



SAGECREST
PLANNING + ENVIRONMENTAL

Olson Townhomes - Planning Application No. 2021-0084

Appendix C

General Biological Survey for the Olson Townhome Project [APNs 167-531-24 and 167-531-23], November 18, 2021

November 18, 2021

Ben Johnson
The Olson Company
3010 Old Ranch Parkway, Suite 100
Seal Beach, CA 90740

Subject: General Biological Survey for the Olson Townhome Project [APNs 167-531-24 and 167-531-23]

Dear Mr. Johnson,

VCS Environmental (VCS) has prepared this letter to outline the biological resources for the Olson Townhome Project located at 8375 Talbert Avenue, Huntington Beach, California (Project). This letter provides a summary of the conditions present during the September 16, 2021 biological field survey, which included an assessment of the potential presence of sensitive natural resources located within and/or immediately adjacent to the Project site, and analysis of the potential impacts, and proposed mitigation measures to reduce impacts to those resources.

PROJECT LOCATION

The approximately 2.1-acre Project is located in the City of Huntington Beach, Orange County and consists of Assessor Parcel Numbers (APNs) 167-531-24 and APN 167-531-23. The site is located on Talbert Avenue, between Beach Boulevard and Newland Street. The Project is directly east of Saint Vincent de Paul Catholic church. The Project is surrounded by residential development to the north, east and south (Figure 1; *Site Location - Aerial Map*). Additionally, the site can be found on Newport Beach United States Geological Survey (USGS) 7.5-minute quadrangle, Section 25, Township 5S, Range 11W. The Project is not located within any Established Habitat Areas identified by the City of Huntington Beach and the nearest Established Habitat Area, Huntington Beach Central Park, is approximately 1 mile west of the Project.

PROJECT DESCRIPTION

The Project applicant proposes to redevelop the existing infill site with 34 attached townhome units, ranging from two to three stories. All units will feature attached, two car, side-by-side garage and will range from 1,258 square feet to 1,846 square feet. The Project will include the

installation of a layered landscape palette and will include trees, shrubs vines and groundcovers in a drought tolerant landscape as well as an efficient irrigation system.

LITERATURE REVIEW

The biological assessment began with a review of relevant literature and data on the biological resources within and in the vicinity of the Project site. Reviewed and consulted literature and databases included the following sources:

- The California Natural Diversity Database (CNDDDB), a California Department of Fish and Wildlife (CDFW) species account database that inventories status and locations of rare plants and wildlife in California, was used to identify any sensitive plant communities and special status plants and wildlife that may exist within a two-mile radius of the Project site (CDFW 2021a; Figure 2; *CNDDDB Occurrences*). CNDDDB records are generally used as a starting point when determining what special status species, if any, may occur in a particular area. However, these records may be old, lack data not yet entered, and do not represent all the special status species that could be in that particular area.
- A map of United States Fish and Wildlife Service (USFWS) critical habitat to determine species with critical habitat mapped in the general vicinity of the Project (USFWS 2021a).
- Online California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants of California (CNPS 2021): A search for the USGS 7.5-Minute Topographic Map Newport Beach Quadrangle and Seal Beach Quadrangle provided information regarding the distribution and habitats of special status vascular plants in the vicinity of the Project.
- Pertinent maps, scientific literature, websites, and regional flora and fauna field guides.
- City of Huntington Beach General Plan Environmental Resources and Conservation Element (2017).
- City of Huntington Beach - Tree Replacement for CEQA Compliance
- USGS 7.5-Minute Topographic Maps.
- Natural Resource Conservation Service (NRCS) Soil Survey.

FIELD SURVEY

The biological survey was performed by Chris Eljenholm of VCS Environmental (VCS) on September 16, 2021, in order to assess the potential for presence and impacts to sensitive plant and wildlife species on the Project site. The survey was conducted from 8:00 am to 11:00 am in cloudy weather and a temperature of 64° Fahrenheit (°F). The entire property was accessible and inspected on foot and with the aid of binoculars. Portions of the surrounding properties were partially accessible due to access restrictions, and instead were surveyed using binoculars from a distance. All wildlife species encountered visually or audibly during the field surveys were identified and recorded in field notes. Plant species were identified using plant field and taxonomical guides, such as The Jepson Manual: Vascular Plants of California, second edition (Baldwin et al. 2012). Plant species encountered during the survey were identified to the extent practicable and recorded in field notes. Representative photographs of the Project site are included in Exhibit A.

SURVEY RESULTS

Existing Site Conditions

The approximately 2.1-acre Project site currently includes three single-family detached residences in an estate lot fashion with supporting structures included detached garages and a large metal shed. Large side yards are present on the Project site which have been actively landscaped and maintained. The site is highly disturbed with non-native and ornamental vegetation. It is surrounded by residential development to the east, south, and north, and is bordered by a church and cemetery to the west.

The Project site elevations range from approximately 40 to 50 feet (12 to 15 meters) above mean sea level (MSL). Mapped soils on the site consist of sandy and silt loams including the following:

- Myford sandy loam, 2 to 9 percent slopes
- Myford sandy loam, 9 to 30 percent slopes, eroded
- Myford sandy loam, thick surface, 0 to 2 percent slopes
- Omni silt loam, drained

Vegetation Communities / Land Cover

During the general biological survey, the biologist walked the entirety of the Project site, paying special attention to those areas that could host sensitive vegetation communities or had the potential to provide suitable habitat for special status plant species. Plant communities were mapped using field observations and utilizing aerial imagery available on Google Earth.

Vegetation/land cover mapping and acreages for each vegetation community and land cover type within the Project site can be found in Table 1 and Figure 3; *Vegetation/Land Cover*. A complete list of plant species observed during the field survey is provided in Exhibit B.

Table 1. Vegetation Communities/Land Cover Observed

Vegetation Community/Land Cover Type	Project site (acres)
Ornamental Landscaping	0.67
Disturbed / Developed	0.77
Grass / Lawn	0.66
Total	2.1

Ornamental landscaping (0.67 acre)

A total of 0.67 acres of the land within the Project site is considered ornamental landscaping. Plants identified within this land cover included non-native species such as American century plant (*Agave americana*), swan’s neck agave (*Agave attenuata*), blue lily (*Agapanthus praecox*), yellow oleander (*Cascabela thevetia*), plumeria (*Plumeria sp.*), philodendron (*Thaumatococcus sp.*), Norfolk Island palm (*Araucaria heterophylla*), Mexican fan palm (*Washingtonia robusta*), aloe vera (*Aloe vera*), yellow daylily (*Emmenanthe lilioasphodelus*), trailing African daisy (*Dimorphotheca fruticosa*), yellow bells (*Tecoma stans*), blue myrtle cactus (*Myrtillocactus geometrizans*), mission cactus (*Opuntia ficus-indica*), papaya (*Carica papaya*), Australian saltbush (*Atriplex semibaccata*), tree aeonium (*Aeonium arboreum*), tuber ladder fern (*Nephrolepis cordifolia*), crown of thorns (*Euphorbia albomarginata*), white leadtree (*Leucaena leucocephala*), garden geranium (*Pelargonium sp.*), wild dagga (*Leonotis leonurus*), rosemary (*Salvia rosmarinus*), avocado (*Persea americana*), common fig (*Ficus carica*), fiddle-leaf fig (*Ficus lyrata*), red flowering gum (*Corymbia ficifolia*), bougainvillea (*Bougainvillea sp.*), glossy privet (*Ligustrum lucidum*), olive (*Olea europaea*), bluecrown passionflower (*Passiflora caerulea*), norfolk island pine (*Araucaria heterophylla*), outeniqua yellowwood (*Afrocarpus falcatus*), sweet pea shrub (*Polygala sp.*), loquat (*Eriobotrya japonica*), citrus (*Citrus sp.*), Florida hopbush (*Dodonaea viscosa*), crane flower (*Strelitzia reginae*), skyflower (*Duranta sp.*) and cultivated grape (*Vitis vinifera*). A few scattered native California rose (*Rosa californica*) shrubs are present intermixed within the ornamental landscaping.

Disturbed/Developed (0.77 acre)

The disturbed/developed land-cover within the Project site encompasses the existing driveways, sidewalks, structures, and roads.

Grass/Lawn (0.66-acre)

The grass/lawn land cover within the Project site is dominated by non-native bermuda grass (*Cynodon dactylon*). Additional non-native species observed included prickly lettuce (*Lactuca serriola*), Russian thistle (*Salsola australis*), dallis grass (*Paspalum dilatatum*), sorghum (*Sorghum bicolor*), puncture vine (*Tribulus terrestris*) and Australian saltbush (*Atriplex semibaccata*). Native species observed within this land cover including purple three-awn grass (*Aristida purpurea*).

Sensitive Plants

No sensitive plant species or special status vegetation communities were observed within the Project site during the September 2021 general biological survey. Additionally, no CDFW designated Special-status vegetation communities are reported within two miles of the Project site (Figure 2).

The sensitive plant species recorded by CNDDDB which include federal, or state listed threatened or endangered species, and those species listed on CNPS's rare and endangered plant inventory are listed in Exhibit C. The potential for sensitive species to occur onsite was analyzed based on distribution, habitat requirements, and existing site conditions. Because of the current conditions, land cover types and absence of generally suitable habitat, the site is considered to have little to no potential to support sensitive plant species.

Tree Assessment

The Tree Inventory and Tree Assessment Report (Exhibit D) found that twenty-five (25) mature trees are present onsite including seventeen (17) Eucalyptus, one (1) olive, five (5) pine trees, one (1) northern California black walnut (*Juglans hindsii*), and one (1) weeping bottlebrush (*Callistemon viminalis*). Per the arborist recommendation twenty-three (23) trees are suitable for preservation. Two (2) eucalyptus trees appear to be dead or have major problems and are not suitable for preservation.

Wildlife

Wildlife species observed during the survey include house finch (*Haemorhous mexicanus*), lesser goldfinch (*Spinus psaltria*), black phoebe (*Sayornis nigricans*), Anna's hummingbird (*Calypte anna*), and Swinhoe's white-eye (*Zosterops simplex*).

All the wildlife species or signs thereof observed within the Project site during the general biological assessment are listed in Exhibit B.

A complete list of sensitive wildlife species analyzed with potential to occur within the Project site are included in Exhibit C. No special status animal species were observed within the Project site.

Sensitive Wildlife

Cooper's Hawk

Coopers hawk (*Accipiter cooperii*) is a CDFW Watch List species, specifically when nesting. This species is known to use urban/residential and commercial areas, occupying mature trees. The mature large trees, such as Eucalyptus trees observed on the Project site, represent suitable nesting habitat for Cooper's hawk.

Critical Habitat

No USFWS critical habitat exists within 2 miles of the Project site.

Jurisdictional Resources Assessment

There was no evidence of wetland or non-wetland jurisdictional Waters of the U.S. or Waters of the State present within the Project site; therefore, a jurisdictional waters delineation will not be required. A terrace drain for slope stability is present on the western portion of the Project site. The terrace drains, curbs and gutters would not be considered jurisdictional waters.

PROJECT IMPACTS

Direct impacts to ornamental landscaping and grass/lawn are considered less than significant due to the preponderance of non-native vegetation which provides marginal habitat value for wildlife. Additionally, these habitats do not represent CNDDDB or CDFW sensitive plant communities.

Potential Impacts to Special Status Plants

No special status species are expected to occur on the Project site and therefore, no impacts to special status plants are anticipated as a result of project activities.

Nesting Birds and Sensitive Wildlife Species

Due to the potential for onsite bird nesting, project construction could result in impacts to nesting birds that would be in violation of the MBTA and California FGC if construction activities are to take place during nesting season or if a pre-construction nesting bird survey is not performed prior to the start of work. Recommended measures include a pre-construction nesting bird survey to avoid impacts to any avian species including sensitive species, and/or bird nests that could be directly or indirectly affected by construction activities. Implementation of mitigation measure BIO-1 would ensure that no impacts would occur to raptors, or any other nesting avian species protected under the federal Migratory Bird Treaty Act (MBTA).

City of Huntington Beach - Tree Replacement for CEQA Compliance

It is anticipated that all the trees within the Project site will be removed as result of the Project implementation. According to the City of Huntington Beach Tree Replacement for California Environmental Quality Act (CEQA) Compliance memorandum, the City requires the replacement of mature trees on lots that were developed prior to 1973 at a 2:1 ratio (City of Huntington Beach, 2005). Large stature trees would be considered mature/significant if the diameter of the trunk is at least 10 inches, and the height is at least 4 feet from the adjoining ground.

A total of 25 mature trees are present within the Project site with at least 10 inches DBH and 4 feet height. However, only 23 trees are suitable for preservation; the arborist report generally does not support preservation of trees onsite based on poor health. Therefore, only suitable trees for preservation removed from the Project site are recommended to be replaced per the City of Huntington Beach - Tree replacement recommendations.

RECOMMENDED MITIGATION MEASURES

BIO-1: Removal of any trees, shrubs, or potential nesting and foraging habitat for avian species would be conducted outside of the nesting season (September 1 to December 31) to the extent practical. A nesting bird survey should be conducted within three days prior to start of work if work occurs during the nesting bird season (January 1 – August 31). If vegetation removal occurs outside of nesting season or if no nesting birds are found, no further action is required. If active nests are identified, the biologist would establish appropriate buffers around the area (typically 500 feet for raptors and sensitive species, 100 to 200 feet for non-raptors/non-sensitive species). All work within these buffers would be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest). The onsite biologist would review and verify compliance with these nesting boundaries and would verify the nesting

effort has finished. Work can resume within the buffer area when no other active nests are found. If vegetation clearing is not initiated within 72 hours of a negative survey during nesting season, the nesting survey must be repeated to confirm the absence of nesting birds.

BIO-2: Mature/significant and suitable for preservation trees removed during construction activities will be replaced at a 2:1 ratio. Two 36" box trees will be installed for each mature/significant and suitable tree that is removed. Coordination with the City of Huntington Beach should occur prior to removal of the trees to ensure compliance with this policy.

Please contact me at cmarriner@vcsenvironmental.com or 949.324.8359 should you have any questions or comments.

Sincerely,



Carla Marriner
Senior Biologist

Enclosures:

Figures

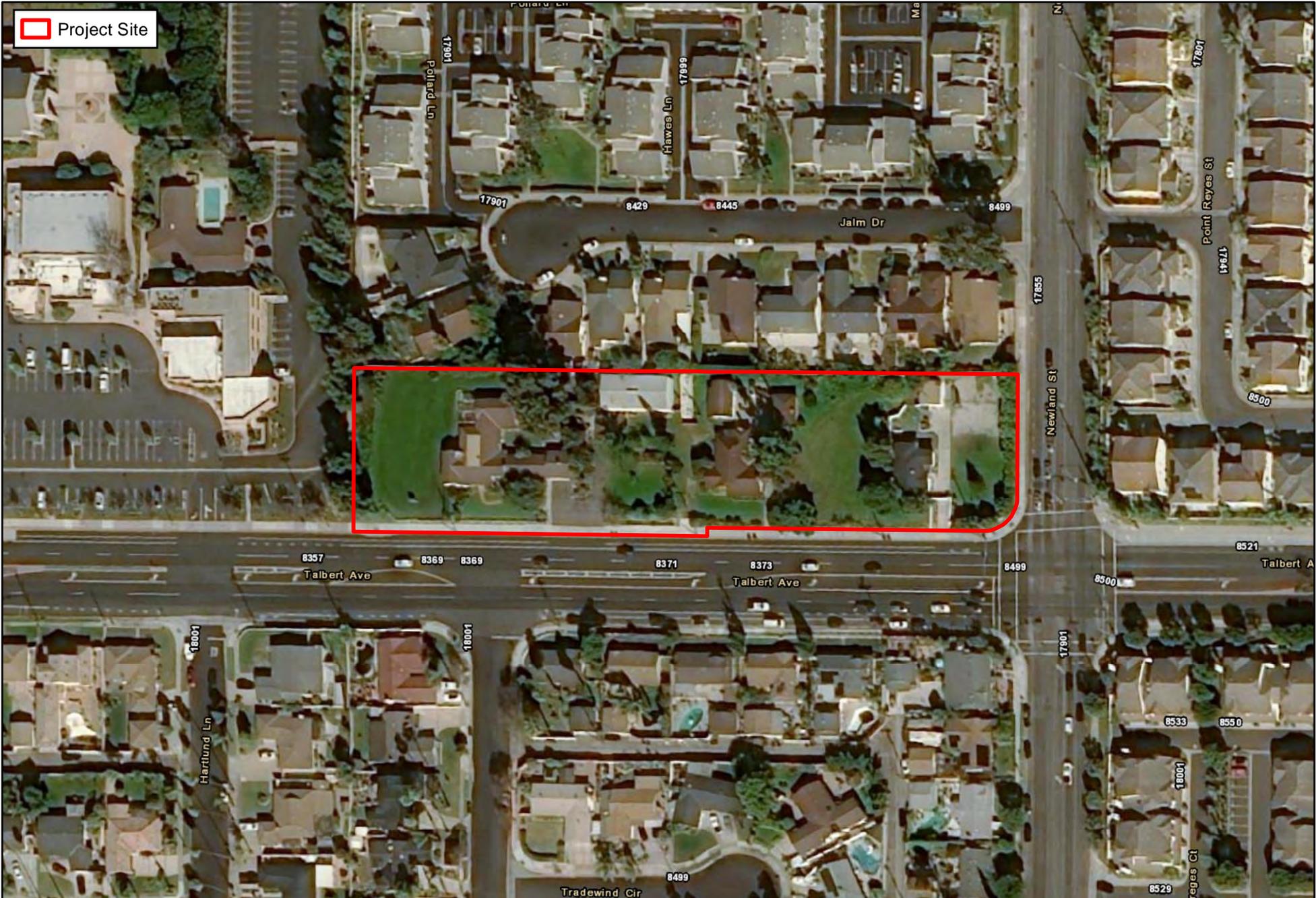
- Figure 1. Site Location - Aerial Map
- Figure 2. CNDDDB Occurrences
- Figure 3. Land Cover / Vegetation Map

Exhibits

- Exhibit A Site Photographs
- Exhibit B Plants and Animals Observed within the Project Site
- Exhibit C Special Status Species Occurrence Determination
- Exhibit D Tree Inventory and Tree Assessment Report

REFERENCES

- Baldwin, B. G., D. H. Goldman, D. J. Keil, R. Patterson, T. J. Rosatti, and D. H. Wilken, editors. 2012. The Jepson Manual: Vascular Plants of California, second edition. University California Press, Berkeley.
- CDFW (California Department of Fish and Wildlife). 2021a. RareFind, California Department of Fish and Wildlife, California Natural Diversity Database (CNDDDB). Retrieved from <<https://map.dfg.ca.gov/rarefind/view/RareFind.aspx>> [accessed 9 September 2021]
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Project Site

Prepared By:



VCS Environmental

Date: Sep 2021



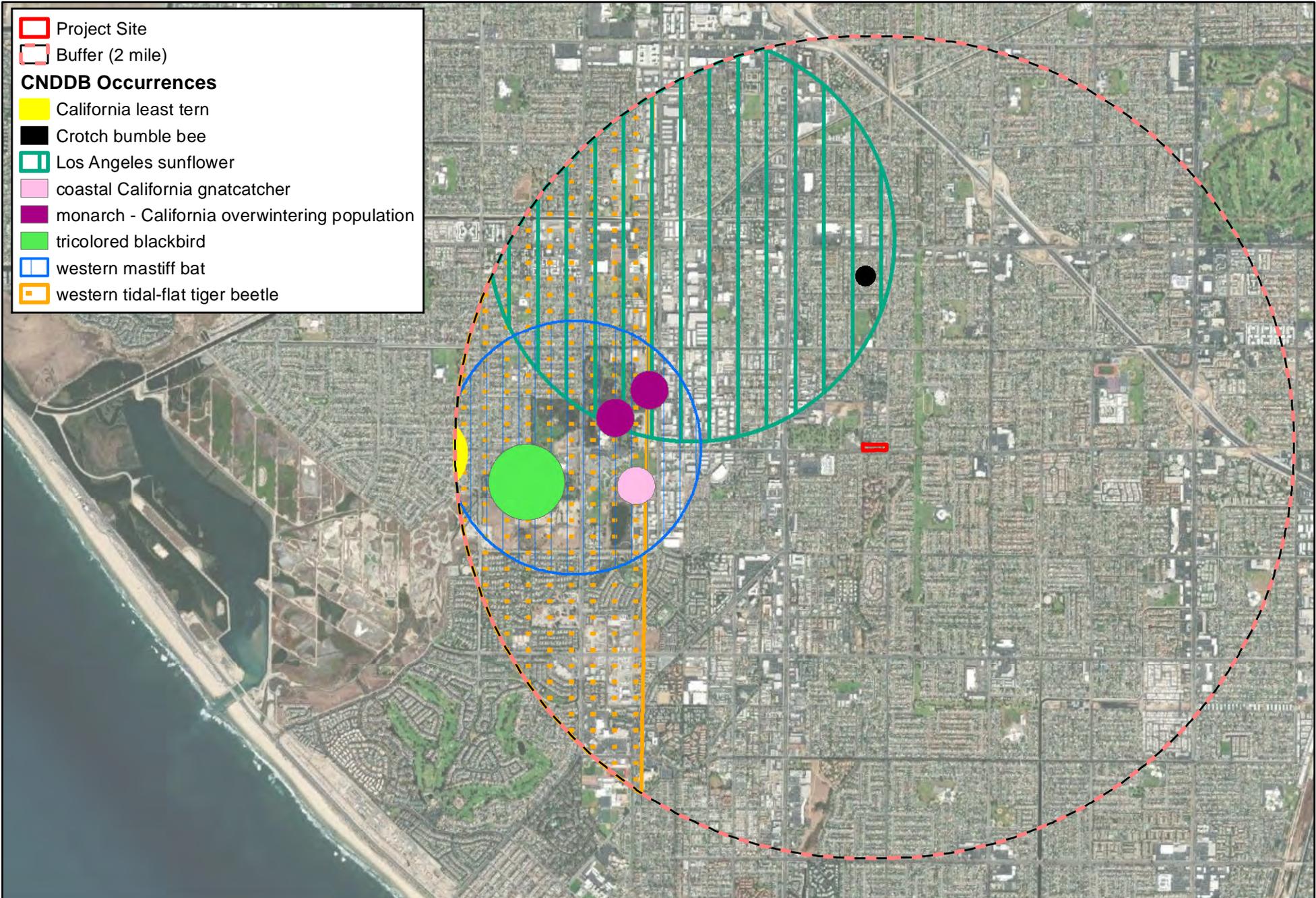
0 60 120 Feet

Aerial Imagery Source:
ESRI

Olson Townhome Project

Figure 1

Site Location - Aerial Map

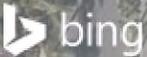


- Project Site
- Buffer (2 mile)
- CNDDB Occurrences**
- California least tern
- Crotch bumble bee
- Los Angeles sunflower
- coastal California gnatcatcher
- monarch - California overwintering population
- tricolored blackbird
- western mastiff bat
- western tidal-flat tiger beetle

Project Site (2.1 ac)

Land Cover / Vegetation Map

- Disturbed / Developed (0.77 ac)
- Grass / Lawn (0.66 ac)
- Ornamental (0.67 ac)



Prepared By:



VCS Environmental

Date: Sep 2021




Data Source: VCS

Olson Townhome Project

Figure 3

Land Cover / Vegetation Map

EXHIBIT A

Site Photographs



Photo 1: View of grass/lawn in the western portion of the Project site, facing north.



Photo 2: View of the slope terrace and gutter on the western boundary of the Project site, facing north.



Photo 3: Patches of grass and ornamental vegetation in the back yard of the western residence, facing east.



Photo 4: View of ornamental vegetation in the back of the western residence, facing west.



Photo 5: View of the shed located on the northern boundary of the Project site behind the central residence, facing northwest.



Photo 6: View of ornamental vegetation in the central portion of the Project site, facing north.



Photo 7: View of the driveway on the central residence of the Project site, facing northeast.



Photo 8: View of the disturbed gravel-filled lot on the eastern portion of the Project site, facing south.

EXHIBIT B

Plant and Wildlife Species Observed within the Project Site

Plant Species Observed within the Project Site

Scientific Name	Common Name
Agavaceae	Century Plant or Agave Family
<i>Agave americana</i> *	American century plant
<i>Agave attenuata</i> *	Swan's neck agave
Amaryllidaceae	Amaryllis Family
<i>Agapanthus praecox</i> *	Blue lily
Apocynaceae	Dogbane Family
<i>Cascabela thevetia</i> *	Yellow oleander
<i>Plumeria sp.</i> *	Plumeria
Araceae	Arum Family
<i>Thaumatococcus sp.</i> *	Philodendron
Araucariaceae	Araucarian Family
<i>Araucaria heterophylla</i> *	Norfolk Island pine
Arecaceae	Palm family
<i>Washingtonia robusta</i> *	Mexican fan palm
Asphodelaceae	Asphodelaceae
<i>Aloe vera</i> *	Aloe vera
<i>Hemerocallis lilioasphodelus</i> *	Yellow daylily
Asteraceae	Sunflower Family
<i>Dimorphotheca fruticosa</i> *	Trailing african daisy
<i>Lactuca serriola</i> *	Prickly lettuce
Bignoniaceae	Trumpet Creeper Family
<i>Tecoma stans</i> *	Yellow bells
Cactaceae	Cactus Family
<i>Myrtillocactus geometrizans</i> *	Blue myrtle cactus
<i>Opuntia ficus-indica</i> *	Mission cactus
Caricaceae	Papaya Family
<i>Carica papaya</i> *	Papaya

Scientific Name	Common Name
Chenopodiaceae	Goosefoot Family
<i>Atriplex semibaccata*</i>	Australian saltbush
<i>Salsola australis*</i>	Russian thistle
Crassulaceae	Stonecrop Family
<i>Aeonium arboreum*</i>	Tree aeonium
Davallioideae	Davallia Family
<i>Nephrolepis cordifolia*</i>	Tuber ladder fern
Euphorbiaceae	Spurge Family
<i>Euphorbia albomarginata*</i>	Crown of thorns
Fabaceae	Bean Family
<i>Leucaena leucocephala*</i>	White leadtree
Geraniaceae	Storksbill or Cranesbill Family
<i>Pelargonium sp.*</i>	Garden geranium
Juglandaceae	Walnut Family
<i>Juglans hindsii</i>	Northern California black walnut
Lamiaceae	Mint Family
<i>Leonotis leonurus*</i>	Wild dagga
<i>Salvia rosmarinus*</i>	Rosemary
Lauraceae	Laurel Family
<i>Persea americana*</i>	Avocado
Moraceae	Mulberry or Fig Family
<i>Ficus carica*</i>	Common fig
<i>Ficus lyrata*</i>	Fiddle-leaf fig
Myrtaceae	Myrtle Family
<i>Corymbia ficifolia*</i>	Red flowering gum
Nyctaginaceae	Four O'clock Family
<i>Bougainvillea sp.*</i>	Bougainvillea

Scientific Name	Common Name
Oleaceae	Olive Family
<i>Ligustrum lucidum</i> *	Glossy privet
<i>Olea europaea</i> *	Olive
Passifloraceae	Passion Vine Family
<i>Passiflora caerulea</i> *	Bluecrown passionflower
Poaceae	Grasses
<i>Aristida purpurea</i>	Purple Three Awn
<i>Cynodon dactylon</i> *	Bermuda grass
<i>Paspalum dilatatum</i> *	Dallis grass
<i>Sorghum bicolor</i> *	Sorghum
Podocarpaceae	Podocarp Family
<i>Afrocarpus falcatus</i> *	Outeniqua yellowwood
Polygalaceae	Milkwort Family
<i>Polygala sp.</i> *	Sweet pea shrub
Rosaceae	Rose Family
<i>Eriobotrya japonica</i> *	Loquat
<i>Rosa californica</i>	California Wildrose
Rutaceae	Rue or Citrus Family
<i>Citrus sp.</i> *	Citrus
Sapindaceae	Soapberry Family
<i>Dodonaea viscosa</i> *	Florida hopbush
Strelitziaceae	Strelitzia Family
<i>Strelitzia reginae</i> *	Crane flower
Verbenaceae	Verbena Family
<i>Duranta sp.</i> *	Skyflower
Vitaceae	Grape Family
<i>Vitis vinifera</i> *	Cultivated grape
Zygophyllaceae	Caltrop Family
<i>Tribulus terrestris</i> *	Puncture vine

Wildlife Species Observed/Detected within the Project Site

Scientific Name	Common Name
Aves - Birds	
Fringillidae	Finches
<i>Haemorhous mexicanus</i>	House Finch
<i>Spinus psaltria</i>	Lesser Goldfinch
Trochilidae	Hummingbirds
<i>Calypte anna</i>	Anna's Hummingbird
Tyrannidae	Tyrant Flycatchers
<i>Sayornis nigricans</i>	Black Phoebe
Zosteropidae	White-Eyes
<i>Zosterops simplex</i> *	Swinhoe's White-eye

* non-native species.

EXHIBIT C
Olson Townhome Project
Special Status Plant Species Potential Occurrence Determination

This table summarizes conclusions from analysis and field surveys regarding the potential occurrence of special status species within the Project site. During the field surveys, the potential for special status species to occur within the Survey Area was assessed based on the following criteria:

- Present: observed on the site during the field surveys, or recorded on-site by other qualified biologists.
- High potential to occur: observed in similar habitat in the region by a qualified biologist, or habitat on the site is a type often utilized by the species and the site is within the known distribution and elevation range of the species.
- Moderate potential to occur: reported sightings in surrounding region, or the site is within the known distribution and elevation range of the species and habitat on the site is a type occasionally used by the species.
- Low potential to occur: the site is within the known distribution and elevation range of the species but habitat on the site is rarely used by the species, or there are no known recorded occurrences of the species within or adjacent to the site.
- Absent: a focused study failed to detect the species or no suitable habitat is present.
- Unknown: the species' distributional/elevation range and habitat are poorly known.

Even with field surveys, biologists assess the *probability* of occurrence rather than make a definitive conclusion about species' presence or absence. Failure to detect the presence of the species is not definitive, and may be due to variable effects associated with fire, rainfall patterns, and/or season.

Special Status Plants: Potential to Occur within the Project Site

<i>Scientific Name</i>	<i>Common Name</i>	<i>Status</i>	<i>General Habitat Description</i> <i>Blooming period: months in parenthesis are uncommon</i>	<i>Potential for Occurrence within the Survey Area</i>
PLANTS				
<i>Astragalus pycnostachyus var. lanosissimus</i>	Ventura marsh milk-vetch	FE, SE CRPR: 1B.1	Perennial herb endemic to California. Habitat includes coastal dunes, scrub, and marshes. Elevation: 1 – 35 meters Blooming period: (Jun)Aug-Oct	Low potential to occur, no suitable habitat present on the Project site.
<i>Chloropyron maritimum ssp. maritimum</i>	salt marsh bird's-beak	FE, SE, CRPR: 1B.2	Annual herb occurring in the higher elevations of coastal salt marshes and coastal dunes. Elevation: 0 - 30 meters Blooming period: May – October (November)	Low potential to occur, no suitable habitat present on the Project site.
<i>Eryngium aristulatum var. parishii</i>	San Diego button-celery	FE, SE CRPR: 1B.1 MSHCP: Group 3 SD County List A	This species occurs within southwestern California and northwestern Baja California, Mexico. San Diego button-celery occurs only in vernal pools with clay soils. Elevation: 20 – 620 meters Blooming period: April - June	Low potential to occur, no suitable habitat present on the Project site.
<i>Helianthus nuttallii ssp. parishii</i>	Los Angeles sunflower	CRPR: 1A	Perennial rhizomatous herb. Marshes and swamps (coastal salt and freshwater). Elevation: 10 - 1525 meters Blooming period: August - October	Low potential to occur, no suitable habitat present on the Project site.
<i>Nasturtium gambelii</i>	Gambel's water cress	FE, ST, CRPR: 1B.1	Known in California from only four occurrences. Recorded occurring in marshes and swamps (freshwater or brackish). Elevation: 5 - 300 meters Blooming period: April - October	Low potential to occur, no suitable habitat present on the Project site.
<i>Orcuttia californica</i>	California Orcutt grass	FE, SE, CRPR: 1B.1 MSHCP: Group 3 SD County List A	All known California Orcutt grass localities are associated with vernal pools. Elevation: 15 – 660 meters Blooming period: April - August	Low potential to occur, no suitable habitat present on the Project site.
Invertebrates / Crustaceans				
<i>Branchinecta sandiegonensis</i>	San Diego fairy shrimp	FE, IUCN: EN	Generally restricted to vernal pools in coastal southern California and northwestern Baja California. Usually observed from January to March when seasonal rainfall fills vernal pools and initiates cyst (egg) hatching.	Low potential to occur, no suitable habitat present on the Project site.
Invertebrates / Insects				

Exhibit C - Special Status Species Potential Occurrence
Olson Townhome Project

<i>Scientific Name</i>	<i>Common Name</i>	<i>Status</i>	<i>General Habitat Description</i> <i>Blooming period: months in parenthesis are uncommon</i>	<i>Potential for Occurrence within the Survey Area</i>
<i>Bombus crotchii</i>	Crotch bumble bee	SCE	Uncommon species of coastal California east towards the Sierras; select food plant genera include <i>Antirrhinum</i> , <i>Phacelia</i> , <i>Clarkia</i> , <i>Dendromecon</i> , <i>Eschscholzia</i> , <i>Eriogonum</i> . Also like lotus, <i>Encelia</i> sp., milk weed, and non-native grassland. Does not prefer dense non-native vegetation. Nest in the ground. Highly impacted by urbanization; unlikely to be found in fragmented habitats and more likely to be found in large undisturbed areas or sites with direct connections to large undisturbed areas.	Low potential to occur, no suitable habitat present on the Project site.
<i>Cicindela gabbii</i>	western tidal-flat tiger beetle	Not listed; Rank: G2G4 S1	Terrestrial tiger beetle of salt marshes and tidal flats.	Low potential to occur, no suitable habitat present on the Project site.
<i>Danaus plexippus</i> pop. 1	monarch – CA overwintering population	FSS	Winter migrant along CA coast. Known to roost in eucalyptus trees. Usually encountered in lowland areas.	Low potential to occur; project site has a few eucalyptus trees, but not suitable as overwintering habitat. Also, the Project site is not a known roosting site for the overwintering monarch populations. The nearest known wintering site is Huntington Central Park approximately 1.25 miles northeast of the Project site.
Birds				
<i>Accipiter cooperii</i>	Cooper's hawk	WL, IUCN:LC MSHCP: Group 2	Forest and woodland birds. These lanky hawks are a regular sight in parks, quiet neighborhoods, over fields, at backyard feeders, and even along busy streets if there are trees around.	Cooper's hawk occasionally nest in large pines and Eucalyptus trees. The large Eucalyptus trees documented onsite represent potential nesting habitat.
<i>Agelaius tricolor</i>	tricolored blackbird	ST, SSC, BLMS, BCC MSHCP: Group 3	Freshwater marshes. Suitable breeding habitat includes cattails and bulrushes.	Low potential to occur, no suitable habitat present on the Project site.
<i>Charadrius alexandrinus nivosus</i>	western snowy plover	FT, SSC, BCC, BLMS	Primarily on coastal beaches from southern Washington to southern Baja California, Mexico. The population breeds	Low potential to occur, no suitable habitat present on the

Exhibit C - Special Status Species Potential Occurrence
Olson Townhome Project

Scientific Name	Common Name	Status	General Habitat Description <i>Blooming period: months in parenthesis are uncommon</i>	Potential for Occurrence within the Survey Area
			above the high tide line on coastal beaches, sand spits, dune-backed beaches, sparsely-vegetated dunes, beaches at creek and river mouths, and salt pans at lagoons and estuaries. Historic population observed in Lake Elsinore in 1970s.	Project site.
<i>Polioptila californica californica</i>	coastal California gnatcatcher	FT, SSC MSHCP: Group 2	Obligate, permanent resident of coastal sage scrub below 835 meters in Southern California. Low, coastal sage scrub in arid washes, on mesas & slopes. Not all areas classified as coastal sage scrub are occupied.	Low potential to occur, no suitable habitat present on the Project site.
<i>Sternula antillarum browni</i>	California least tern	FE, SE, FP	Summer resident of southern CA. Feeds primarily in shallow estuaries or lagoons. Nests on barren to sparsely vegetated sites near water, usually on sandy or gravelly substrate.	Low potential to occur, no suitable habitat present on the Project site.
<i>Vireo bellii pusillus</i>	least Bell's vireo	FE, SE, IUCN:NT MSHCP: Group 2	Summer resident of Southern California in low riparian, in vicinity of water or in dry river bottoms; below 2000 ft. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, baccharis or, mesquite.	Low potential to occur, no suitable habitat present on the Project site.
Mammals				
<i>Eumops perotis californicus</i>	western mastiff bat	SSC, BLMS, WBWG (H)	Open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, annual and perennial grasslands, palm oases, chaparral, desert scrub, and urban. Suitable habitat consists of extensive open areas with abundant roost locations provided by crevices in rock outcrops and buildings.	Low potential to occur, no suitable habitat present on the Project site.

Legend

Federal Endangered Species Act (ESA) Listing Codes: federal listing is pursuant to the Federal Endangered Species Act of 1973, as amended (ESA).
 FE = federally listed as endangered: any species, subspecies, or variety of plant or animal that is in danger of extinction throughout all or a significant portion of their range.
 FT = federally listed as threatened: any species, subspecies, or variety of plant or animal that is considered likely to become endangered throughout all or a significant portion of its range within the foreseeable future.
 FD = federally delisted species.

California Endangered Species Act (CESA) Listing Codes: state listing is pursuant to § 1904 (Native Plant Protection Act of 1977) and §2074.2 and §2075.5 (California Endangered Species Act of 1984) of the Fish and Game Code, relating to listing of Endangered, Threatened and Rare species of plants and animals.
 SE = state listed as endangered: any species, subspecies, or variety of plant or animal that are in serious danger of becoming extinct throughout all, or a significant portion, of their range.

ST = state listed as threatened: any species, subspecies, or variety of plant or animal that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future.

SCE = state listed as candidate endangered.

SD = state delisted species

California Department of Fish and Wildlife (CDFW):

SSC = species of special concern: status applies to animals which 1) are declining at a rate that could result in listing, or 2) historically occurred in low numbers and known threats to their persistence currently exist. The CDFW has designated certain vertebrate species as “species of special concern” because declining population levels, limited ranges, and/or continuing threats have made them vulnerable to extinction.

FP = Fully protected: animal species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.

WL = watch list: these birds have been designated as “Taxa to Watch” in the *California Bird Species of Special Concern report* (Shuford and Gardali 2008). The report defines “Taxa to Watch” as those that are not on the current special concern list that (1) formerly were on the 1978 (Remsen 1978) or 1992 (CDFG 1992) special concern lists and are not currently listed as state threatened and endangered; (2) have been removed (delisted) from either the state or federal threatened and endangered lists (and remain on neither), or (3) are currently designated as “fully protected” in California.

United States Fish and Wildlife Service (USFWS):

BCC = USFWS bird of conservation concern: listed in the USFWS’S 2008 *Birds of Conservation Concern* report. The report identifies species, subspecies, and populations of all migratory non-game birds that, without additional conservation actions, are likely to become candidates for listing under the ESA. While all of the bird species included in the report are priorities for conservation action, the list makes no finding with regard to whether they warrant consideration for ESA listing.

United States Forest Service (USFS):

FSS = Forest Service sensitive: those plant and animal species identified by a Regional Forester that are not listed or proposed for listing under the ESA and for which population viability is a concern, as evidenced by: (a) significant current or predicted downward trends in population numbers or density or (b) significant current or predicted downward trends in habitat capability that would reduce a species' existing distribution.”

United States Bureau of Land Management (BLM):

BLMS = BLM sensitive: those plant and animal species on BLM administered lands and that are (1) under status review by the USFWS/NMFS; or (2) whose numbers are declining so rapidly that federal listing may become necessary, or (3) with typically small and widely dispersed populations; or (4) those inhabiting ecological refugia or other specialized or unique habitats. BLM policy is to provide the same level of protection as USFWS candidate species.

California Rare Plant Ranks (Formerly known as CNPS Lists): the CNPS is a statewide, non-profit organization that maintains, with CDFG, an Inventory of Rare and Endangered Plants of California. In the spring of 2011, CNPS and CDFG officially changed the name “CNPS List” or “CNPS Ranks” to “California Rare Plant Rank” (or CPRP). This was done to reduce confusion over the fact that CNPS and CDFG jointly manage the Rare Plant Status Review Groups and the rank assignments are the product of a collaborative effort and not solely a CNPS assignment.

CRPR: 1B - California Rare Plant Rank 1B (formerly List 1B): Plants Rare, Threatened, or Endangered in California and Elsewhere. All of the plants constituting California Rare Plant Rank 1B meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the

California Department of Fish and Game Code, and are eligible for state listing. It is mandatory that they be fully considered during preparation of environmental documents relating to CEQA.

CRPR: 2 - California Rare Plant Rank 2 (formerly List 2): Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere. All of the plants constituting California Rare Plant Rank 2 meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for state listing. It is mandatory that they be fully considered during preparation of environmental documents relating to CEQA.

CRPR: 4 - California Rare Plant Rank 4 (formerly List 4): Plants of Limited Distribution - A Watch List. Very few of the plants constituting California Rare Plant Rank 4 meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and few, if any, are eligible for state listing. Nevertheless, many of them are significant locally, and CNPS and CDFG strongly recommend that California Rare Plant Rank 4 plants be evaluated for consideration during preparation of environmental documents relating to CEQA.

California Native Plant Society (CNPS) Threat Ranks: The CNPS Threat Rank is an extension added onto the California Rare Plant Rank (CRPR) and designates the level of endangerment by a 1 to 3 ranking with 1 being the most endangered and 3 being the least endangered. A Threat Rank is present for all California Rare Plant Rank 1B's, 2's, 4's, and the majority of California Rare Plant Rank 3's. California Rare Plant Rank 4 plants are seldom assigned a Threat Rank of 0.1, as they generally have large enough populations to not have significant threats to their continued existence in California; however, certain conditions exist to make the plant a species of concern and hence be assigned a California Rare Plant Rank. In addition, all California Rare Plant Rank 1A (presumed extinct in California), and some California Rare Plant Rank 3 (need more information) plants, which lack threat information, do not have a Threat Rank extension.

0.1 = seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat)

0.2 = fairly endangered in California (20-80% occurrences threatened / moderate degree and immediacy of threat)

0.3 = not very threatened in California (less than 20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

Western Riverside Multiple Species Habitat Conservation Plan (MSHCP): Planning species covered by the MSHCP. Additional surveys for Narrow Endemic Plant Species and Criteria Area Species to determine presence/absence may be required.

PS = planning species

NEPSSA # = Narrow Endemic Plant Species Survey Area (with survey area number noted).

CASSA # = Criteria Area Species Survey Area (with survey area number noted).

Group 1 = Species that have wide distribution throughout the Plan Area within suitable habitat. Take coverage is warranted based upon regional or landscape level considerations, such as healthy population levels, widespread distribution throughout the MSHCP Plan Area, and life history characteristics that respond to habitat-scale conservation and management actions.

Group 2 = Species that are relatively well-distributed throughout the MSCHP Plan Area. Take coverage is warranted based on regional or landscape level considerations with the addition of site-specific conservation and management requirements that are clearly identified in the MSHCP for species that are generally well-distributed, but that have Core Areas that require Conservation.

Group 3 = Species that have narrow habitat requirements and limited distribution within the Plan Area. Take coverage is warranted based upon site specific

considerations and the identification of specific conservation and management conditions for species within a narrowly defined Habitat or limited geographic area within the MSHCP Plan Area.

Western Bat Working Group (WBWG): The WBWG is composed of agencies, organizations, and individuals interested in bat research, management, and conservation from the 13 western states and provinces. The goals are (1) to facilitate communication among interested parties and reduce risks of species decline or extinction; (2) to provide a mechanism by which current information on bat ecology, distribution, and research techniques can be readily accessed; and (3) to develop a forum to discuss conservation strategies, provide technical assistance, and encourage education programs. Species are ranked as High, Medium, or Low Priority in each of 10 regions in western North America. Because California includes multiple regions where a species may have different WBWG Priority ranks, the CNNDDB includes categories for Medium-High, and Low-Medium Priority.

WBWG-H= High Priority

WBWG-M= Medium Priority

WBWG-L= Low Priority

American Fisheries Society: Listing of imperiled freshwater and diadromous fishes of North America prepared by the American Fisheries Society's Endangered Species Committee.

AFS-E= Endangered

AFS-TH= Threatened

AFS-V= Vulnerable

The International Union for Conservation of Nature (IUCN): The IUCN assesses, on a global scale, the conservation status of species, subspecies, varieties and even selected subpopulations in order to highlight taxa threatened with extinction, and therefore promote their conservation. Detailed information on the IUCN and the Red List is available at: <http://www.iucnredlist.org>

IUCN-CR = Critically endangered

IUCN-EN = Endangered

IUCN-NT = Near threatened

IUCN-VU = Vulnerable

IUCN-LC = Least concern

IUCN-DD = Data deficient

IUCN-CD = Conservation dependent

NatureServe Element Ranking: This ranking system's units of conservation may include non-taxonomic biological entities such as populations or ecological communities, thus, NatureServe refers to the targets of biological conservation as "elements" rather than taxa. The three main categories that are taken into consideration when assigning an element rank are rarity, threats, and trends.

The global rank (G-rank) is a reflection of the overall status of an element throughout its global range:

GX: Presumed Extinct – Not located despite intensive searches and virtually no likelihood of rediscovery.

GH: Possibly Extinct – Known from only historical occurrences but still some hope of rediscovery. Examples of evidence include (1) that a species has not been documented in approximately 20-40 years despite some searching and/or some evidence of significant habitat loss or degradation; (2) that a species has been

searched for unsuccessfully, but not thoroughly enough to presume that it is extinct throughout its range.

G1: Critically Imperiled – At very high risk of extinction due to very restricted range, very few populations or occurrences, very steep declines, very severe threats, or other factors.

G2: Imperiled – At high risk of extinction due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.

G3: Vulnerable – At moderate risk of extinction due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.

G4: Apparently Secure – At fairly low risk of extinction due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.

G5: Secure – At very low risk of extinction due to a very extensive range, abundant populations or occurrences, and little to no concern from declines or threats.

GNR: Unranked – Global rank not yet assessed.

The state rank (S-rank) refers to the imperilment status only within California’s state boundaries:

SX: Presumed Extirpated – Species is believed to be extirpated from the state. Not located despite intensive searches of historical sites and other appropriate habitat, and virtually no likelihood that it will be rediscovered

SH: Possibly Extirpated – Known from only historical records but still some hope of rediscovery. There is evidence that the species may no longer be present in the state, but not enough to state this with certainty. Examples of such evidence include (1) that a species has not been documented in approximately 20-40 years despite some searching and/or some evidence of significant habitat loss or degradation; (2) that a species has been searched for unsuccessfully, but not thoroughly enough to presume that it is no longer present in the jurisdiction.

S1: Critically Imperiled – At very high risk of extirpation in the state due to very restricted range, very few populations or occurrences, very steep declines, severe threats, or other factors.

S2: Imperiled – At high risk of extirpation in the state due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.

S3: Vulnerable – At moderate risk of extirpation in the state due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.

S4: Apparently Secure – At a fairly low risk of extirpation in the state due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.

Sources:

- Calflora website - search for plants (Calflora 2021).
- CNPS Inventory of Rare and Endangered Plants (CNPS 2021).
- The Jepson Manual: *Vascular Plants of California*, second edition (Baldwin *et al.* 2012).
- RareFind, CDFW, California Natural Diversity Database (CNDDDB) (CDFW 2021).
- State and Federally Listed Endangered, Threatened, and Rare Plants of California (CDFW 2021).
- State and Federally Listed Endangered and Threatened Animals of California (CDFW, 2021).
- Special Animals List (CDFW 2021)
- Sensitive List (BLM)

EXHIBIT D

TREE INVENTORY AND TREE ASSESSMENT FOR HUNTINGTON BEACH-TALBERT & N PROJECT #92951712 HUNTINGTON BEACH, CALIFORNIA



11/8/2021

By

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OBJECTIVE:

I am to assess the trees at the site of 8375 Talbert Ave of trees ten-inch diameter or larger.

RECOMMENDATIONS:

- Any work is to be done by the latest ANSI specifications (American National Society Standard Institute).
- Dig Alert to be notified on any digging to be done such as removing tree trunks below ground.

LIMITATIONS:

These recommendations do not constitute a complete risk assessment or warranty against continued decline or failure.

COMMENTS:



From 8375 Talbert Avenue looking towards the South East the intersection of Newland and Talbert can be seen.



Trees #1-12 on the Westside of the property from left to right.



Tree #13, Olive, *Olea europaea*



Trees #14-16.



Tree #17



Trees #18 and #19

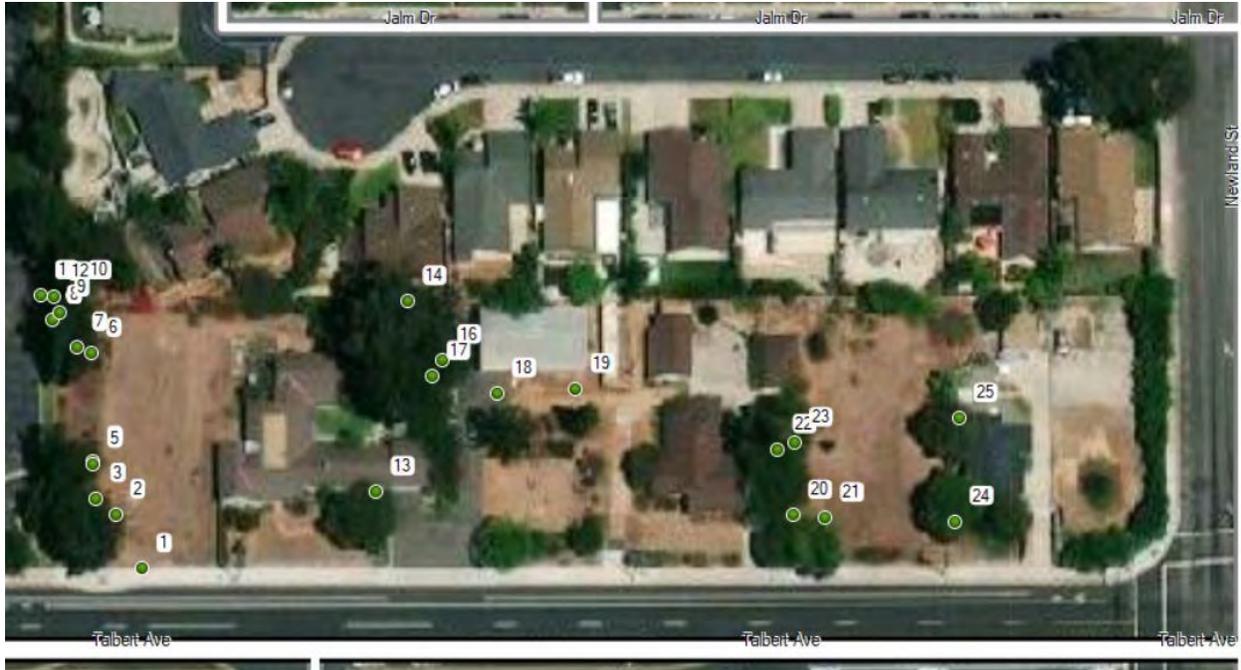


Tree #20-23



Tree #25 on the left and #24 on the right.

TREE INVENTORY MAP



TREE INVENTORY AND ASSESSMENTS:

Tree #	Common Name	Botanical Name	Height ' X Width ' X Diameter " at 4.5 feet (dbh)	Condition Rating	Structure Rating	Suitability for Preservation	Comments	Disposition Take out=0 / Keep=1
1	Eucalyptus	<i>Eucalyptus sp.</i>	25x15x8,12,10	3	3	Yes		1
2	Eucalyptus	<i>Eucalyptus sp.</i>	30x20x22	3	3	Yes		1
3	Eucalyptus	<i>Eucalyptus sp.</i>	40x25x31	3	3	Yes		1
4	Eucalyptus	<i>Eucalyptus sp.</i>	40x20x18	3	3	Yes		1
5	Eucalyptus	<i>Eucalyptus sp.</i>	30x15x18	3	3	Yes		1
6	Eucalyptus	<i>Eucalyptus sp.</i>	25x15x15	3	3	Yes		1
7	Eucalyptus	<i>Eucalyptus sp.</i>	30x20x20	3	3	Yes		1
8	Eucalyptus	<i>Eucalyptus sp.</i>	20x15x19	3	3	Yes		1
9	Eucalyptus	<i>Eucalyptus sp.</i>	25x15x13	3	3	Yes		1
10	Eucalyptus	<i>Eucalyptus sp.</i>	20x10x11	3	3	Yes		1
11	Eucalyptus	<i>Eucalyptus sp.</i>	12x0x18	0	0	No	Dead	0
12	Eucalyptus	<i>Eucalyptus sp.</i>	25x15x15	3	3	Yes		1
13	Olive	<i>Olea europea</i>	25x30x12,14,13,13	4	4	Yes		1
14	Eucalyptus	<i>Eucalyptus sp.</i>	60x45x24	3	3	Yes	Codominant trunks	1
15	Eucalyptus	<i>Eucalyptus sp.</i>	55x40x20	3	2	No	Trunk structure issues	0
16	Eucalyptus	<i>Eucalyptus sp.</i>	60x50x25	3	3	Yes		1
17	Eucalyptus	<i>Eucalyptus sp.</i>	15x25x16	3	3	Yes		1
18	Norfolk Island Pine	<i>Araucaria heterophylla</i>	65x15x14	4	4	Yes	Roots covered with debris	1
19	Norfolk Island Pine	<i>Araucaria heterophylla</i>	55x15x14	4	4	Yes	Roots covered with debris	1
20	Stone Pine	<i>Pinus pinea</i>	17x25x12,9,8	4	4	Yes		1
21	Pine	<i>Pinus sp.</i>	20x30x18	3	3	Yes		1
22	California Black Walnut	<i>Juglans hindsii</i>	25x30x16	3	3	Yes		1
23	Eucalyptus	<i>Eucalyptus sp.</i>	55x40x24	3	3	Yes		1
24	Pine	<i>Pinus sp.</i>	30x25x16	3	3	Yes		1
25	Weeping Bottlebrush	<i>Callistemon viminalis</i>	30x30x15	3	3	Yes		1

23 Keep and 2 Take out

Tree inventory consists of the condition and structure rating from 0-5.

5 No problem

4 No apparent problems

3 Minor problems

2 Major problems

0 or 1 Extreme problem(s).

Factors are roots, trunk, scaffold branches, smaller branches and twigs, foliage and/or buds.

There are 23 trees Suitable for preservation and 2 are not suitable for preservation.

GPS COODINATES

ID	lat	lon
1	33.70137	-117.982
2	33.70178	-117.983
3	33.70182	-117.983
4	33.70178	-117.983
5	33.70149	-117.982
6	33.70177	-117.982
7	34.82213	-117.983
8	33.70169	-117.982
9	33.70166	-117.982
10	33.70163	-117.982
11	33.70164	-117.982
12	33.70145	-117.982
13	33.70145	-117.981
14	33.70145	-117.981
15	33.70155	-117.981
16	33.70156	-117.981
17	33.70144	-117.981
18	33.7016	-117.981
19	33.70148	-117.982
20	33.70153	-117.983
21	33.70153	-117.983
22	33.7017	-117.983
23	33.7017	-117.983
24	33.70175	-117.983
25	33.70176	-117.983

Specializing in establishing trees, Soil Science, monitoring soil moisture, troubleshooting, and tree appraisals/inventories.

DANE S. SHOTA CERTIFIED ARBORIST HAS CONSULTED ON:

ARMAGEDDON – A TOUCHTONE RELEASE

BERTH 93 – PORT OF LOS ANGELES

BOEING – LONG BEACH

CABRILLO BEACH - SAN PEDRO

DALE VS. L.A. CITY

DEFENSE FUEL REGION WEST- REMEDIATION OF MTBE IN SAN PEDRO

ECHO PARK LAKE – LOS ANGELES

HUNTINGTON BEACH – PYTOREMEDIATION

GORDON GIBSON CONSTRUCTION-SANTA MONICA

GUASTI WINERY - ONTARIO

L.A. CITY HALL

L.A. CITY VS. L.A. COUNTY

LITTLE CO. OF MARY HOSPITAL - TORRANCE

LOYOLA MARYMOUNT COLLEGE – WESTCHESTER

LOEWS BEACH HOTEL – SANTA MONICA

NORWALK TANK FARM-REMEDICATION OF MTBE & 1,2 DCA TOXICITY

PALOS VERDES HOA

PASADENA TOURNAMENT OF ROSES CORPORATE BUILDING – PASADENA

PEGASUS SCHOOL – HUNTINGTON BEACH

PORT'S O' CALL- SAN PEDRO

RONALD REAGAN FEDERAL BUILDING – SANTA ANA

SAMS CLUB- FOUNTAIN VALLEY

ST. REGIS MONARCH BAY-DANA POINT

STUART LITTLE-THE MOVIE

THE WATERFRONT BEACH RESORT- A HILTON HOTEL HUNTINGTON BEACH

TOYOTA TRUCK BED DIVISION – DOWNEY

TRI-POINTE HOMES

WALT DISNEY CONCERT HALL – LA

WAYFARERS CHAPEL – PALOS VERDES

WESTFIELD SHOPPING CENTER – CANOGA PARK

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