



August 21, 2020

Annie Baek
Artesia Acquisition Company, LLC
811 North Catalina Avenue, Suite 1306
Redondo Beach, CA 90277

Subject: Focused Special-Status Plant Species Surveys for the Industrial Self-Storage/RV Parking Project at 3701 Pacific Place, Long Beach, California

Dear Ms. Baek:

This letter report summarizes the findings of special-status plant species surveys conducted for the Industrial Self-Storage/RV Parking Project at 3701 Pacific Place (project), Long Beach, California (see Figure 1; all figures are provided in Attachment A).

INTRODUCTION

The surveyed project area is located north of Interstate 405 (I-405), east of Interstate 710 (I-710) and the Los Angeles River, and west of the Los Angeles Metropolitan Transportation Authority (Metro) A Line light rail tracks and Los Cerritos Park. Access to the site is currently provided at the intersection of Pacific Place/I-405 and the I-710 northbound on-ramps. In 1926, oil operators owned the site, which functioned as a receiving terminal for waste material from oil production activities. Partial cleanup took place in the 1970s and involved removal, treatment, and replacement of sump materials. Prior to the 2000s, the entire site was covered with fill material, which varied in thickness from 2 to 10 feet.

In the mid-2000s, the site operated as the Long Beach Golf Learning Center. The Golf Learning Center is no longer in operation and is vacant. Ornamental plants dominate the parking lot area on the south side of the project site, and the remaining project area (the former driving range) to the north has become dominated with nonnative vegetation and scattered native plant species. In addition, the site is currently highly disturbed by unauthorized off-road vehicle use. The Artesia Acquisition Company, LLC, (client) is the current owner of the project site.

METHODOLOGY

On August 7, 2020, LSA senior biologist Jim Harrison conducted a site visit to survey for special-status plant species occurring on site. However, the survey was only partially completed (with the client's knowledge). During an unrelated site visit conducted by LSA senior biologist Lonnie Rodriguez on August 12, 2020, it was observed that an on-site area having vegetation that had not been surveyed on August 7 had been cleared (see Figure 2). The client was notified and indicated that no further vegetation clearing would occur on site until after completion of the focused surveys. On August 17, 2020, LSA senior biologists Jim Harrison and Lonnie Rodriguez returned to the project site and completed the focused survey for special-status plant species occurring on site.

At that time, LSA surveyed the remaining areas not surveyed on August 7 and mapped the area where vegetation had been removed (see Figure 2). At the completion of the August 17 survey, all vegetated areas had been surveyed on foot to identify the potential for or actual occurrence of any special-status plant species in the project area.

In addition, LSA completed mapping the locations of, and quantifying/estimating, the only special-status plant species (i.e., the southern tarplant [*Centromadia parryi* ssp. *australis*]) observed on site. See Figure 2 for locations of the southern tarplant on site. Areas having more than 15 southern tarplant individuals were mapped electronically using the ArcGIS Collector App and were physically demarcated in the field with wooden lath and flagging ribbon in order to facilitate the salvage of the associated topsoil for future translocation of the southern tarplant. This mapping information was used to create Figure 2.

FINDINGS

During a biological resources assessment conducted by LSA biologists Lonnie Rodriguez and Jeremy Rosenthal on December 6, 2019, LSA identified and mapped the occurrence of approximately 250 southern tarplant individuals within the project area limits (see Figure 2). The southern tarplant, having a California Native Plant Society (CNPS) Rare Plant Rank of 1B.1, was the only special-status plant species observed on site, both in December 2019 and in August 2020.

Based on the conclusions in the Biological Resources Assessment report,¹ the special-status plants of primary focus during the surveys conducted on August 7 and 17, 2020, were Coulter's saltbush (*Atriplex coulteri*), Parish's brittle scale (*Atriplex parishii*), lucky morning glory (*Calystegia felix*), decumbent goldenbush (*Isocoma menziesii* var. *decumbens*), Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*), prostrate vernal pool navarretia (*Navarretia prostrata*), San Bernardino aster (*Symphotrichum defoliatum*), and any additional southern tarplant individuals. The area where vegetation had been cleared (see Figure 2), which had not been surveyed on August 7, was surveyed and mapped on August 17, 2020; however, while most of the cleared vegetation had been removed from the area, some remnant vegetative material was present. Among this remaining plant material were some southern tarplant branches with flowers. Nevertheless, there was no way to ascertain how many or how widespread these southern tarplant individuals may have been in the cleared area.

During focused surveys conducted in August 2020, LSA observed and mapped approximately 580 additional southern tarplant individuals located in areas where they were not observed in 2019. Therefore, when combining the results from 2019 and 2020, LSA has estimated a total of approximately 830 southern tarplant individuals occurring within the project limits, all of which would be permanently impacted by the proposed project.

No other special-status plant species were observed during site surveys conducted in 2019 or 2020. Furthermore, due to the high level of ongoing disturbance within the project area and the

¹ LSA, Inc. 2020. Biological Resources Assessment for the Industrial Self-Storage/RV Parking at 3701 Pacific Place, Long Beach, California. Prepared for InSight Property Group.

prevalence of ruderal, nonnative plant species on site, it is highly unlikely that any of the other special-status plant species identified in the Biological Resources Assessment will occur in the project area.

Should you have any questions regarding the findings of this focused special-status plant species letter report, please contact me at (949) 553-0666 or jim.harrison@lsa.net.

Sincerely,

LSA Associates, Inc.



Jim Harrison
Senior Biologist

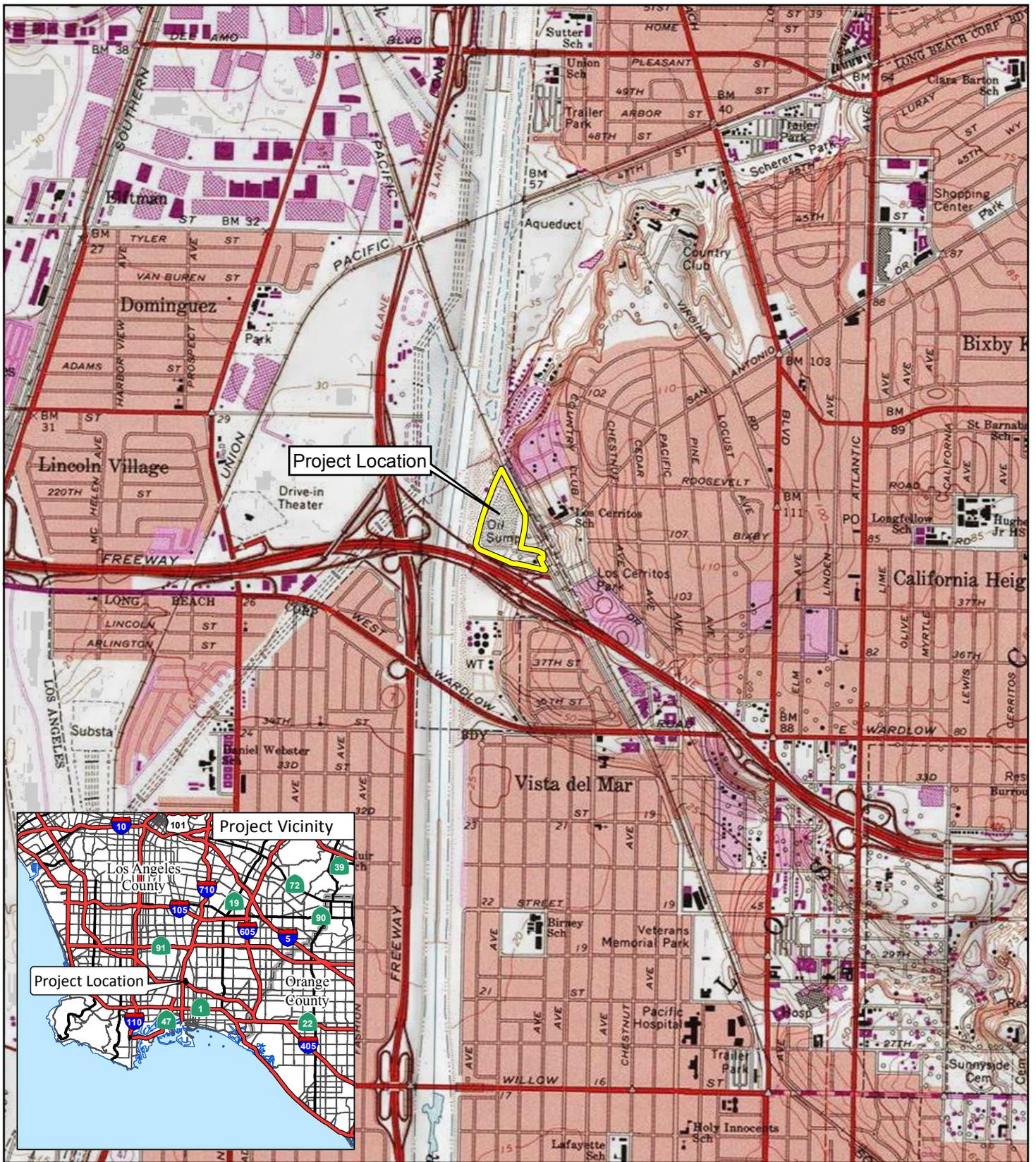
Attachments: Figures 1 and 2

ATTACHMENTS

FIGURES 1 AND 2

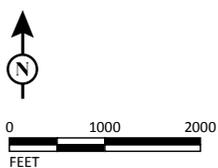
Figure 1: Regional and Project Location

Figure 2: Locations of Southern Tarplant Occurrences



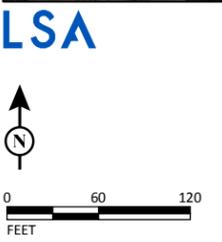
LEGEND
 Project Location

FIGURE 1



SOURCE: USGS 7.5' Quad - Long Beach (1978), CA
 I:\ISP1901\GIS\MXD\ProjLoc.mxd (12/30/2019)

*Industrial-Self Storage/RV Parking at
 3701 Pacific Place
 Regional and Project Location*



- LEGEND**
- Project Limits
 - Southern Tarplant, Observed December 2019 (250±)
 - Southern Tarplant, Observed August 2020 (580±)
 - Vegetation Removal between 8/7/2020 and 8/17/2020

SOURCE: Nearmap (5/19/2020)
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FIGURE 2

*Industrial-Self Storage/RV Parking at
 3701 Pacific Place*
 Locations of Southern Tarplant Occurrences