGENCY EGRESS. WINDOWS MUST PROVIDE THE FOLLOWING CLEARANCE: MINIMUM 20" SQUARE FEET OF OPERABLE AREA CLEAR MINIMUM CLEAR WIDTH OF 20", MINIMUM CLEAR HEIGHT OF 20" AND A FINISH FLOOR HEIGHT NOT MORE THAN 34" ABOVE FINISH FLOOR, UNLESS NOTED OTHERWISE.
- ALL GLAZING IN HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A LABEL "DANGER" OR "POISON" AS SAFETY GLAZING OPEN END FRAME MINIMUM 20" SQUARE FEET OF OPERABLE AREA CLEAR MINIMUM CLEAR WIDTH OF 20", MINIMUM CLEAR HEIGHT OF 20" AND A FINISH FLOOR HEIGHT NOT MORE THAN 34" ABOVE FINISH FLOOR, UNLESS NOTED OTHERWISE.

**HARDWARE GROUP**

- W. HANDLE FOR EACH DOOR (PLEASE) PAIR EXTERIOR DOOR LOCKSET
- W. HANDLE FOR EACH DOOR (PLEASE) PAIR INTERIOR DOOR LOCKSET
- W. HANDLE FOR EACH DOOR (PLEASE) PAIR INTERIOR DOOR LOCKSET
- W. HANDLE FOR EACH DOOR (PLEASE) PAIR INTERIOR DOOR LOCKSET
- W. HANDLE FOR EACH DOOR (PLEASE) PAIR INTERIOR DOOR LOCKSET

**MATERIAL AND FINISH INDEX**

- METAL/WOOD GLASS FRAME DOOR AND WINDOW
- PAINT CHASE SILICONE COAT
- STAINLESS STEEL VENEER DOOR DOOR LOCK
- METAL CLAD WOOD DOOR
- BRASS DOOR
- SPECIAL FINISH PER INTERIOR DESIGNER SPEC.

**HARDWARE NOTES**

- ALL LOCK SETS TO BE AS SHOWN DRAWING UNLESS NOTED OTHERWISE.
- ALL LOCK SETS TO FUNCTION FROM ONE KEY.
- ALL FINISH DOORS TO RECEIVE FINISH ON SURFACE MOUNTED TO BE AS SHOWN BY INTERIOR DESIGNER.
- WINDOW DESIGN AND FINISH TO BE SELECTED BY ARCHITECT. ALL WINDOW SETS TO BE MANUFACTURED BY QUALITY WITH DRAIN BUTY SPRINGS FOR LEVER HANDLES.
- SEE AN ALLOWANCE OF \$400 PER AIR CONDITIONED SQUARE FOOT OF PROPOSED RESIDENCE FOR DOOR HARDWARE AND CABINET HARDWARE MATERIAL AND INSTALLATION COSTS TO BE INCLUDED IN TOTAL BID AMOUNT.

**NOTES**

- VERIFY ACTUAL DOOR PANEL DESIGN AND LABELS WITH OWNER PRIOR TO FABRICATION.
- VERIFY ACTUAL DIMENSIONS (NOTED) FOR CREDITING DOORS AND WINDOWS TO BE PROVIDED PRIOR TO FABRICATION.



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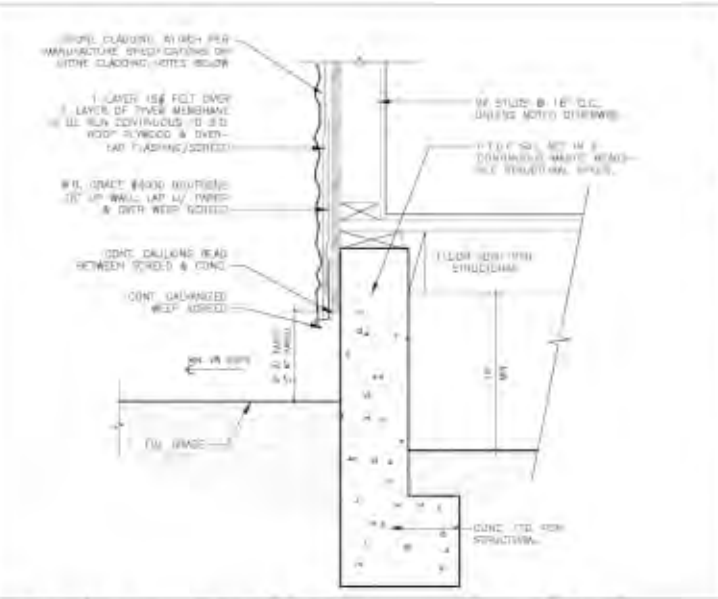
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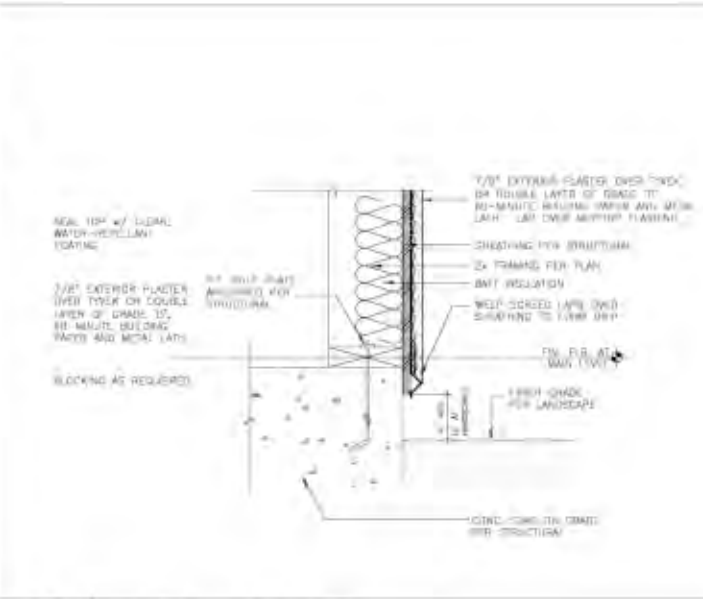
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**A6.1**

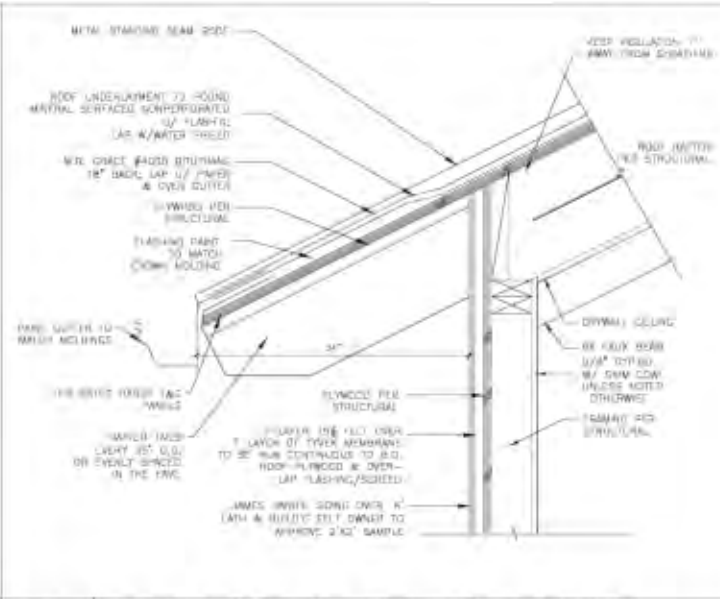
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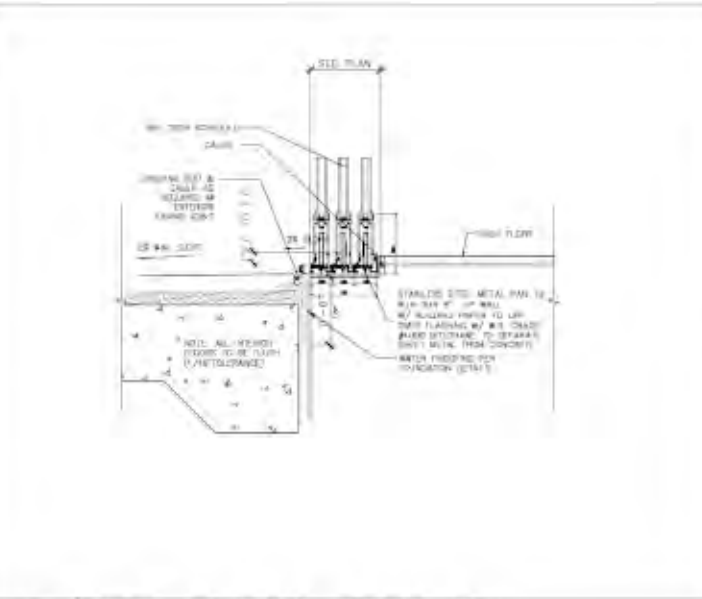
03 TYP. RAISED WALL WITH STONE  
SCALE: 1-1/2" = 1'-0"



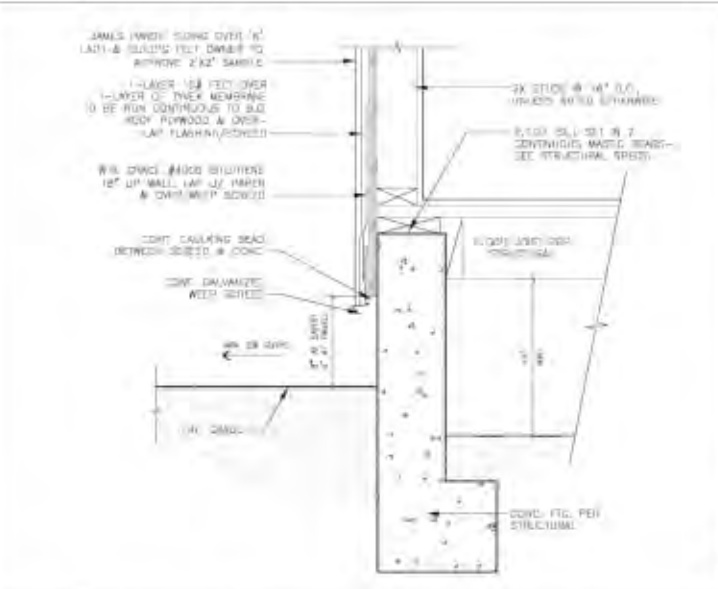
06 WEEP SCREED  
SCALE: 1-1/2" = 1'-0"



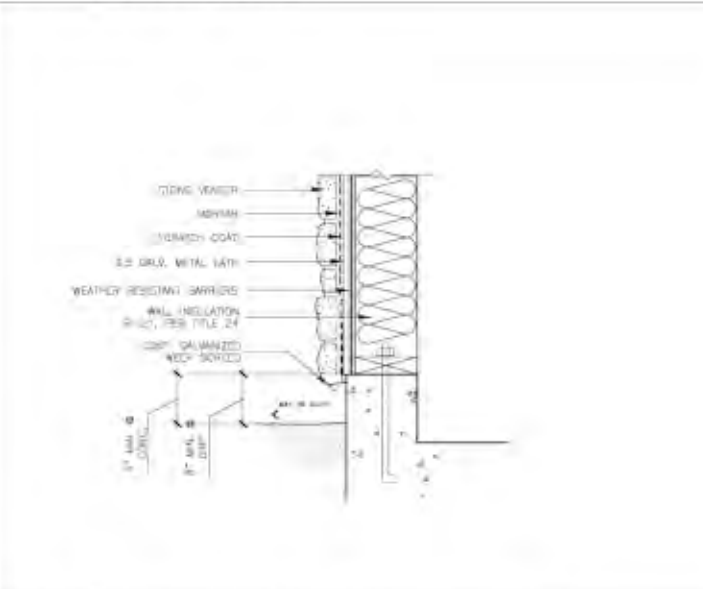
09 TYP. EAVE AT VOLUME CEILING  
SCALE: 1-1/2" = 1'-0"



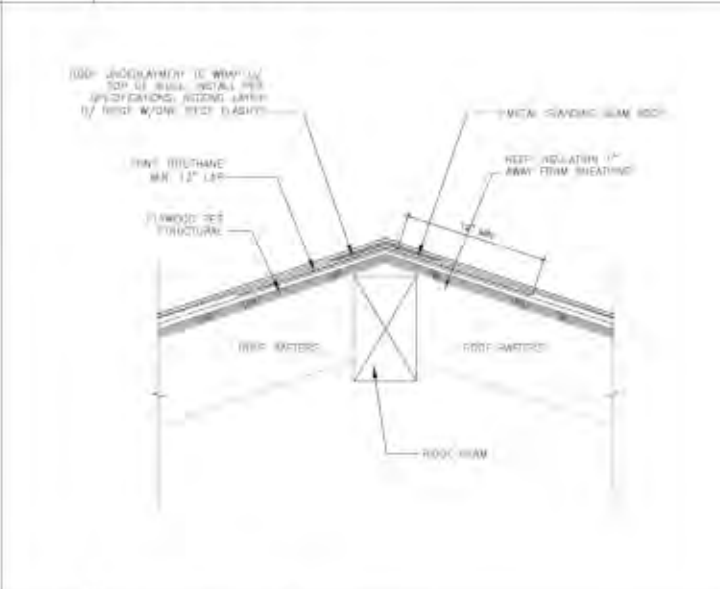
12 TYP. SLIDING DOOR SILL  
SCALE: 1-1/2" = 1'-0"



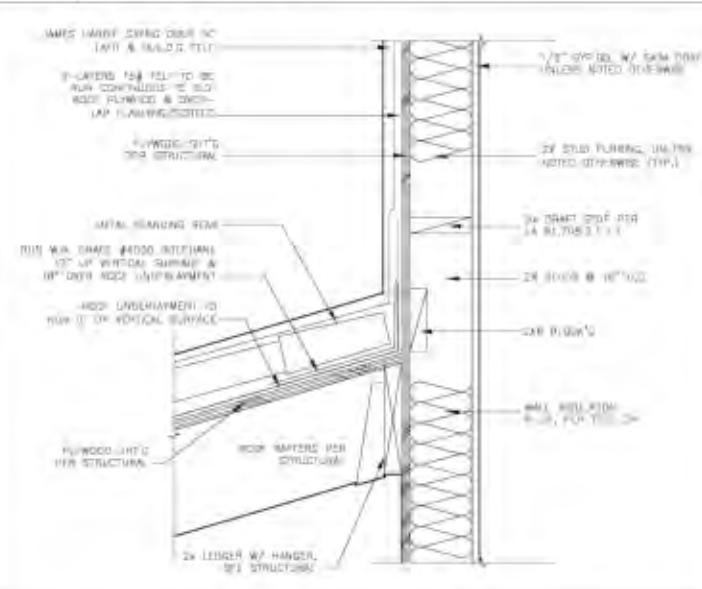
02 TYP. RAISED WALL WITH WOOD  
SCALE: 1-1/2" = 1'-0"



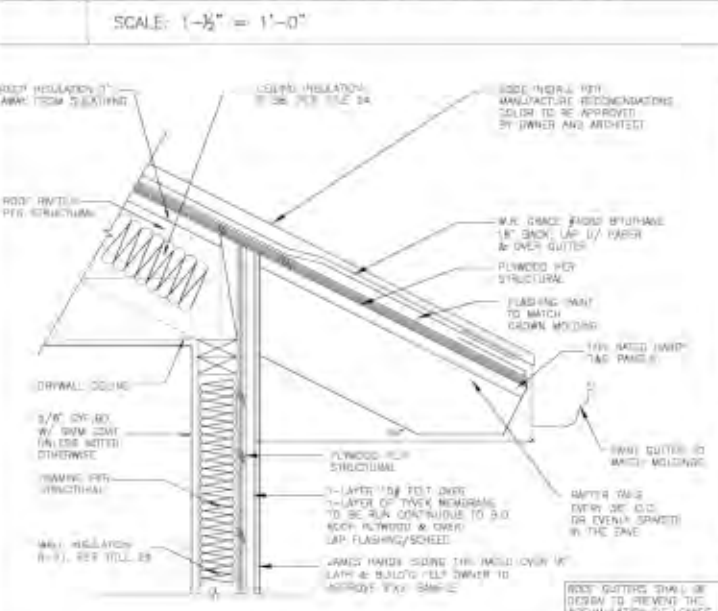
05 TYP. STONE ADHERED DET.  
SCALE: 1-1/2" = 1'-0"



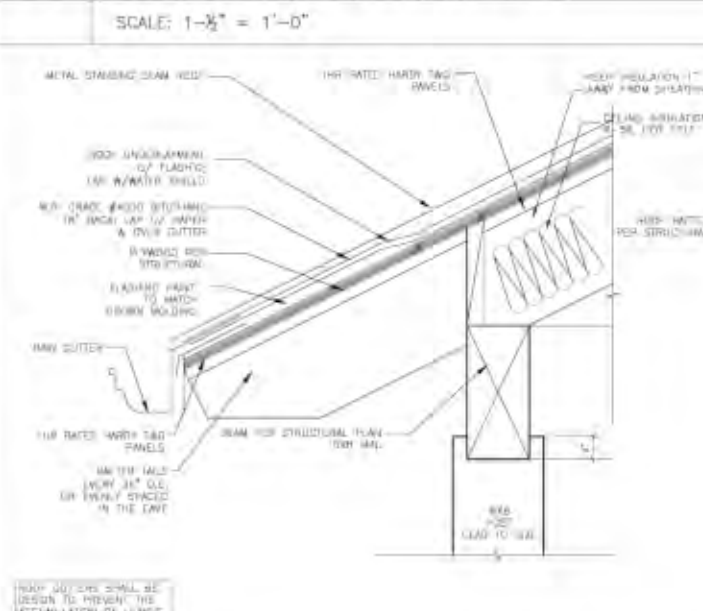
08 TYP. RIDGE  
SCALE: 1-1/2" = 1'-0"



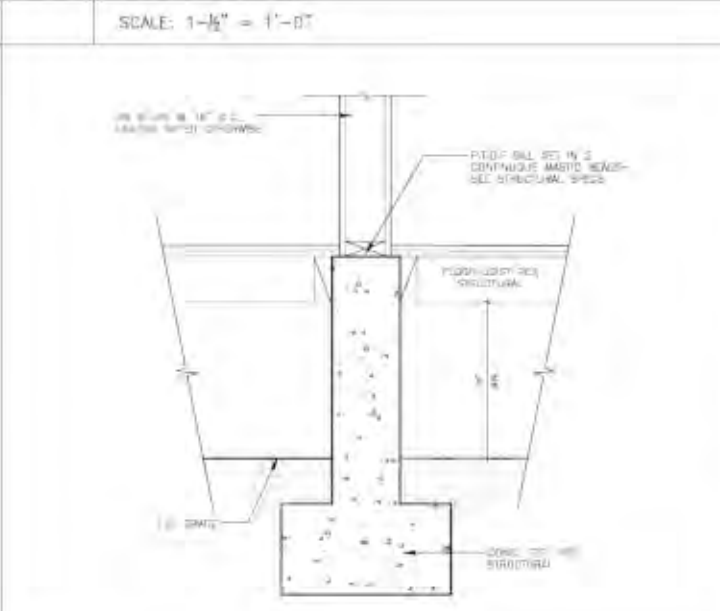
11 TYP. ROOF TO WALL  
SCALE: 1-1/2" = 1'-0"



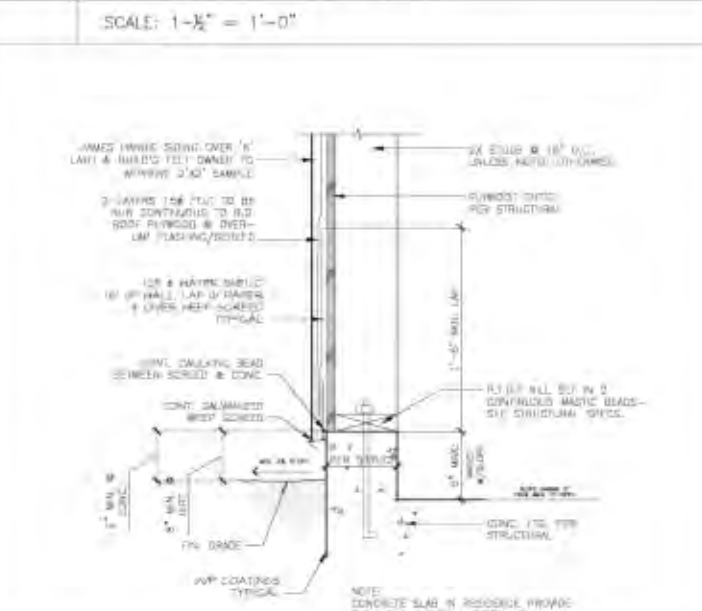
01 TYP. EAVE  
SCALE: 1-1/2" = 1'-0"



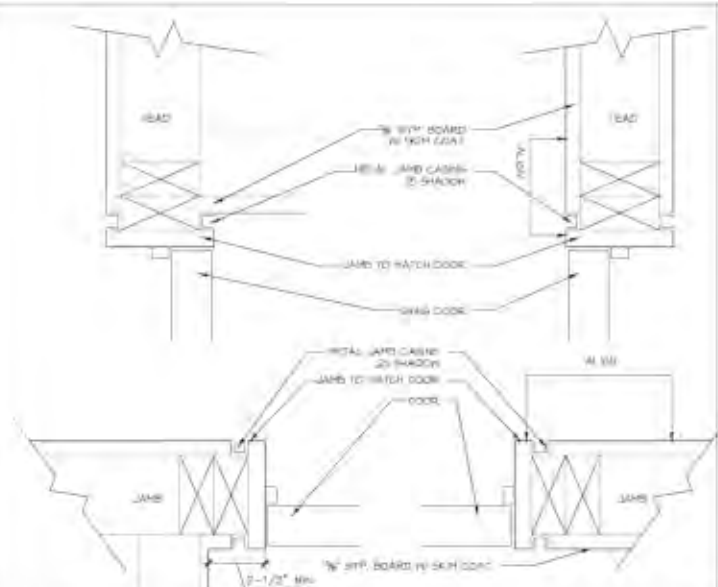
04 TYP. EAVE AT PORCH BEAMS  
SCALE: 1-1/2" = 1'-0"



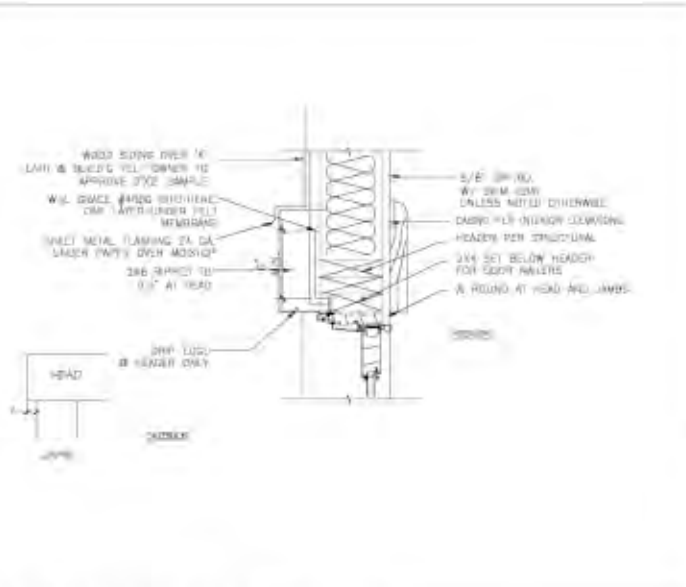
07 TYP. FOOTING  
SCALE: 1-1/2" = 1'-0"



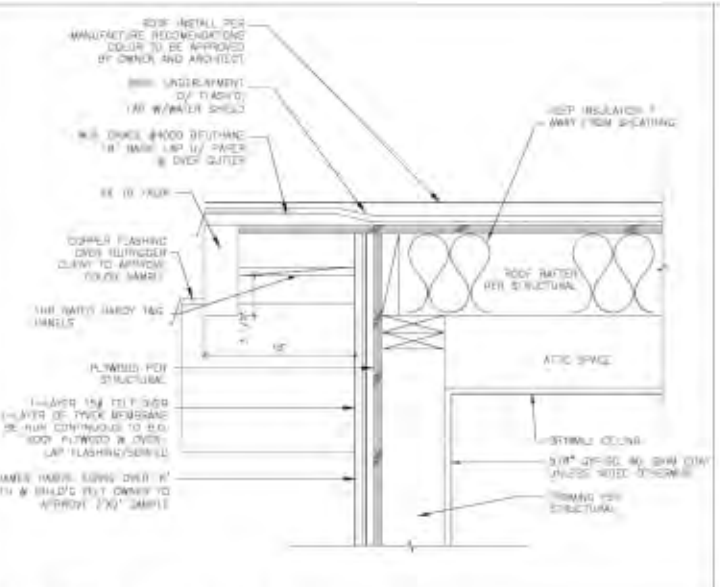
10 TYP. WALL AT SLAB ON GRADE  
SCALE: 1-1/2" = 1'-0"



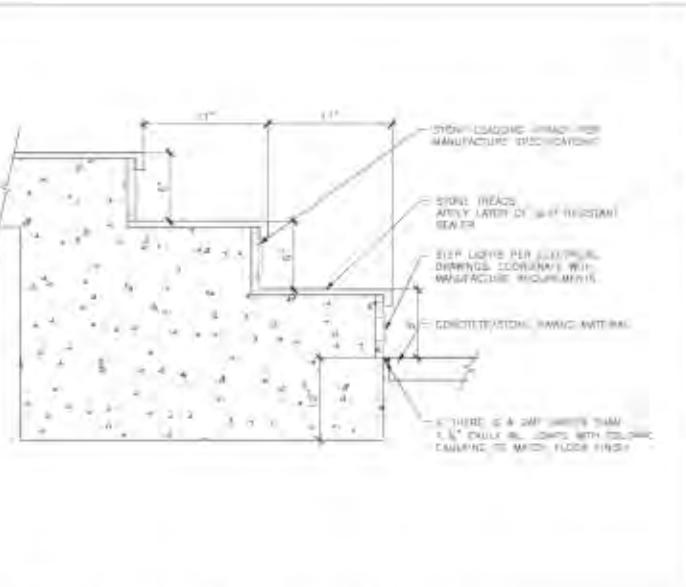
12 TYP. INT. DOOR



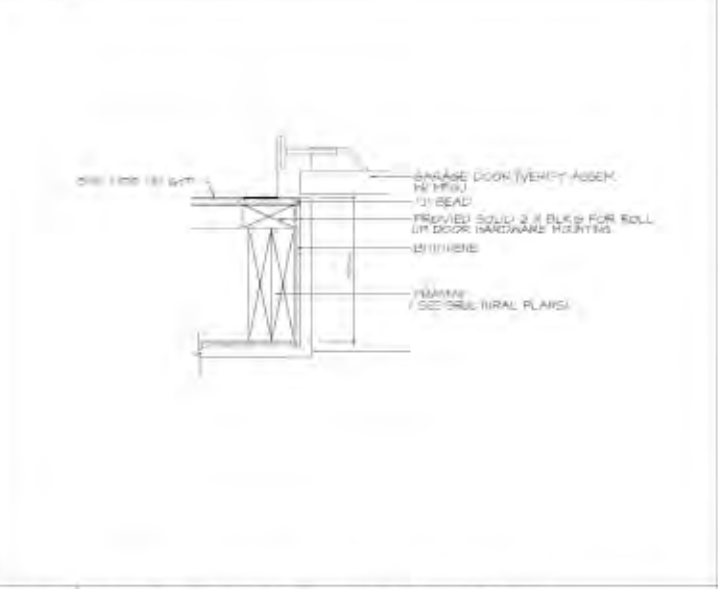
18 TYP. DOOR JAMB



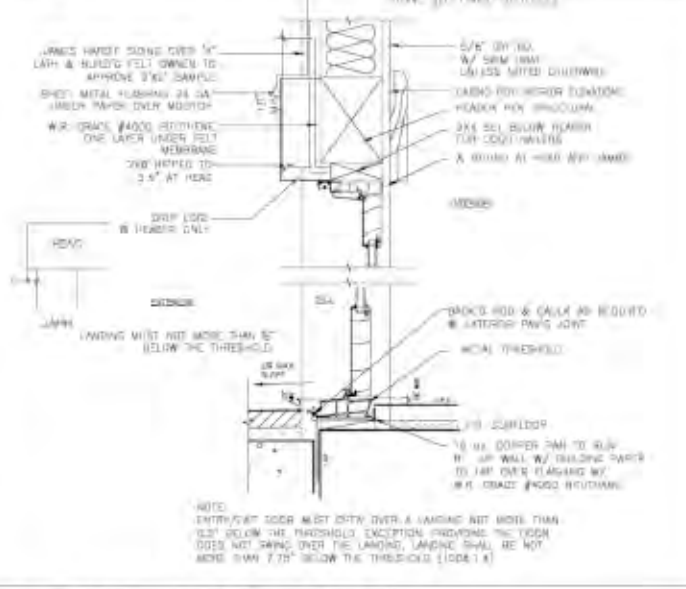
15 TYP. GABLE EAVE



15 TYP. CONCRETE STEPS



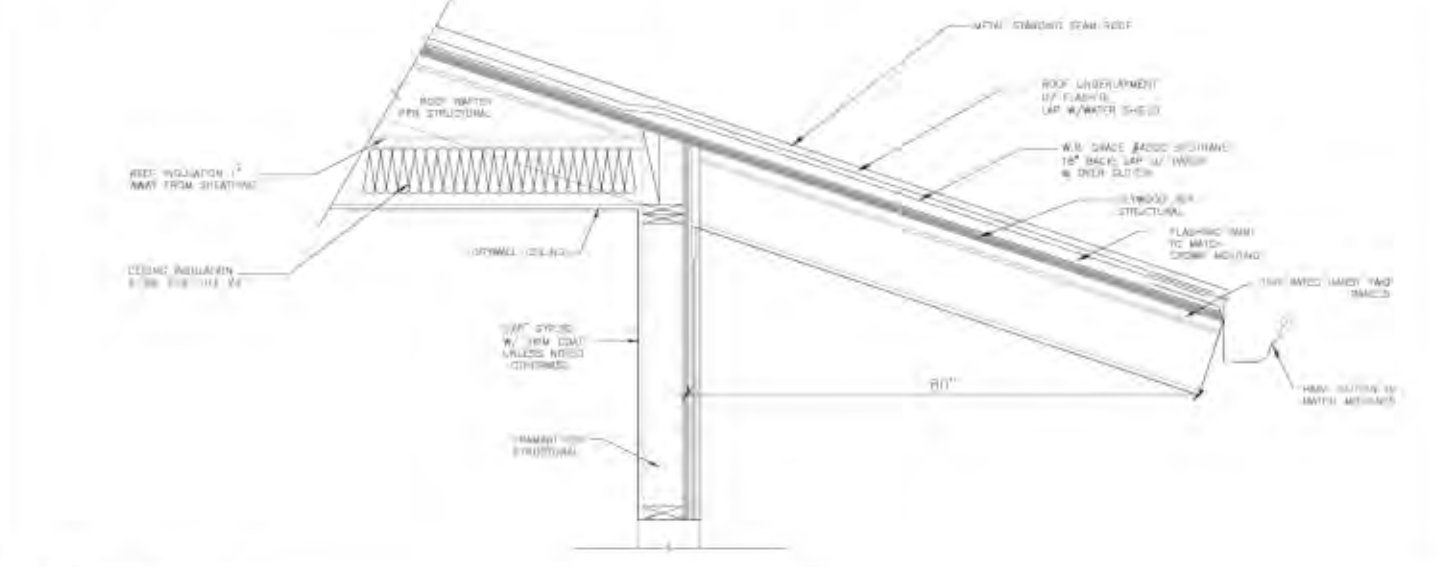
11 TYP. GARAGE DOOR JAMB  
SCALE: 1-1/2" = 1'-0"



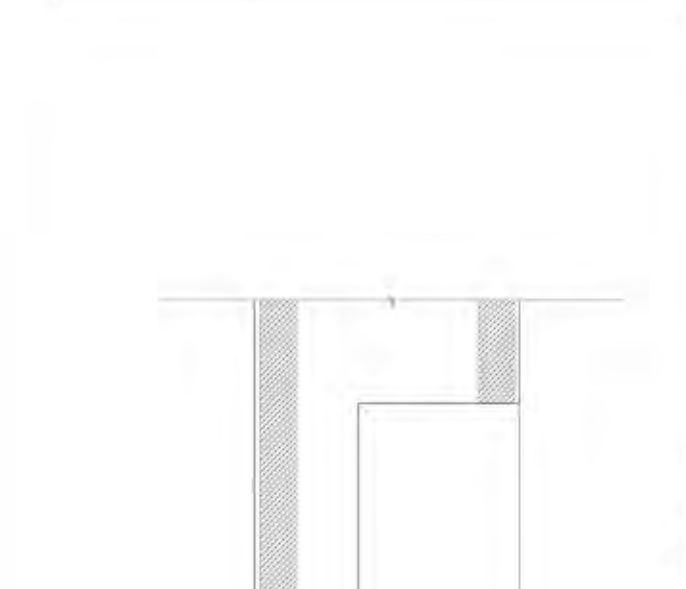
17 TYP. DOOR HEAD/SILL  
SCALE: 1-1/2" = 1'-0"



14 TYP. CHIMNEY SHROUD  
SCALE: 1-1/2" = 1'-0"



16 TYP. EAVE  
SCALE: 1-1/2" = 1'-0"



13 TYP. FIREPLACE  
SCALE: 1-1/2" = 1'-0"

**R ARCHITECTS**  
 P. (916) 488-0435  
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 info@r-arch.com  
 18801 Devenshire St. Ste. 207  
 Granada Hills, CA 91344  
 www.rarchitects.us

PERMIT SET ONLY

NEW RESIDENCE FOR:  
**JONATHAN AND TAMI SHUKEN**  
 6511 CHESEBRO ROAD  
 AGOURA HILLS, CA 91301

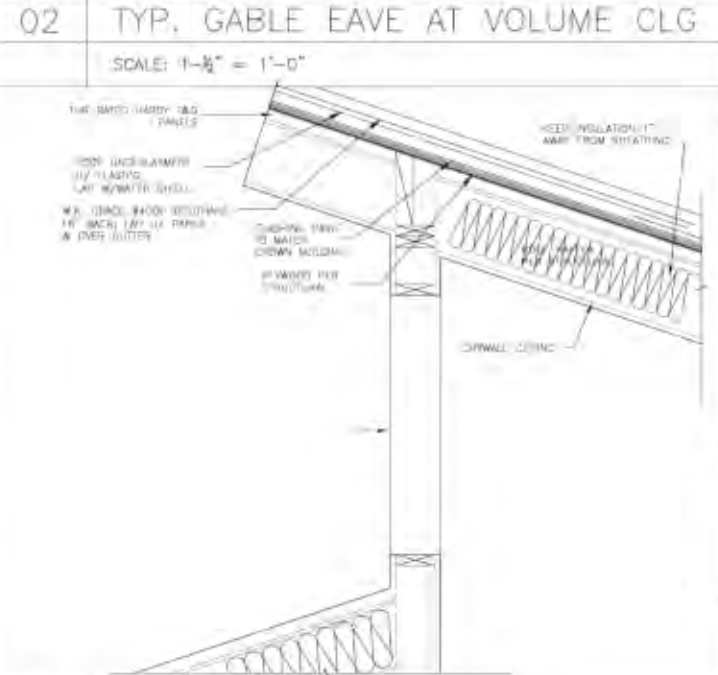
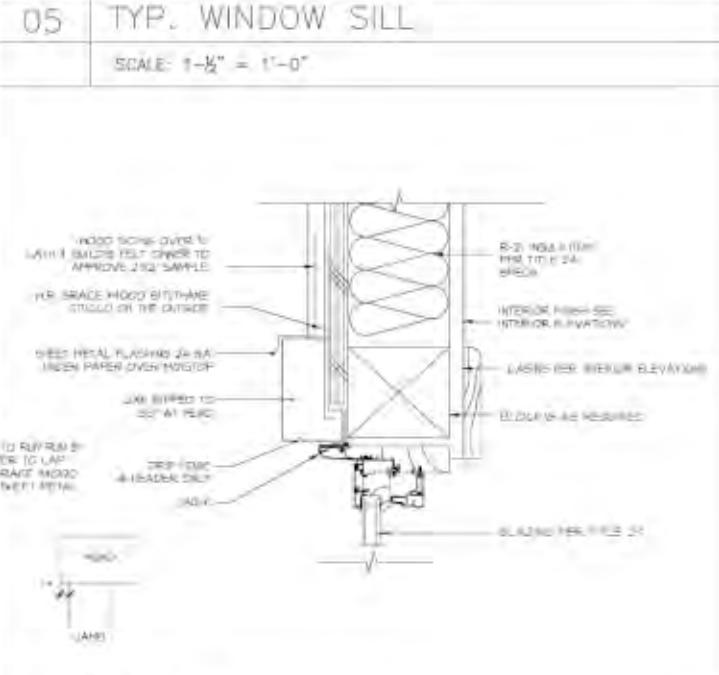
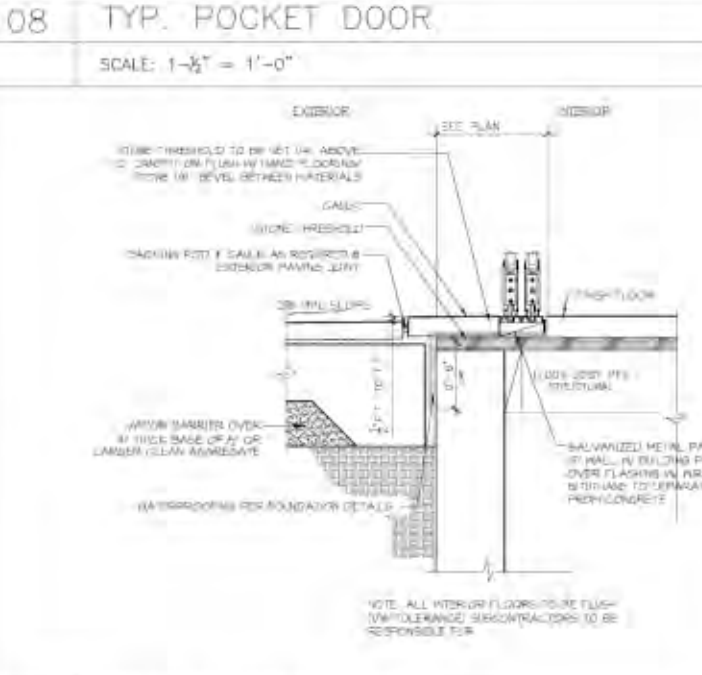
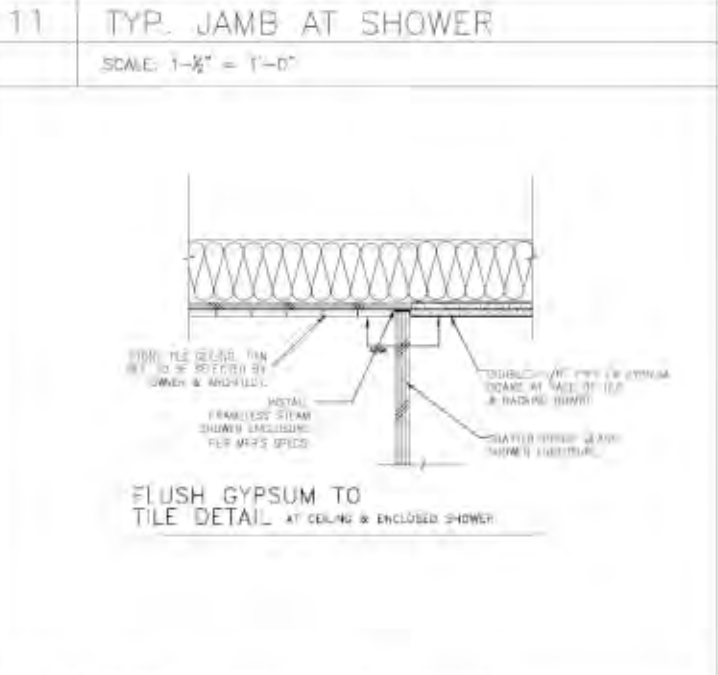
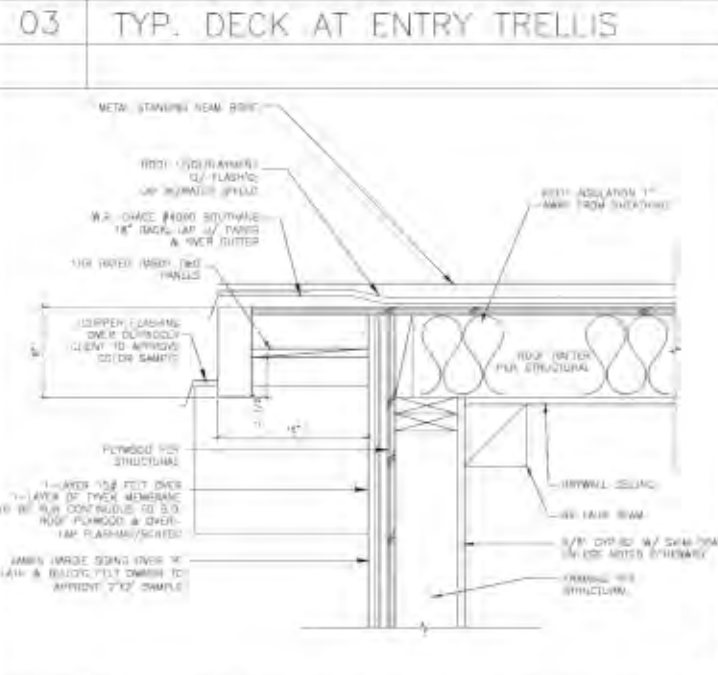
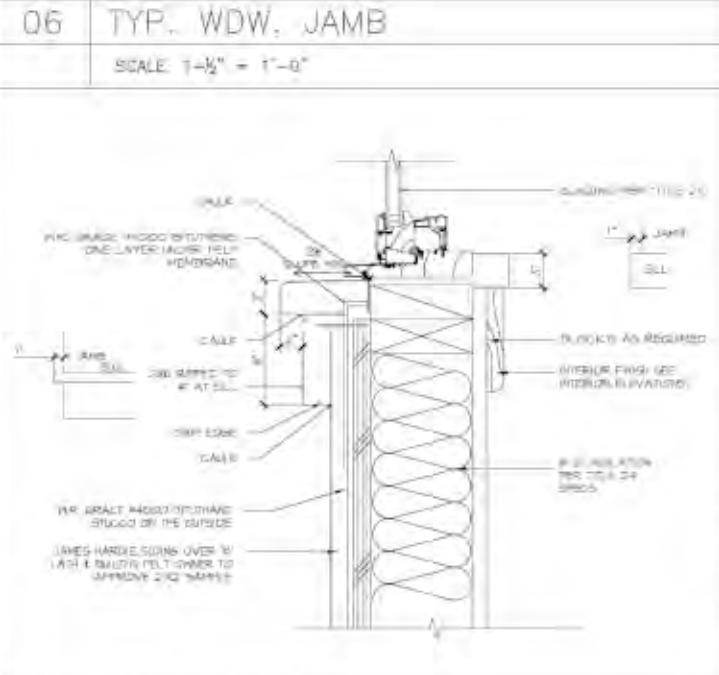
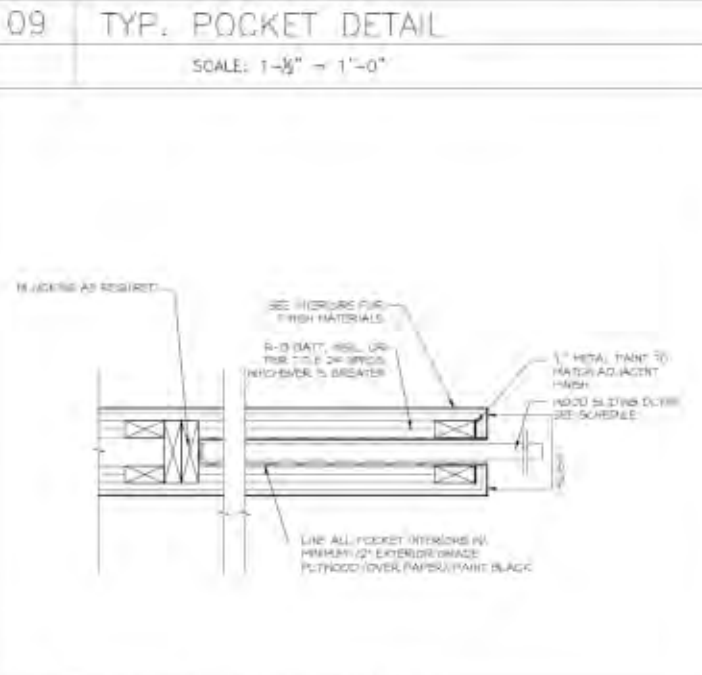
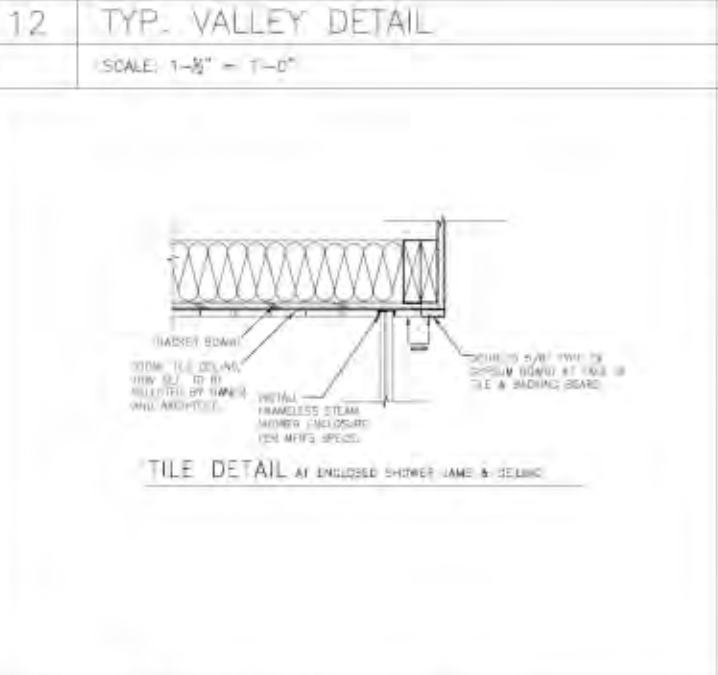
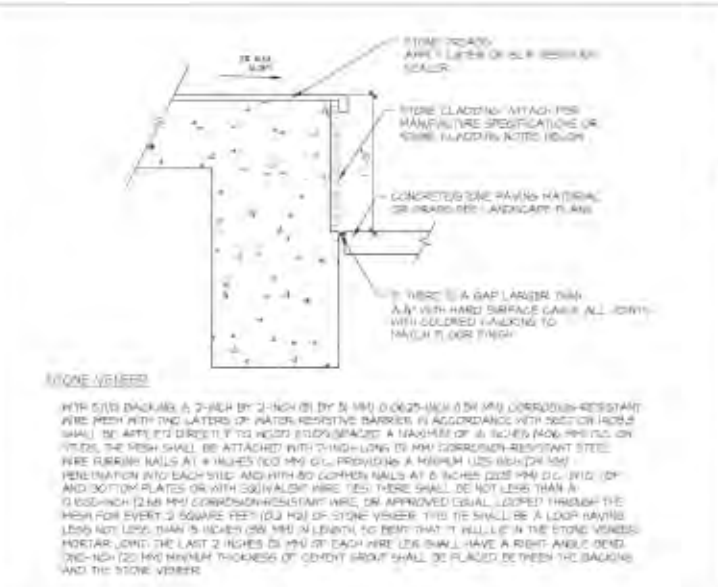
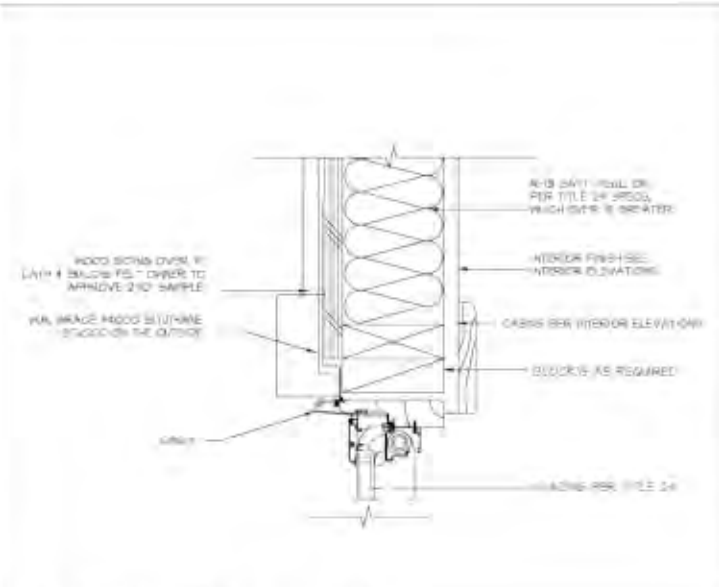
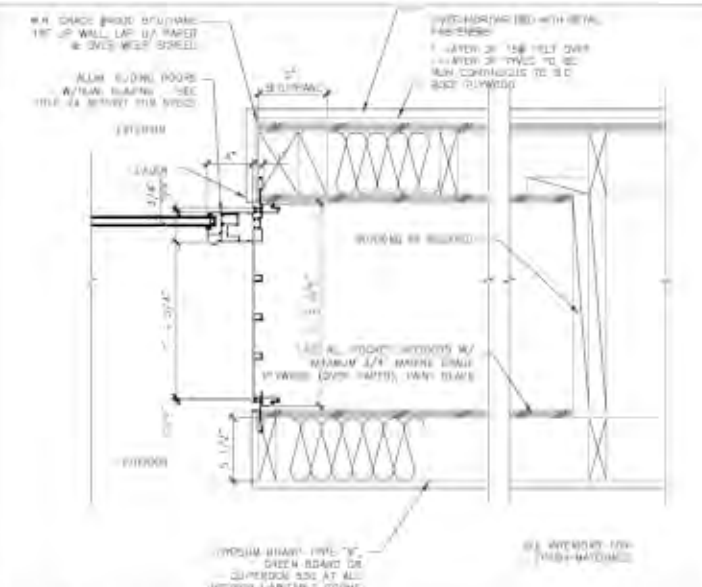
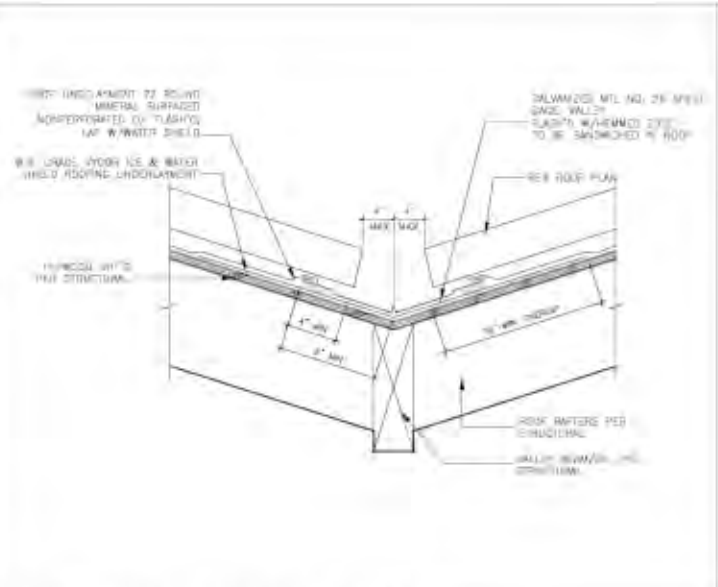
SUBMITTAL DATES  
 OWNER  
 PLAN CHECK  
 O.T.B.  
 REVISIONS  
 NO. DATE  
 1  
 2  
 3  
 4  
 5

JOB NO. 2015.71.01

12/01/2016  
 DRAWN BY I.R.  
 APPROVED BY I.R.

DETAILS

**A7.2**



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PERMIT SET ONLY

NEW RESIDENCE FOR:  
**JONATHAN AND TAMI SHUKEN**  
8511 CHESEBRO ROAD  
AGOURA HILLS, CA 91301

SUBMITTAL DATES

OWNER

PLAN CHECK

O.T.B.

REVISIONS

NO	DATE
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JOB NO: 2015.71.01

12/01/2016

DRAWN BY: I.R.  
APPROVED BY: I.R.

DETAILS

A7.3

**APPENDIX F**  
**Civil Plan Set**

**GRADING NOTES**

- ALL GRADING SHALL BE IN ACCORDANCE WITH ARTICLE 9 OF THE AGOURA HILLS MUNICIPAL CODE.
- A PRE-CONSTRUCTION CONFERENCE OF ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION. THIS SHALL INCLUDE ALL APPROPRIATE CITY STAFF.
- ALL EXPORT MATERIAL SHALL BE DELIVERED TO A SITE APPROVED BY THE CITY.
- ALL GEOLOGIC AND SOIL RECOMMENDATIONS IMPOSED BY THE CONSULTANT OR CONTAINED IN THE CONSULTANT SOILS AND GEOLOGIC REPORT ARE TO BE COMPLIED WITH AND ARE HEREBY MADE AN INTEGRAL PART OF THE GRADING SPECIFICATIONS AND NOTES.
- ANY CHANGES IN THE WORK HEREON SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
- THE PERMITTEE SHALL EMPLOY A REGISTERED CIVIL ENGINEER TO PROVIDE CONSTANT ON-SITE GRADING SUPERVISION TO ASSURE COMPLIANCE WITH THE APPROVED PLANS AND A SOILS ENGINEER TO PROVIDE CONSTANT SOILS INSPECTION IN ACCORDANCE WITH THE AGOURA HILLS MUNICIPAL CODE.
- REPORTS REQUIRED:
  - ROUGH GRADING REPORT: PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE, A ROUGH GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL, STATING THAT ALL ROUGH GRADING HAS BEEN COMPLETED PER THE APPROVED GRADING PLANS.
  - FINAL GRADING REPORT: PRIOR TO THE FINALIZATION OF ANY GRADING PROJECT, A FINAL GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL. THIS REPORT SHALL BE BY THE ENGINEER OF RECORD, STATING THAT ALL GRADING, LOT DRAINAGE AND DRAINAGE FACILITIES HAVE BEEN COMPLETED, AND THE SLOPE PLANTING AND IRRIGATION SYSTEMS HAVE BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF THE CITY OF AGOURA HILLS.
  - AN AS-BUILT SOILS REPORT SHALL BE SUBMITTED TO THE CITY FOR REVIEW. THIS REPORT, PREPARED BY THE GEOTECHNICAL CONSULTANT, MUST INCLUDE DOCUMENTATION OF ANY FOUNDATION INSPECTIONS, THE RESULTS OF ALL COMPACTION TESTS, AS WELL AS A MAP DEPICTING THE LIMITS OF FILL, LOCATIONS OF ALL DENSITY TESTS, OUTLINE AND ELEVATIONS OF ALL REMOVAL BOTTOMS, KEYWAY LOCATIONS AND BOTTOM ELEVATIONS, LOCATIONS OF ALL SUBDRAINS AND FLOWLINE ELEVATIONS, AND LOCATION AND ELEVATION OF ALL RETAINING WALL BACKRAINS AND OUTLETS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AN AS-BUILT GEOLOGIC MAP.
  - TESTS SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO DETERMINE THE EXPANSION INDEX OF THE SUPPORTING SOILS. IF THE EXPANSION INDEX IS GREATER THAN 1%, FOUNDATION AND SLAB PLANS SHOULD BE REVISED ACCORDINGLY.
  - EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL/OSHA REGULATIONS.
  - A COPY OF THE GRADING PERMIT AND GRADING PLANS SHALL BE AVAILABLE ON-SITE AT ALL TIMES.
  - ALL CONSTRUCTION ACTIVITY SHALL BE CONFINED TO THE HOURS OF 7:00 AM TO 7:00 PM MONDAY THROUGH FRIDAY, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. NO CONSTRUCTION SHALL BE PERMITTED ON GOVERNMENT-OBSERVED HOLIDAYS.

**INSPECTION NOTES**

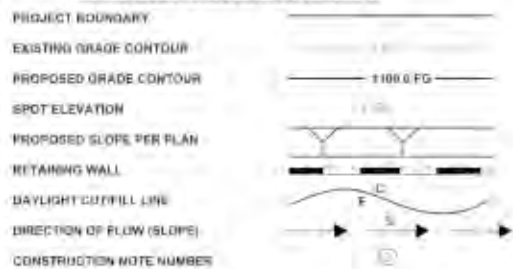
THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST TWO WORKING DAYS IN ADVANCE OF REQUIRED INSPECTIONS.

- WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL HAS BEEN SCARIFIED, BENCHED, OR OTHERWISE PREPARED FOR FILL, FILL SHALL NOT HAVE BEEN PLACED PRIOR TO THIS INSPECTION.
  - ROUGH WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED, DRAINAGE TERRACES, SWALES AND BERMS INSTALLED AT THE TOP OF SLOPE, AND THE STATEMENTS REQUIRED IN THIS SECTION HAVE BEEN RECEIVED.
  - FINAL WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES INSTALLED, SLOPE INSTALLED AND THE RECORD DRAWINGS (AS-BUILT PLANS) REQUIRED STATEMENTS, AND REPORTS HAVE BEEN SUBMITTED.
- ALL REQUIRED REPORTS AND STATEMENTS TO THE BUILDING AND SAFETY DEPARTMENTS SHALL BE PREPARED IN ACCORDANCE WITH SECTIONS 7020 AND 7031 OF THE BUILDING CODE.

**ABBREVIATIONS**

AC - ASPHALTIC CONCRETE	HP - HIGH POINT
BF - BOTTOM OF FOOTING	INV - INVERT
CB - CATCH BASIN	NG - NATURAL GROUND
CF - CURB FACE	NTS - NOT TO SCALE
CL - CENTERLINE	PL - PROPERTY LINE
CLF - CHAIN LINK FENCE	POB - POINT OF BEGINNING
CO - CLEAN OUT	SOMM - STORM DRAIN MANHOLE
DB - DEBRIS BASIN	SMB - SEWER MANHOLE
DL - DAYLIGHT	SS - SANITARY SEWER
EG - EDGE OF GUTTER	TR - TOP OF BERM
EY - EDGE OF PAVEMENT	TC - TOP OF CURB
FF - FINISHED FLOOR	TF - TOP OF FOOTING
FG - FINISHED GRADE	TG - TOP OF GRATE
FH - FIRE HYDRANT	TW - TOP OF WALL
FL - FLOWLINE	TYP - TYPICAL
FS - FINISH SURFACE	WM - WATER METER
HC RMP - HANDICAP RAMP	WV - WATER VALVE

**LEGEND AND SYMBOLS**



**PUBLIC IMPROVEMENT NOTES**

- AN ENCROACHMENT PERMIT IS REQUIRED OF ALL WORK DONE IN THE PUBLIC RIGHT-OF-WAY (ROW). ALL APPLICABLE FEES MUST BE PAID AND SECURITIES POSTED PRIOR TO ISSUANCE OF PERMIT. ALL WORK INVOLVING STREET IMPROVEMENTS REQUIRE APPROVAL FROM THE PUBLIC WORKS INSPECTOR. APPLICANTS SHALL ALLOW 48 HOURS ADVANCE NOTICE TO THE DEPARTMENT OF PUBLIC WORKS TO SCHEDULE ALL INSPECTIONS.
- CONTRACTORS SHALL TELEPHONE UNDERGROUND SERVICE ALERT (USA) 1-800-422-4133 A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
- REQUIREMENTS FOR STREET STRUCTURAL SECTION TO BE DETERMINED BY SOIL ANALYSIS AND APPROVED BY THE CITY ENGINEER PRIOR TO PLACEMENT OF BASE MATERIALS.
- WATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH LAS VIRGENES MUNICIPAL WATER DISTRICT WORKS MANUAL.
- SEPARATION OF WATER AND WASTEWATER LINES SHALL BE IN ACCORDANCE WITH LAS VIRGENES MUNICIPAL WATER DISTRICT.
- PRIOR TO CONNECTION TO WATER AND SEWER MAINS IN THE PUBLIC RIGHT-OF-WAY, APPLICANT SHALL PROVIDE DOCUMENTATION FROM LAS VIRGENES MUNICIPAL WATER DISTRICT TO THE CITY STATING THAT ALL CONNECTION FEES HAVE BEEN PAID.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

**OAK TREE NOTES**

- APPLICANT MUST CONTACT CITY OAK TREE CONSULTANT, (916) 947-2106, TO OBTAIN PROJECT SPECIFIC "OAK TREE NOTES."
- FOR OAK TREES EXISTING ON OR OFF-SITE OR IMMEDIATELY ADJACENT (WITHIN 100 FEET OF THE PROJECT BOUNDARIES) THE CONTRACTOR SHALL ARRANGE A MEETING WITH THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO ANY WORK. THAT FENCING AROUND OAK TREES' PROTECTIVE ZONES SHALL BE PROVIDED, AND ALL CLEARING AND DRUBBING OF ORGANIC MATERIALS AND REMOVAL OF DEBRIS AND OTHER UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE AS STIPULATED UNDER THE OAK TREE PERMIT, BEFORE THE APPROVAL TO PROCEED WITH THE GRADING WILL BE ISSUED. AFTER NOTIFICATION THAT THIS STAGE HAS BEEN COMPLETED, THE SITE WILL BE INSPECTED BY THE CITY'S OAK TREE ADMINISTRATOR. WHEN APPROVED, THE APPROVAL TO PROCEED WILL BE ISSUED IN WRITING BY THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.
- ALL OAK TREE WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF AGOURA HILLS TREE ORDINANCE AND OAK TREE PRESERVATION AND PROTECTION GUIDELINES.
- UNDER NO CONDITION SHALL ANY WORK BE DONE WITHIN THE PROTECTED ZONE OF ANY OAK TREE, WITHOUT OBTAINING AN OAK TREE ENCROACHMENT PERMIT AND 60 HOURS ADVANCE NOTICE TO THE CITY. FURTHERMORE, NO PROTECTIVE FENCING SHALL BE RELOCATED OR MOVED WITHOUT CITY APPROVAL.

**PUBLIC UTILITIES / SERVICES**

WATER:	LAS VIRGENES MUNICIPAL WATER DISTRICT 4232 LAS VIRGENES ROAD CALABASAS, CA 91302 (618) 890-4110
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON 3585 FOOTHILL DRIVE THOUSAND OAKS, CA 91321 (805) 494-7916
TELEPHONE:	SBC (PAC BELL) 16201 RAYMER STREET, #115 VAN NUYS, CA 91406 (818) 973-6999
GAS:	SOUTHERN CALIFORNIA GAS 3888 OAKDALE AVENUE CHATSWORTH, CA 91313 (818) 781-3324
SEWER:	LA COUNTY, DEPT. OF PUBLIC WORKS SEWER MAINTENANCE DIVISION 1095 S. FREWONT AVENUE, BLDG A9 EAST ALHAMBRA, CA 91803 (626) 360-3396
CABLE:	ADSL/FHSA 2123 TULLER ROAD NEWBURGH PARK, CA 91320 (800) 379-8213
CABLE:	CHARTER COMMUNICATIONS 3806 CROSSCREEK ROAD MALIBU, CA 90265 (310) 456-9910
CALTRANS:	CALTRANS 9669 RESEDA BOULEVARD TARZANA, CA 91356 (661) 586-1426

**LEGAL DESCRIPTION**  
LOT 5 AND 6, TRACT 52396, M.B. 1280, PGS. 8-12  
APN #: 2055-029-005 & 006

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 33°00'00" W ALONG THE SOUTH WESTERLY LINE OF CHESEBRO ROAD (PRIVATE & FUTURE STREET) AS SHOWN ON TRACT NO. 52396 BOOK 1280 PAGES 8-12 AS RECORDED IN THE COUNTY OF LOS ANGELES.

**BENCHMARK**

BM 1188C (100% ADJ.)  
ELEVATION 1099.207'  
L&T @ WEDGE POINT R/W CON CONC DRAINAGE (10') NG PARALLEL TO & 13M (W) NO. CA, CHESEBRO RD.

**STORMWATER POLLUTION NOTES**

- APPLICANT IS RESPONSIBLE FOR SUBMITTING A SITE-SPECIFIC "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) AS OUTLINED IN THE MODEL PROGRAM FOR STORMWATER MANAGEMENT WITHIN THE COUNTY OF LOS ANGELES. THE SWPPP SHALL BE SIGNED AND STAMPED BY A STATE LICENSED CIVIL ENGINEER. THE SWPPP SHALL OUTLINE "BEST MANAGEMENT PRACTICES" (BMP) PROCEDURES TO BE USED IN ORDER TO PREVENT THE TRANSPORT OF ON-SITE POLLUTANTS TO OFF-SITE LOCATIONS DURING AND AFTER CONSTRUCTION.
- A SITE-SPECIFIC "WET-WEATHER EROSION-CONTROL PLAN" SHALL BE PREPARED IN CONJUNCTION WITH THE SWPPP, AND SHALL DESCRIBE BMP'S TO BE USED DURING CONSTRUCTION IN THE RAINY SEASON AND DEPICT THEIR LOCATIONS RELATIVE TO THE SITE. THE PLAN MUST BE AVAILABLE ON-SITE BY OCTOBER 1ST, AND IMPLEMENTED FROM NOVEMBER 1ST THROUGH APRIL 15TH.
- IT IS THE PROPERTY OWNERS RESPONSIBILITY TO MAINTAIN ALL ON-SITE DRAINAGE STRUCTURES UNLESS OTHERWISE APPROVED BY THE CITY. CATCH BASIN FILTER INSERTS SHALL BE CLEANED OUT A MINIMUM OF TWICE PER YEAR, ONCE BEFORE THE RAINY SEASON, AND AGAIN AFTER THE RAINY SEASON, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSE, OR WIND.
- STOCKPILES OR EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTE ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENuded VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- EXCEPT AS OTHERWISE DIRECTED BY THE CITY INSPECTOR, ALL DRAINAGE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FORECAST OF RAIN PROBABILITY IS 40% AND MAINTAINED DURING THE RAINY SEASON (NOVEMBER 1ST THROUGH APRIL 15TH OF THE SUCCEEDING YEAR) FOR EACH YEAR THE GRADING REMAINS INCOMPLETE. REFER TO SITE-SPECIFIC WET-WEATHER EROSION-CONTROL PLAN.
- CATCH BASIN FILTER INSERTS SHALL BE CLEANED OUT A MINIMUM OF TWICE PER YEAR, ONCE BEFORE THE RAINY SEASON, AND AGAIN AFTER THE RAINY SEASON, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

**OAK TREE CONSULTANT**

JOHN OBLINGER  
1038 VIA COLINAS STE. 104  
WESTLAKE VILLAGE, CA 91361  
REPORT DATE:  
CONTACT: JOHN OBLINGER  
PHONE: (818) 947-2056

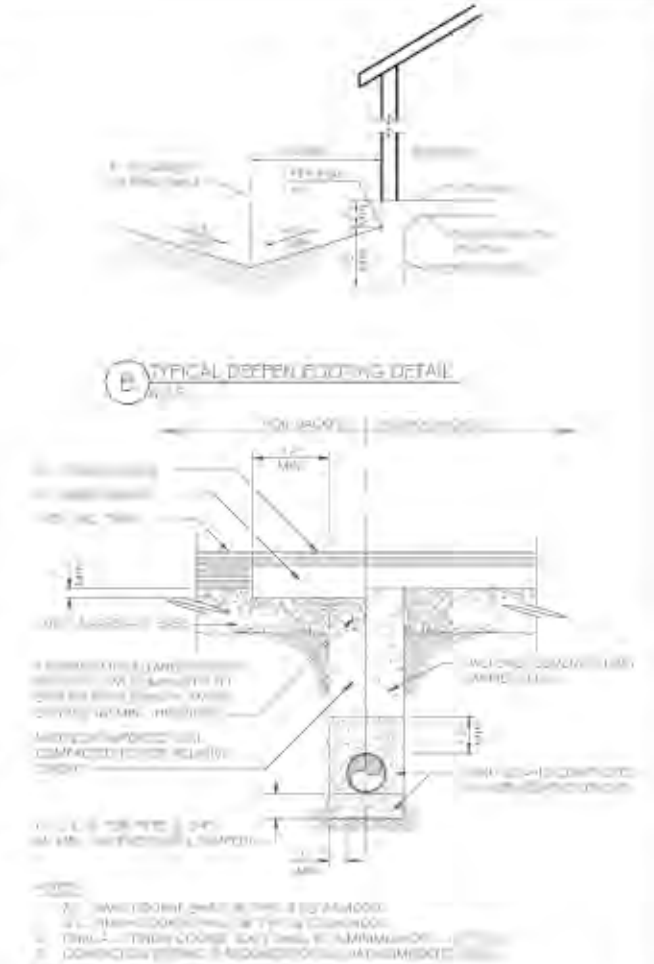
**ON-SITE SEWAGE DISPOSAL SYSTEM CONSULTANT**

HEATHCOTE GEOTECHNICAL  
1034 EASTMAN AVE  
VENTURA, CA 93003  
REPORT NO.: 1606  
REPORT DATE: JUNE 16, 2016  
CONTACT: FRED HEATHCOTE  
PHONE: (805) 648-9878



**ADDITIONAL NOTES**

- EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL/OSHA REQUIREMENTS.
- AN AS-BUILT REPORT SHALL BE SUBMITTED TO THE CITY FOR REVIEW. THIS REPORT PREPARED BY THE GEOTECHNICAL CONSULTANT MUST INCLUDE DOCUMENTATION OF ANY FOUNDATION INSPECTIONS, THE RESULTS OF ALL COMPACTION TESTS AS WELL AS A MAP DEPICTING THE LIMITS OF FILL, LOCATIONS OF ALL DENSITY TESTS, OUTLINE AND ELEVATIONS OF ALL REMOVAL BOTTOMS, KEYWAY LOCATIONS AND BOTTOM ELEVATIONS, LOCATIONS OF ALL SUBDRAINS AND FLOWLINE ELEVATIONS, AND LOCATION AND ELEVATION OF ALL RETAINING WALL BACKRAINS AND OUTLETS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AN AS-BUILT GEOLOGIC MAP.
- ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF REINFORCING STEEL.
- PROVIDE HANDRAILS FOR FIVE STAIRS WITH 4 OR MORE RISERS, PER ARCHITECTURE & LANDSCAPE ARCHITECTURAL DWGS.
- CONTRACTOR TO FIELD VERIFY ALL UTILITY CONNECTIONS PRIOR TO CONSTRUCTION.
- ALL SLOPES SHOULD BE MAPPED DURING GRADING. STABILIZATION MEASURES SHOULD BE APPLIED WHERE FUTURE CUTS EXPOSE ADVERSELY ORIENTED JOINT SURFACES OR INTERSECTIONS OF JOINT SURFACES.
- TEST SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO DETERMINE THE EXPANSION INDEX OF THE SUPPORTING SOILS, AND FOUNDATIONS AND SLAB PLANS SHOULD BE REVIEWED BY THE GEOTECHNICAL CONSULTANT AND REVISED, IF NECESSARY, ACCORDINGLY.
- TEST SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO DETERMINE THE EXPANSION INDEX OF THE SUPPORTING SOILS, AND FOUNDATION AND SLAB PLANS SHOULD BE REVIEWED BY THE GEOTECHNICAL CONSULTANT AND REVISED, IF NECESSARY, ACCORDINGLY.
- ALL RETAINING WALL EXCAVATIONS SHALL BE REVIEWED BY THE PROJECT ENGINEERING GEOLOGIST FOR THE PRESENCE OF ADVERSELY ORIENTED JOINT SURFACES. ADVERSE SURFACES SHALL BE EVALUATED AND SUPPORTED IN ACCORDANCE WITH RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER.



**CONTRACTORS NOTE:**

THE EARTHWORK QUANTITIES ARE PROVIDED AS A COURTESY AND CONVENIENCE TO THE OWNERS AND ARE FOR BIDDING AND PLAN CHECK PURPOSES ONLY. THE YARDAGE FIGURES SHOWN ARE APPROXIMATE CALCULATED QUANTITIES BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND ELEVATIONS AND DESIGNED ROUGH GRADE ELEVATIONS. THE CALCULATIONS MAKE NO PROVISIONS FOR STRIPPING, SHRINKAGE, BULGING OR ANY OTHER CONDITION NOT IMPLIED. FOR THIS REASON, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT THE PROJECT'S SOILS ENGINEER AND GEOLOGIC INVESTIGATIONS, AND TO DETERMINE FOR HIMSELF THE QUANTITIES OF EARTHMOVING THAT WILL BE REQUIRED TO COMPLETE THE PROJECT.

SHEET NO.	DESCRIPTION
1	GRADING PLAN COVER SHEET
2	OVERALL TOPOGRAPHIC SURVEY
3	ENLARGED (PARTIAL) TOPOGRAPHIC SURVEY
4	OVERALL SITE PLAN/SHEET INDEX
5-8	ENLARGED GRADING AND DRAINAGE PLAN
7-8	CROSS SECTIONS AND DETAILS
9	EROSION CONTROL PLAN COVER SHEET
10	EROSION CONTROL PLAN

ESTIMATED EARTHWORK QUANTITIES		
ESTIMATED CUT:	11,111 CY	ESTIMATED EXPORT: 11,111 CY
ESTIMATED FILL:	11,111 CY	ESTIMATED IMPORT: 11,111 CY
ESTIMATED OVEREXCAVATION:	14,016 CY	

BENCHMARK		
DESCRIPTION: BM NO.	1188C	ELEVATION: 1099.207'
		SURVEY DATE: 11/16/16

**RECORD DRAWING STATEMENT**  
I, \_\_\_\_\_, HEREBY CERTIFY, BASED ON MY FIELD OBSERVATION AND INFORMATION PROVIDED BY THE OWNER AND GENERAL CONTRACTOR, THAT THE WORK ON SHEET NOS. \_\_\_\_\_ THROUGH \_\_\_\_\_ MARKED AS "RECORD DRAWING" HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THESE PLANS, SPECIFICATIONS, REVISIONS, CHANGE ORDERS, AND FIELD CHANGES.

REGISTERED CIVIL ENGINEER    DATE: \_\_\_\_\_    RCE NO.: \_\_\_\_\_    EXP. DATE: \_\_\_\_\_

**SOILS APPROVAL**  
THIS PLAN HAS BEEN REVIEWED, AND IS IN CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT(S) DATED \_\_\_\_\_.

REGISTERED GEOLOGIST    DATE: \_\_\_\_\_    RCE NO.: \_\_\_\_\_    EXP. DATE: \_\_\_\_\_

REGISTERED GEOTECHNICAL ENGINEER    DATE: \_\_\_\_\_    RCE NO.: \_\_\_\_\_    EXP. DATE: \_\_\_\_\_

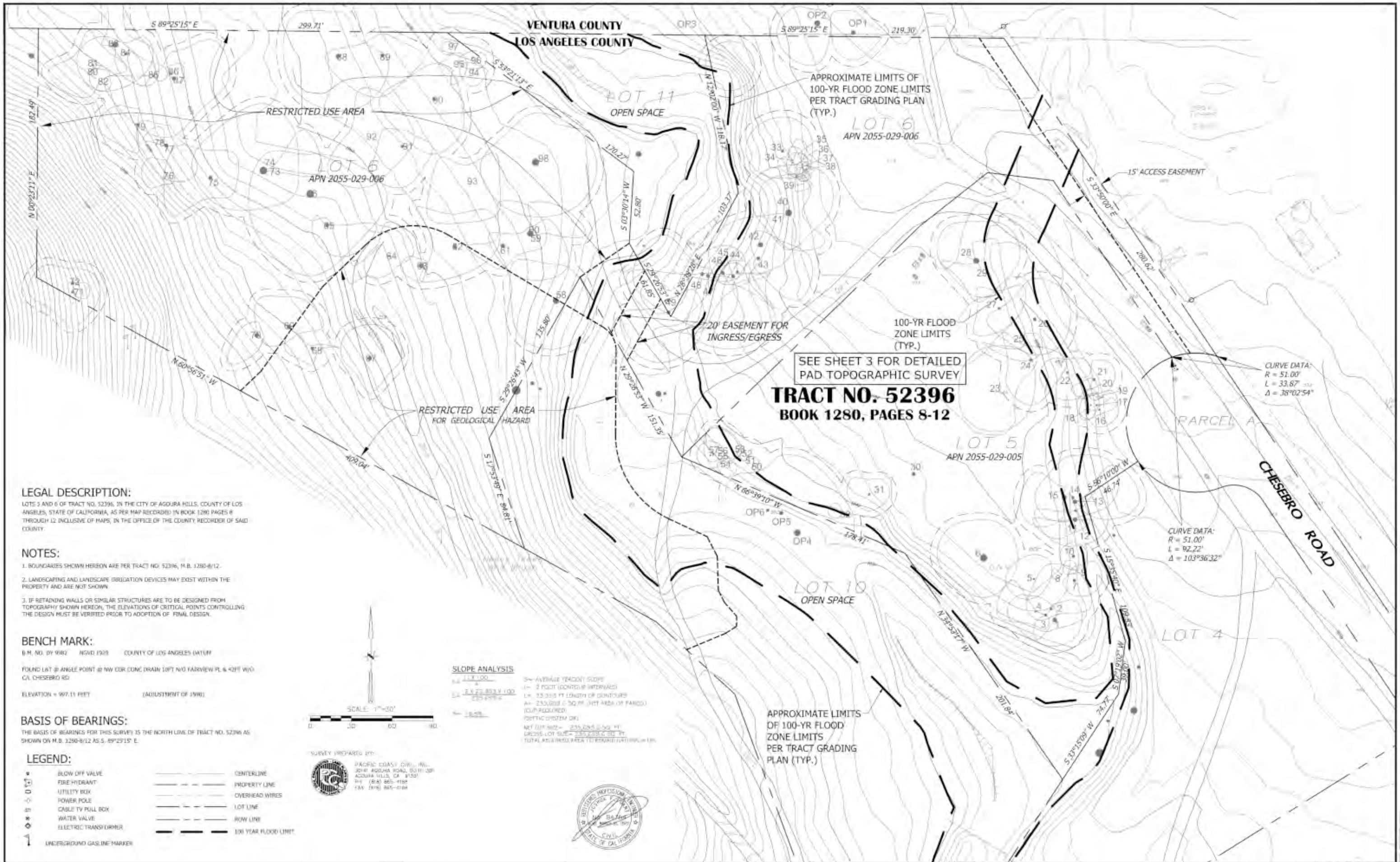
**OWNER**  
NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
REPRESENTATIVE: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_

**CIVIL ENGINEER**  
NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
REPRESENTATIVE: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_

**GEOTECHNICAL ENGINEER**  
NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
REPRESENTATIVE: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_



REVISION #		SYMBOL		DESCRIPTION OF CHANGE		APPROVED	DATE	PREPARED BY	DATE	REVIEWED BY	DATE	CITY OF AGOURA HILLS APPROVAL		AGOURA HILLS	<b>GRADING PLAN COVER SHEET</b> LOTS 5 AND 6, TRACT 52396 6511 AND 6521 CHESEBRO ROAD AGOURA HILLS, CA 91301 SHEET _____ OF 10
										JESSICA ELIZABETH ARDEN		REGISTERED CIVIL ENGINEER	DATE: _____		



SEE SHEET 3 FOR DETAILED  
PAD TOPOGRAPHIC SURVEY  
**TRACT NO. 52396**  
**BOOK 1280, PAGES 8-12**

**LEGAL DESCRIPTION:**

LOTS 5 AND 6 OF TRACT NO. 52396, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1280 PAGES 8 THROUGH 12 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**NOTES:**

- BOUNDARIES SHOWN HEREON ARE PER TRACT NO. 52396, P.B. 1280-8/12.
- LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES MAY EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.
- IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM TOPOGRAPHY SHOWN HEREON, THE ELEVATIONS OF CRITICAL POINTS CONTROLLING THE DESIGN MUST BE VERIFIED PRIOR TO ADOPTION OF FINAL DESIGN.

**BENCH MARK:**

B.M. NO. 09 9882 NGVD 1929 COUNTY OF LOS ANGELES DATUM

FOUND LAT @ ANGLE POINT @ NW COR. CONC. DRAIN 10FT N/O FAIRVIEW PL & 40TH W/O, CA, CHESEBRO RD.

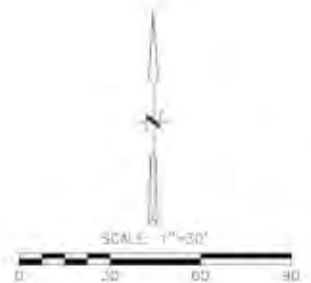
ELEVATION = 997.11 FEET (ADJUSTMENT OF 1992)

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF TRACT NO. 52396 AS SHOWN ON M.B. 1280-8/12 AS S. 89°25'15" E.

**LEGEND:**

- BLOW OFF VALVE
- FIRE HYDRANT
- UTILITY BOX
- POWER POLE
- CABLE TV PULL BOX
- WATER VALVE
- ELECTRIC TRANSFORMER
- UNDERGROUND GAS LINE MARKER
- CENTERLINE
- PROPERTY LINE
- OVERHEAD WIRES
- LOT LINE
- ROW LINE
- 100 YEAR FLOOD LIMIT



**SLOPE ANALYSIS**  
 1/4" = 1' HORIZONTAL  
 1/4" = 1' VERTICAL  
 1/4" = 1' HORIZONTAL  
 1/4" = 1' VERTICAL  
 1/4" = 1' HORIZONTAL  
 1/4" = 1' VERTICAL

SURVEY PREPARED BY:  
  
 PACIFIC COAST CIVIL, INC.  
 3014 AGOURA ROAD, SUITE 201  
 AGOURA HILLS, CA 91301  
 PH: (818) 865-4188  
 FAX: (818) 845-2184

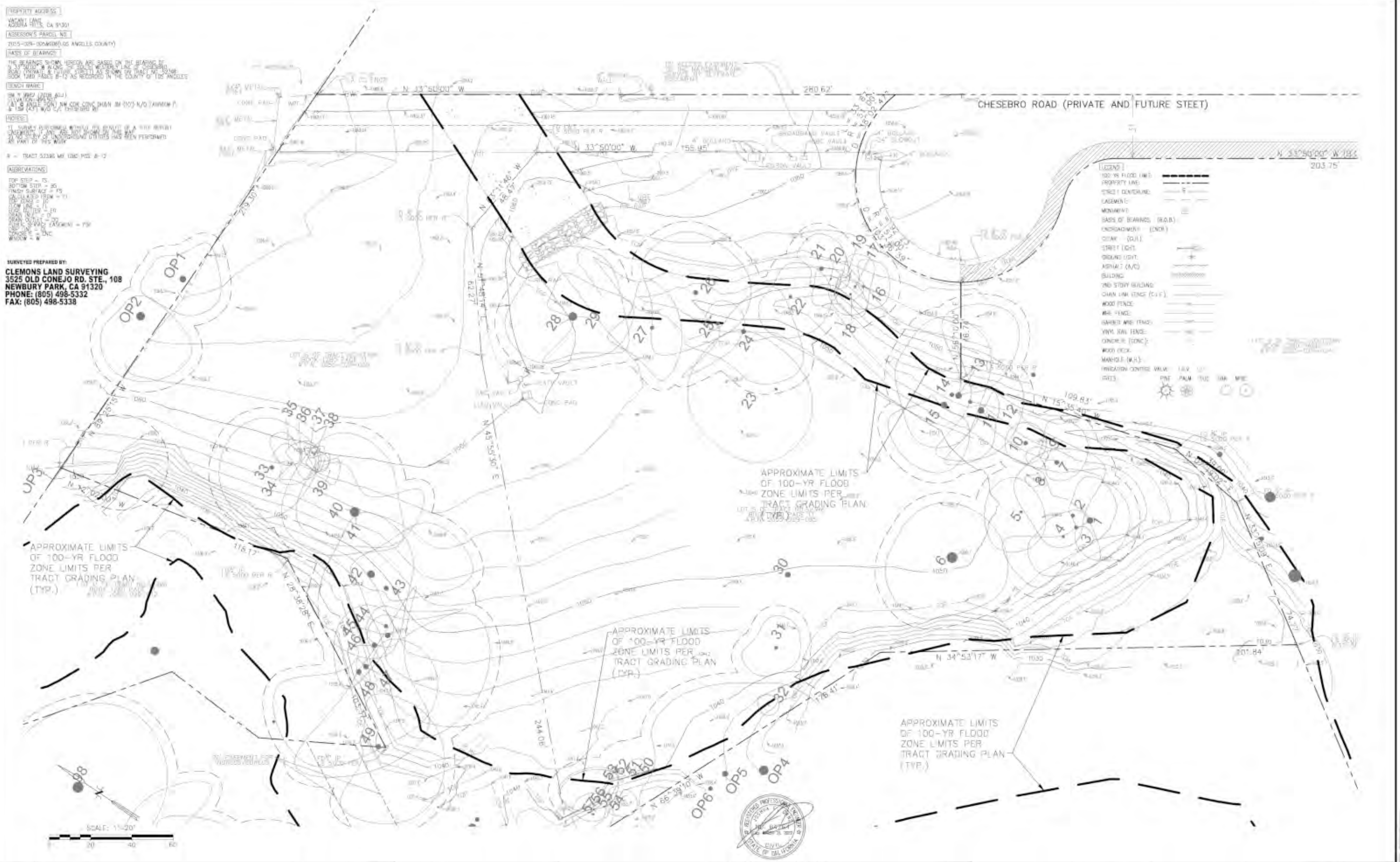


REVISION #		SYMBOL		DESCRIPTION OF CHANGE		APPROVED	DATE	PROJECT ENGINEERS	DATE	REVIEWED BY	DATE	JESSICA ELIZABETH ARDEN CITY ENGINEER	DATE	00486 RCE NO.	03/01/21 EXP DATE	 <b>OVERALL TOPOGRAPHIC SURVEY</b> LOTS 5 AND 6, TRACT 52396 6511 AND 6521 CHESEBRO ROAD AGOURA HILLS, CA 91301 SHEET 2 OF 10

PROPERTY ADDRESS:  
 VACANT LAND  
 AGOURA HILLS, CA 91301  
 ADJACENT PARCEL NO.  
 2105-024-00000 (LOS ANGELES COUNTY)  
 BASIS OF BEARINGS:  
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF  
 THE MERIDIAN OF CALIFORNIA, WHICH IS THE MERIDIAN OF THE  
 BOOK 1280 PAGE 8-12 AS RECORDED IN THE COUNTY OF LOS ANGELES  
 BENCH MARK:  
 BM 1102 (2008 ADJ.)  
 (1) 5' AND 10' ANGLE COR. CON. THAN BM 1102 N/O TAUNTON P.  
 & 1.5' (2011) W/O L/A 1102/8000 M  
 NOTES:  
 11. SURVEY PERFORMED WITHIN THE LIMITS OF A 100-YR FLOOD  
 ZONE. THE SURVEY OF UNDERGROUND UTILITIES HAS BEEN PERFORMED  
 AS PART OF THIS SURVEY.  
 12. TRACT 52396 ME 1000 PGE 8-12

ABBREVIATIONS:  
 TOP STEP = TS  
 BOTTOM STEP = BS  
 FINISH SURFACE = FS  
 10' = 10'  
 15' = 15'  
 20' = 20'  
 25' = 25'  
 30' = 30'  
 35' = 35'  
 40' = 40'  
 45' = 45'  
 50' = 50'  
 55' = 55'  
 60' = 60'  
 65' = 65'  
 70' = 70'  
 75' = 75'  
 80' = 80'  
 85' = 85'  
 90' = 90'  
 95' = 95'  
 100' = 100'

SURVEY PREPARED BY:  
**CLEMONS LAND SURVEYING**  
 3525 OLD CONEJO RD. STE. 108  
 NEWBURY PARK, CA 91320  
 PHONE: (805) 498-5332  
 FAX: (805) 498-5338



LEGEND:  
 100-YR FLOOD LIMIT: [Symbol]  
 PROPERTY LINE: [Symbol]  
 STREET CENTERLINE: [Symbol]  
 EASEMENT: [Symbol]  
 MONUMENT: [Symbol]  
 BASIS OF BEARINGS (R.O.B.): [Symbol]  
 ENCROACHMENT (ENC): [Symbol]  
 CORNER (COR): [Symbol]  
 STREET LIGHT: [Symbol]  
 GROUND LIGHT: [Symbol]  
 ASPHALT (A/C): [Symbol]  
 BUILDING: [Symbol]  
 TWO STORY BUILDING: [Symbol]  
 CHAIN LINK FENCE (C.L.F.): [Symbol]  
 WOOD FENCE: [Symbol]  
 WIRE FENCE: [Symbol]  
 BARBED WIRE FENCE: [Symbol]  
 VINYL RAIL FENCE: [Symbol]  
 CONCRETE (CONC): [Symbol]  
 WOOD DECK: [Symbol]  
 MANHOLE (M.H.): [Symbol]  
 IRRIGATION CENTER VALVE: [Symbol]  
 UTILITY: [Symbol]

APPROXIMATE LIMITS  
 OF 100-YR FLOOD  
 ZONE LIMITS PER  
 TRACT GRADING PLAN  
 (TYP.)

APPROXIMATE LIMITS  
 OF 100-YR FLOOD  
 ZONE LIMITS PER  
 TRACT GRADING PLAN  
 (TYP.)

APPROXIMATE LIMITS  
 OF 100-YR FLOOD  
 ZONE LIMITS PER  
 TRACT GRADING PLAN  
 (TYP.)

APPROXIMATE LIMITS  
 OF 100-YR FLOOD  
 ZONE LIMITS PER  
 TRACT GRADING PLAN  
 (TYP.)

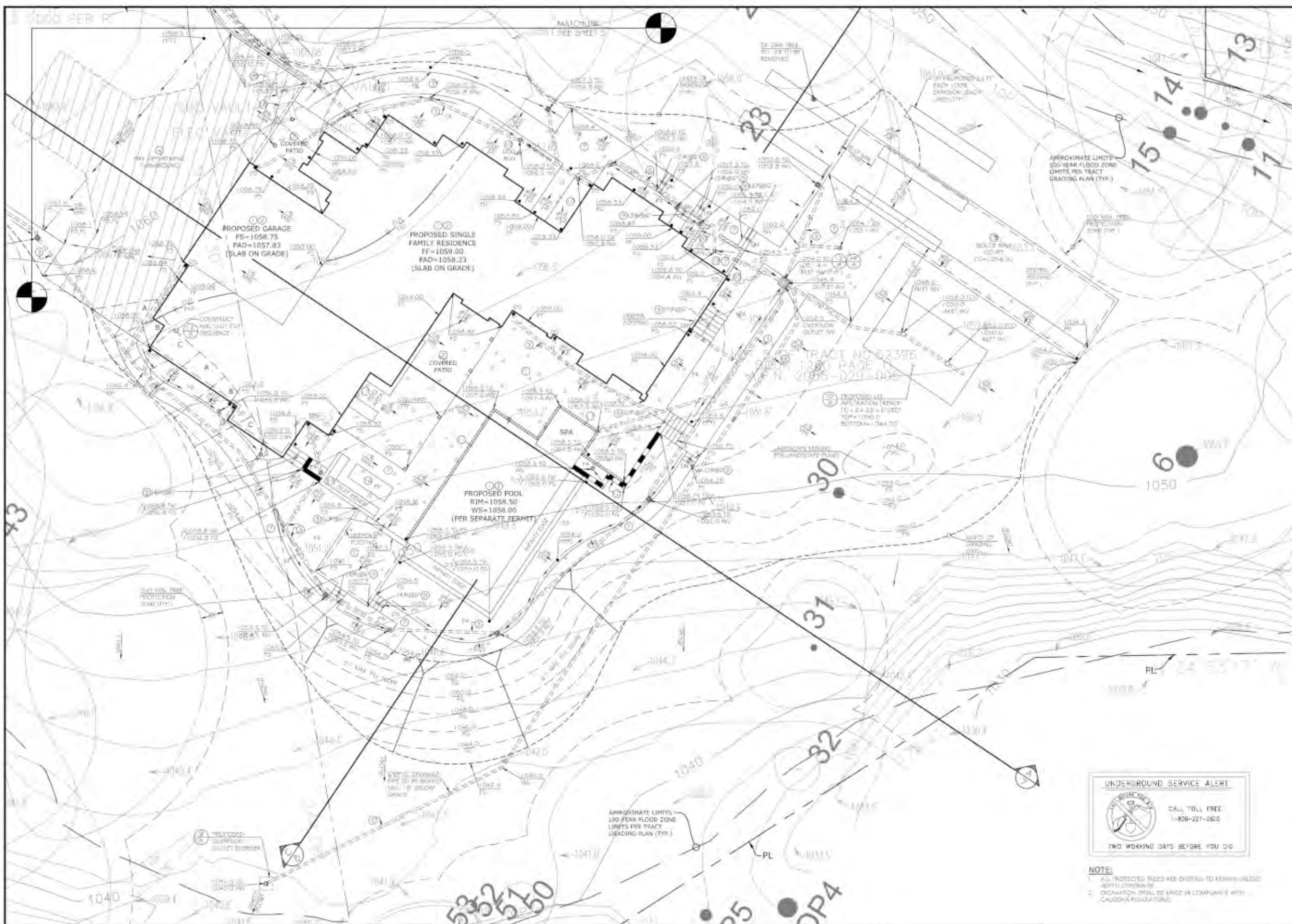


REVISION #					SYMBOL					DESCRIPTION OF CHANGE					APPROVED					DATE														
PREPARED BY: WILLIAM C. MADON & ASSOCIATES 4711 FAUCETT ROAD THERMANS VALLEY, CA 91350 (805) 754-2833										CITY OF AGOURA HILLS APPROVAL					PROJECT ENGINEER					DATE														
REVIEWED BY:										JESSICA ELIZABETH ARDEN					CITY ENGINEER					DATE														
80486										03/1/21					RCE NO.					EXP DATE														
AGOURA HILLS										ENLARGED (PARTIAL) TOPOGRAPHIC SURVEY										LOTS 5 AND 6, TRACT 52396					6511 AND 6521 CHESEBRO ROAD					AGOURA HILLS, CA 91301 SHEET 3 OF 10				









- LEGEND**
- CG CENTER LINE
  - CL CLEARLINE
  - DG DECOMPOSITION SWATH
  - SL SLOPE LINE
  - OD OPEN DRAIN
  - DS DOWNSPOUT
  - FF FRESH FLOOR
  - FG FRESH GRADE
  - FL FLOW LINE
  - FR FRESH FIN
  - FS FRESH SURFACE
  - HF HIGH FLOOR
  - HW HATCH
  - PA PLANTER AREA
  - PR PROPERTY LINE
  - PG PLANTER GRASS
  - TC TOP OF CURB
  - TD TOP OF DECK
  - TE TOP OF GRADE
  - TM TOP OF WALL
  - UNC UNLESS NOTED OTHERWISE
  - RETAINING WALL FOR RETAINED TERRAIN
  - BLACK WALL PER SEPARATE PERMIT
  - CONTRACTOR TO VERIFY HARD SURFACE
  - INDICATES PERMITTED PERMANENT
  - SPRINKLER RISERS TO CLASS TO BE REMOVED
  - ROUGH GRADE SITUATIONS
  - 2" POLYURETHANE SAND FILL PER PERM. PLASTIC
  - PRODUCT OF PART NO. 1000-1000-11-001
  - 2" POLYURETHANE SAND FILL PER PERM. PLASTIC
  - PRODUCT OF PART NO. 101-301-300-11-001
  - INDICATES 4" PER FOOT SLOPE
  - EXISTING SPOT ELEVATIONS
  - FORCED SEWER LINE
  - INDICATES NUMBER OF PROPOSED TREES
  - PER DIAM TREE REPORT
  - INDICATES HORSE EQUESTRIAN AREA

- CONSTRUCTION NOTES**
1. CONTRACTOR TO VERIFY ALL PROPOSED FOOTINGS, FOUNDATIONS, AND RETAINING WALLS PER STRUCTURAL DRAWING AND PER SOils ENGINEER'S RECOMMENDATIONS.
  2. OVER EXCAVATE EXISTING BUILDING AND AREA FLOOR SLAB TO EXPOSE ALL UTILITIES AND REPAIRS AS PERMITTED BY THE LOCAL JURISDICTION.
  3. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND REPAIRS AS PERMITTED BY THE LOCAL JURISDICTION.
  4. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND REPAIRS AS PERMITTED BY THE LOCAL JURISDICTION.
  5. EXISTING TO REMAIN.
  6. EXISTING TO BE REMOVED.
  7. CONTRACTOR TO PROVIDE CONC. AT 4# @ 12" O.C. MIN. UNDER ALL SAND PER SOils REPORT.
  8. CONTRACTOR TO PROVIDE 2% SLOPE TO GRADES PER DETAIL 4, SHEET 2.
  9. CONTRACTOR TO PROVIDE 2% SLOPE TO GRADES PER DETAIL 5, SHEET 2.
  10. RETAINING WALL PER SEPARATE PERMIT AND PER DETAIL 4, SHEET 2.
  11. CONTRACTOR TO PROVIDE 2% SLOPE TO GRADES PER DETAIL 4, SHEET 2.
  12. CONTRACTOR TO PROVIDE 2% SLOPE TO GRADES PER DETAIL 5, SHEET 2.
  13. CONTRACTOR TO PROVIDE 2% SLOPE TO GRADES PER DETAIL 4, SHEET 2.
  14. CONTRACTOR TO PROVIDE 2% SLOPE TO GRADES PER DETAIL 5, SHEET 2.
  15. CONTRACTOR TO PROVIDE 2% SLOPE TO GRADES PER DETAIL 4, SHEET 2.
  16. CONTRACTOR TO PROVIDE 2% SLOPE TO GRADES PER DETAIL 5, SHEET 2.
  17. CONTRACTOR TO PROVIDE 2% SLOPE TO GRADES PER DETAIL 4, SHEET 2.
  18. CONTRACTOR TO PROVIDE 2% SLOPE TO GRADES PER DETAIL 5, SHEET 2.
  19. CONTRACTOR TO PROVIDE 2% SLOPE TO GRADES PER DETAIL 4, SHEET 2.
  20. CONTRACTOR TO PROVIDE 2% SLOPE TO GRADES PER DETAIL 5, SHEET 2.

**NOTE TO CONTRACTOR**  
 CONTRACTOR TO VERIFY THE LOCATION OF ALL PROPOSED UTILITIES, ELEVATIONS, AND DIMENSIONS PER TO CONTRACTOR. CONTRACTOR TO CONTACT THE OWNER OF ANY UTILITIES PRIOR TO ANY CONSTRUCTION.

**UNDERGROUND SERVICE ALERT**

CALL TOLL FREE  
1-800-227-4500

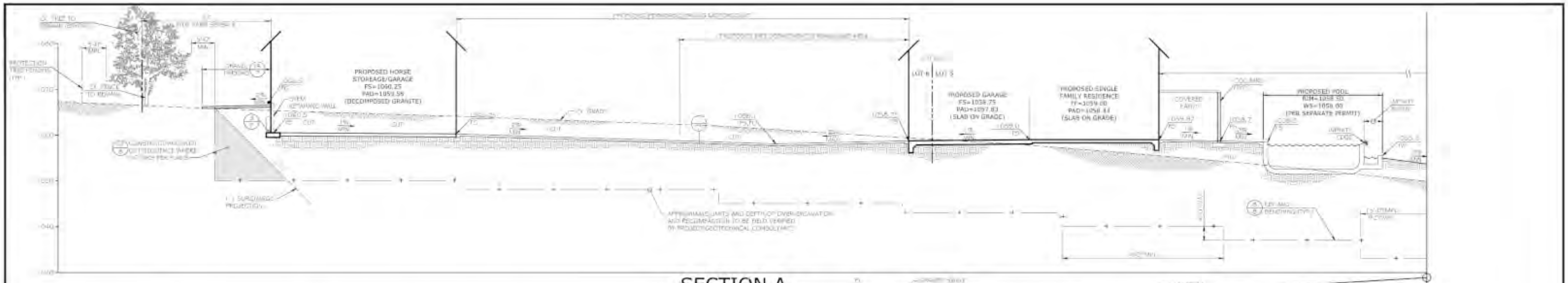
TWO WORKING DAYS BEFORE YOU DIG

**NOTE:**

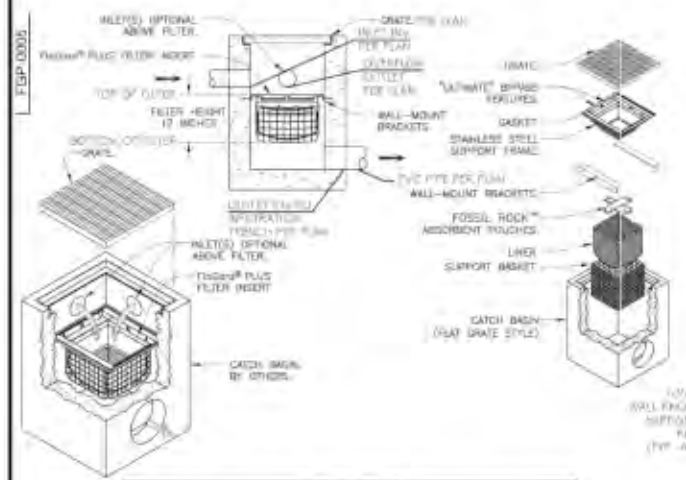
1. ALL PROTECTED TREES ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
2. OBTAINATION SHALL BE MADE IN COMPLIANCE WITH CALIFORNIA REGULATIONS.



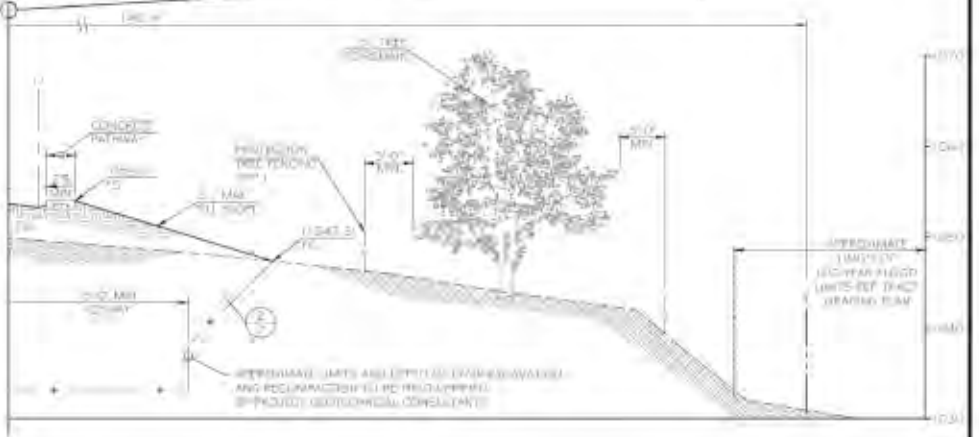
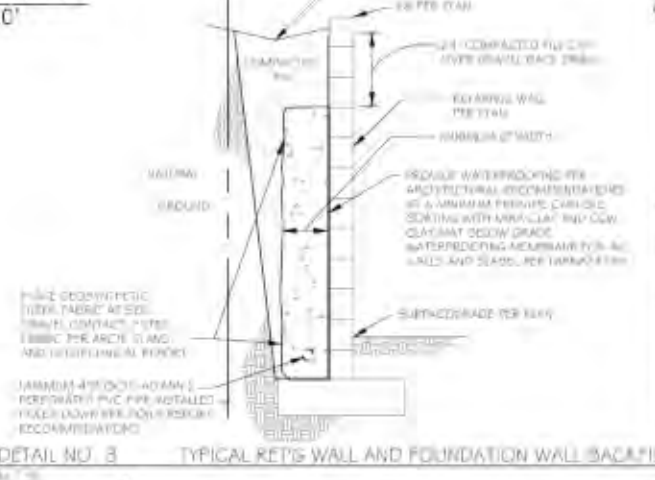
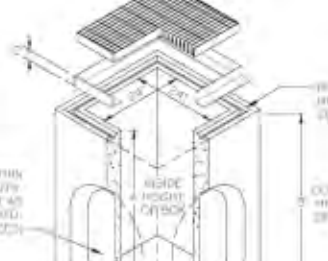
REVISION #		SYMBOL		DESCRIPTION OF CHANGE		APPROVED	DATE	PROJECT ENGINEER	DATE	REVIEWED BY	DATE	JESSICA ELIZABETH ARDEN CITY ENGINEER	DATE	00486 RCE NO.	03/01/21 EXP DATE	AGOURA HILLS	<b>ENLARGED GRADING AND DRAINAGE PLAN</b> LOTS 5 AND 6, TRACT 52396 6511 AND 6521 CHESEBRO ROAD AGOURA HILLS, CA 91301 SHEET 6 OF 10
CITY OF AGOURA HILLS APPROVAL																	



**SECTION A**  
1"=10'



FRAME AND GRATE			
MODEL NO.	MATING	D	WEIGHT
502424-39	PRESTRAIN	12"	1.05
502424-21	TRAFFIC	2'	20 LBS
CATCH BASIN			
MODEL NO.	D	E	WEIGHT
102424-30	30"	42"	1500 LBS
102424-45	45"	54"	2500 LBS



SPECIFIER CHART									
STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD
102424-30	102424-30	102424-30	102424-30	102424-30	102424-30	102424-30	102424-30	102424-30	102424-30

- NOTES:
- Filter insert with flow a high flow bypass feature.
  - Filter support frame shall be constructed from stainless steel Type 304.
  - Filter medium shall be Fossil Rock™, installed and maintained in accordance with manufacturer specifications.
  - Storage capacity will be 80% of maximum solids retention prior to impending filtering bypass.

**FloGard®** Catch Basin Insert Filter Wall Mount Style

**Oldcastle®** Stormwater Solutions

DETAIL NO. 1.3 MEDIA FILTER INSERT N.T.S.

24" SQ. CONCRETE CATCH BASIN		
MODEL NO.	C	WEIGHT
102424-30	30"	300 LBS
102424-45	45"	600 LBS

DETAIL NO. 1.4 24" SQ. CONCRETE CATCH BASIN N.T.S.

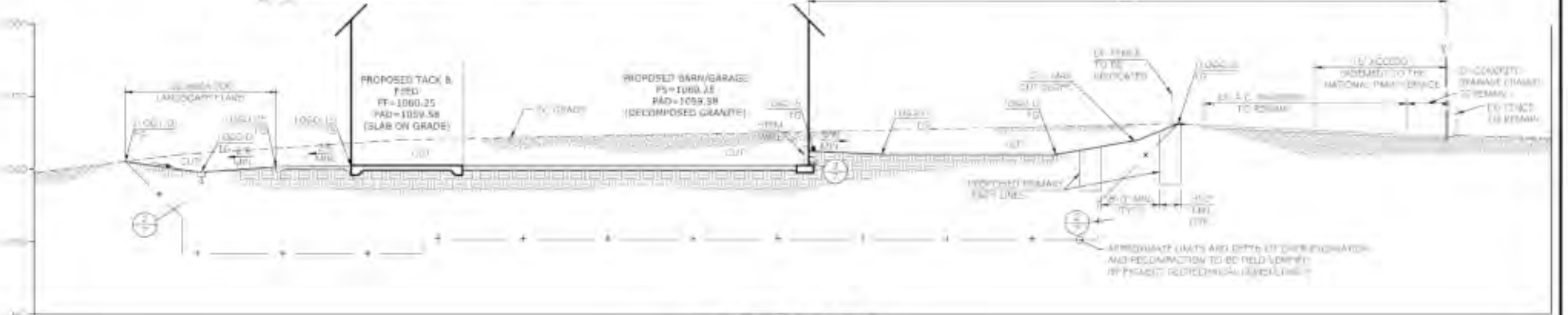
**UNDERGROUND SERVICE ALERT**

CALL 800-485-5844  
1-800-227-2809

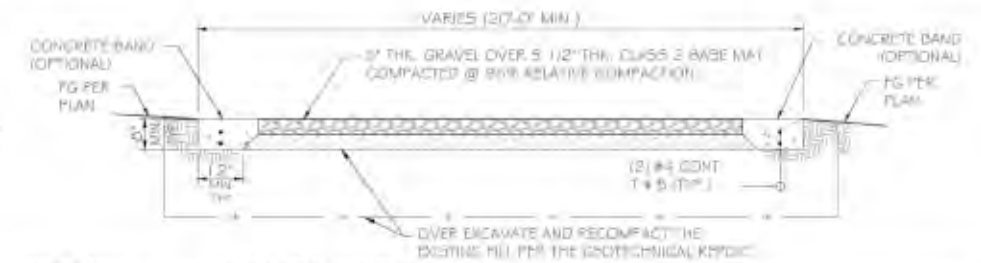
TWO WORKING DAYS BEFORE YOU DIG

**NOTE TO CONTRACTOR**

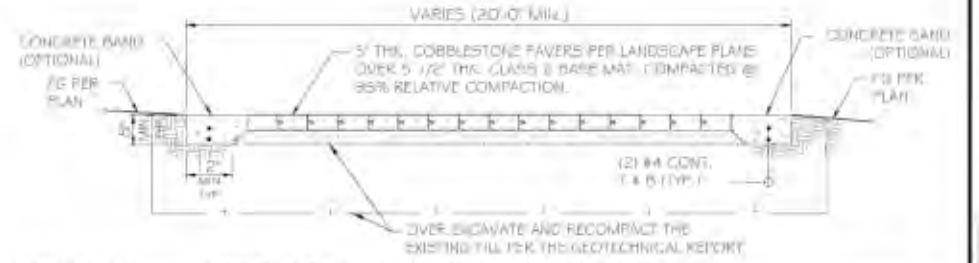
CONTRACTOR TO VERIFY THE LOCATIONS FOR ALL PROPOSED UTILITY LINES, ELEVATIONS, AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION TO CONTACT PROJECT ENGINEER OR ANY GEOTECHNICALS PRIOR TO ANY CONSTRUCTION.



**SECTION B**  
1"=10'

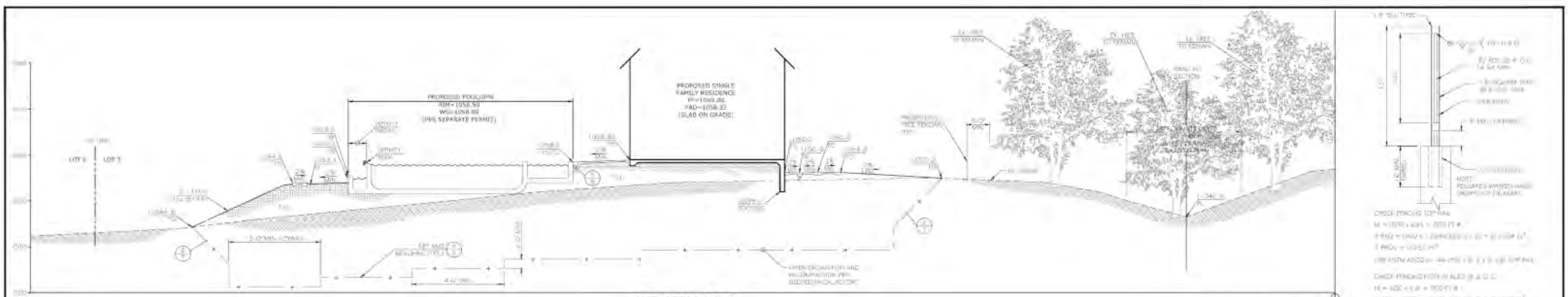


DETAIL NO. 1A PERMEABLE GRAVEL DRIVEWAY N.T.S.



DETAIL NO. 1 PERMEABLE PAVERS DRIVEWAY/MOTORCOURT N.T.S.

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	PROJECT ENGINEER	DATE	REVIEWED BY	DATE	JESSICA ELIZABETH ARDEN CITY ENGINEER	DATE	ISSUED RCE NO.	03/01/21 EXP. DATE	AGOURA HILLS	<b>CROSS SECTIONS &amp; DETAILS</b> LOTS 5 AND 6, TRACT 52396 6511 AND 6521 CHESEBRO ROAD AGOURA HILLS, CA 91301 SHEET 7 OF 10



**EXCAVATION NOTES**

1. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE SAFETY REQUIREMENTS OF THE APPROPRIATE SAFETY REGULATORY AGENCY.
2. OBTAIN DSHA PERMIT BECAUSE EXCAVATION EXCEEDS 5' IN DEPTH.
3. ALL EXCAVATIONS SHALL BE STABILIZED WITHIN 30 DAYS OF THE INITIAL EXCAVATION.
4. WATER SHALL NOT BE ALLOWED TO POND ON TOP OF THE EXCAVATION OR FLOW TOWARDS IT.
5. NO VEHICULAR SURCHARGE SHALL BE ALLOWED WITHIN 3 FEET OF THE TOP OF THE CUT.
6. IT IS RECOMMENDED THAT A PRE-EXCAVATION MEETING BE HELD ON SITE AND ATTENDED BY THE GENERAL CONTRACTOR, THE GRADING CONTRACTOR AND THE SOILS ENGINEER TO REVIEW THE METHODS AND SEQUENCE OF THE EXCAVATION.
7. ALL DRAINAGE SHALL BE CONDUCTED AWAY FROM THE RESIDENCE BY MEANS OF GRADED AREA (5% SLOPE MIN.) AND/OR NON-CROSSING DEVICES. DRAINAGE SHALL NOT BE ALLOWED TO POND ON THE PAD OR AGAINST ANY FOUNDATION OR RETAINING WALL.
8. CUT SLOPES & TEMPORARY WALL EXCAVATIONS SHALL BE EXAMINED BY THE GEOLOGIST. CALL GEOLOGIST AT LEAST 24 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS.
9. LETTER OF APPROVAL BY THE SOILS ENGINEER FOR ALL COMPACTION ON THE SITE REQUIRED BY THE SOILS REPORT.

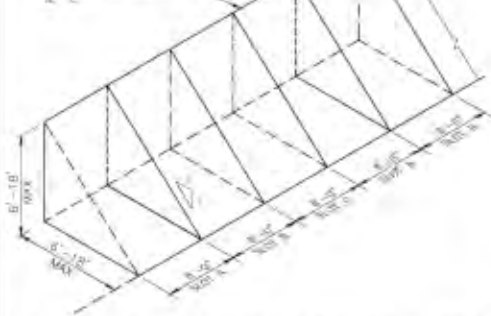
**SLOT CUTTING NOTES**

1. SOILS ENGINEER TO REVIEW AND APPROVE ALL SLOT CUTTING PROCEDURES.
2. SLOT CUTTING SHALL BE PERFORMED UNDER THE CONTINUOUS INSPECTION AND APPROVAL BY THE SOILS ENGINEER.

**SLOT CUTTING SEQUENCE**

1. ITEM BANK TO A 1:1 SLOPE.
2. CUT VERTICAL SLOT "A" AND INSTALL SHORING.
3. CONSTRUCT AND PER SOILS REPORT RECOMMENDATIONS.
4. REPEAT SAME PROCEDURE FOR SLOT "B".
5. REPEAT SAME PROCEDURE FOR SLOT "C".

NOTE: SLOT "A" SHORING SHALL BE COMPLETED BEFORE PROCEEDING TO SLOTS "B" & "C".



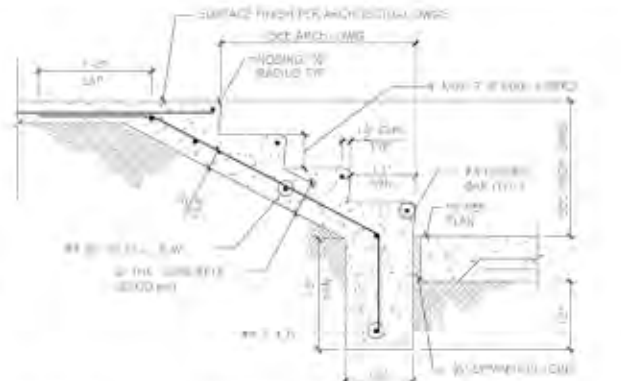
DETAIL NO. 12 ABC SLOT CUT DETAIL AND NOTES. N.T.S.

**NOTE TO CONTRACTOR**  
CONTRACTOR TO VERIFY THE LOCATION OF ALL UNDERGROUND SERVICES, ELEVATIONS, AND DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT PUBLIC ENGINEER (IF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION).

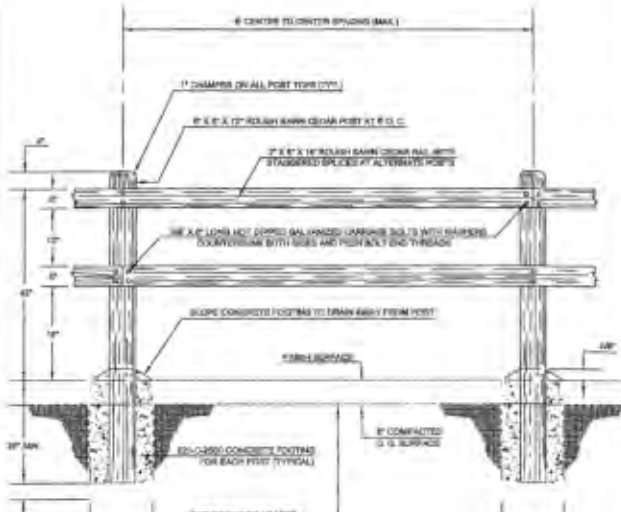
**UNDERGROUND SERVICE ALERT**

CALL TOLL FREE 1-800-227-2409

TWO WORKING DAYS BEFORE YOU DIG



DETAIL NO. 4 CONCRETE STAIRS ON GRADE. N.T.S.



LONGITUDINAL VIEW

**EQUESTRIAN TRAIL DETAIL**

RECOMMENDED BY: [Signature] APPROVED BY: [Signature]

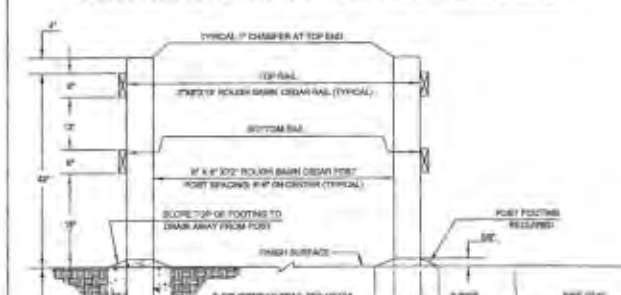
AGOURA HILLS ENGINEERING DEPARTMENT CITY ENGINEER DATE SHEET 2 OF 2

STANDARD PLAN 128

DETAIL NO. 11 CITY OF AGOURA HILLS STANDARD - EQUESTRIAN TRAIL DETAILS. N.T.S.



NOTE: NO PESTICIDES OR HERBICIDES TO BE USED TO TREAT TOP OR SUBGRADE SURFACES. TRAIL SURFACE DETAIL - RAILING IS SHOWN HERE UNDER IN TWO VIEWS.



CROSS-SECTIONAL VIEW

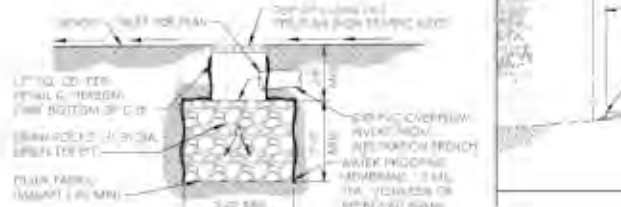
**EQUESTRIAN TRAIL DETAIL**

RECOMMENDED BY: [Signature] APPROVED BY: [Signature]

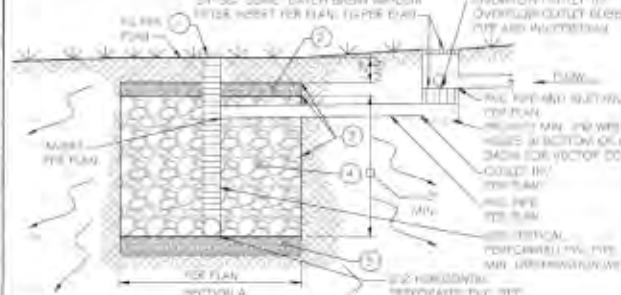
AGOURA HILLS ENGINEERING DEPARTMENT CITY ENGINEER DATE SHEET 1 OF 2

STANDARD PLAN 128

DETAIL NO. 8 CITY OF AGOURA HILLS STANDARD - EQUESTRIAN TRAIL DETAILS. N.T.S.



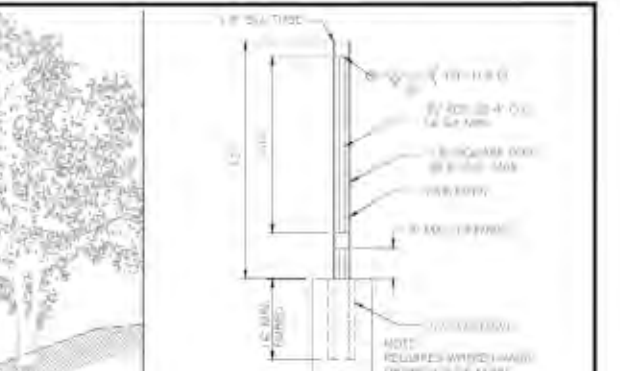
DETAIL NO. 9 OVERFLOW OUTLET BUBBLER. N.T.S.



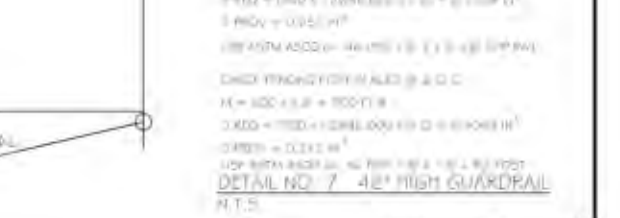
DETAIL NO. 10 LID INFILTRATION TRENCH BMP. N.T.S.



DETAIL NO. 8 BENCHING DETAIL. N.T.S.



DETAIL NO. 7 48\"/>



DETAIL NO. 6 12\"/>



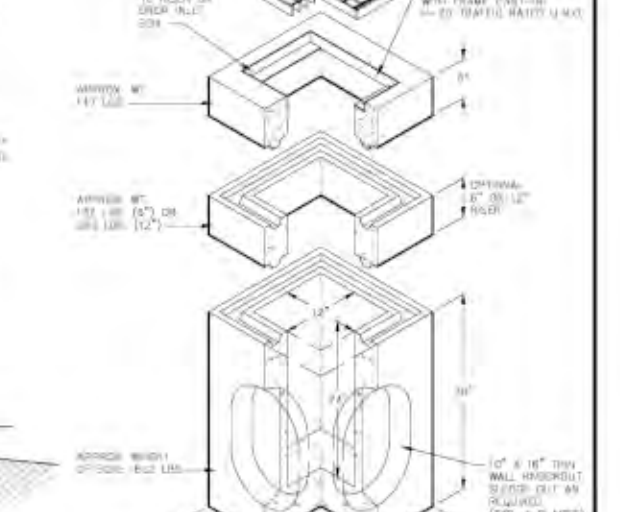
DETAIL NO. 5 MICRO CHANNEL DRAIN. N.T.S.

**CITY OF AGOURA HILLS APPROVAL**

REVIEWED BY: [Signature] DATE: [Date]

JESSICA ELIZABETH ARDEN CITY ENGINEER

DATE: 03/01/21 RCE NO. 30486 EXP. DATE: 03/01/21



DETAIL NO. 6 12\"/>

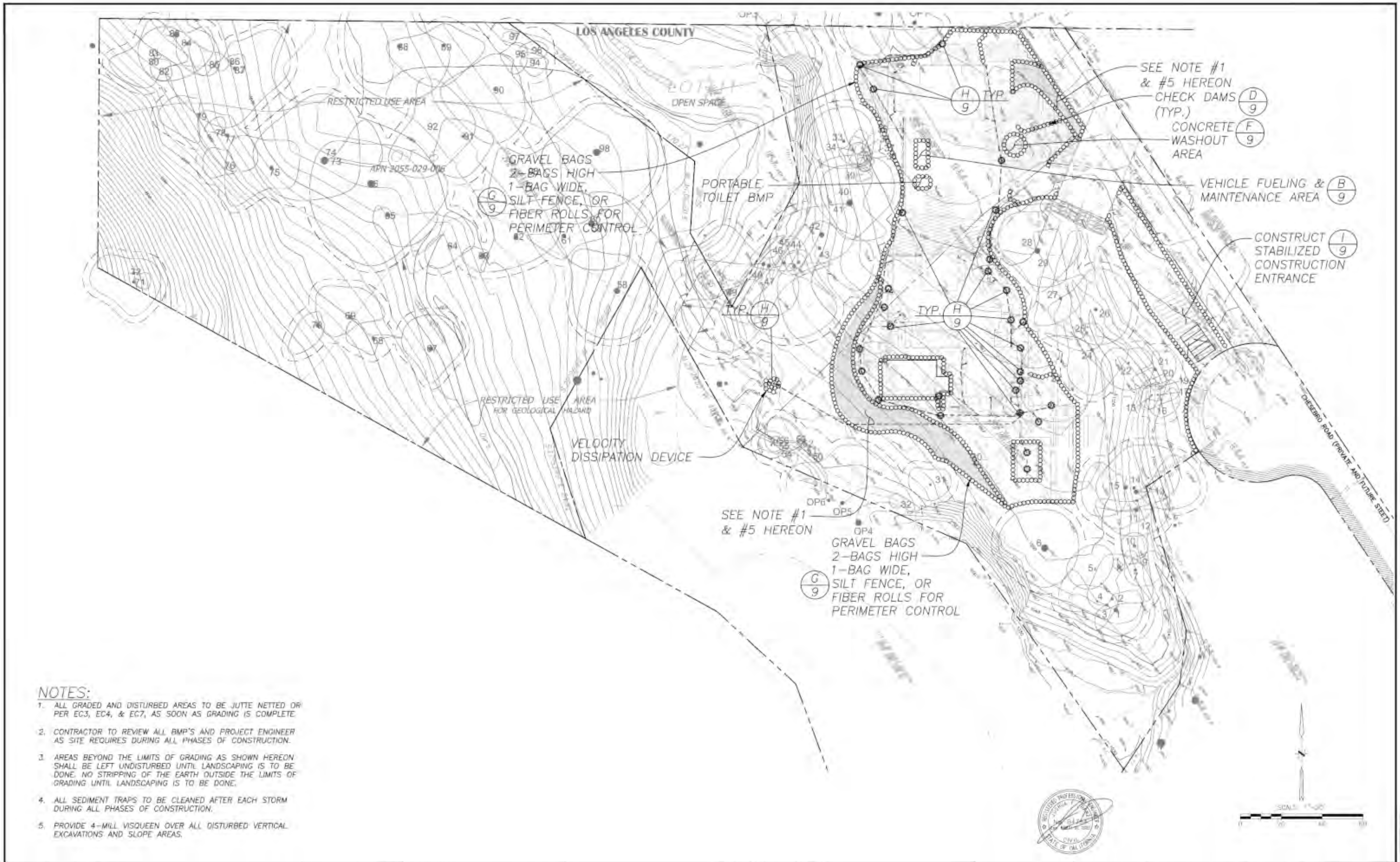


DETAIL NO. 5 MICRO CHANNEL DRAIN. N.T.S.


DETAIL NO. 5 MICRO CHANNEL DRAIN. N.T.S.

REVISION #		SYMBOL		DESCRIPTION OF CHANGE		APPROVED		DATE		PROJECT ENGINEER		DATE		REVIEWED BY		DATE		JESSICA ELIZABETH ARDEN CITY ENGINEER		DATE		RCE NO. 30486		EXP. DATE 03/01/21		AGOURA HILLS		CROSS SECTIONS & DETAILS		LOTS 5 AND 6, TRACT 52396		5511 AND 5521 CHESEBRO ROAD		AGOURA HILLS, CA 91301		SHEET 8 OF 10	
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- NOTES:**
1. ALL GRADED AND DISTURBED AREAS TO BE JUTTE NETTED OR PER EC3, EC4, & EC7, AS SOON AS GRADING IS COMPLETE.
  2. CONTRACTOR TO REVIEW ALL BMP'S AND PROJECT ENGINEER AS SITE REQUIRES DURING ALL PHASES OF CONSTRUCTION.
  3. AREAS BEYOND THE LIMITS OF GRADING AS SHOWN HEREON SHALL BE LEFT UNDISTURBED UNTIL LANDSCAPING IS TO BE DONE. NO STRIPPING OF THE EARTH OUTSIDE THE LIMITS OF GRADING UNTIL LANDSCAPING IS TO BE DONE.
  4. ALL SEDIMENT TRAPS TO BE CLEANED AFTER EACH STORM DURING ALL PHASES OF CONSTRUCTION.
  5. PROVIDE 4-MILL VISQUEEN OVER ALL DISTURBED VERTICAL EXCAVATIONS AND SLOPE AREAS.

					CITY OF AGOURA HILLS APPROVAL					 <b>EROSION CONTROL PLAN</b> LOTS 5 AND 6, TRACT 52396 6511 AND 6521 CHESEBRO ROAD AGOURA HILLS, CA 91301 SHEET 10 OF 10		
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	PROJECT ENGINEER	DATE	REVIEWED BY	DATE	JESSICA ELIZABETH ARDEN CITY ENGINEER			DATE