

**BIOLOGICAL TECHNICAL REPORT**

**FOR**

**TORRANCE PORT LOGISTICS PROJECT**

**LOCATED IN THE CITY OF TORRANCE  
LOS ANGELES COUNTY, CALIFORNIA**

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## INFORMATION SUMMARY

- A. Report Date:** August 13, 2025
- B. Report Title:** Biological Technical Report for the Torrance Port Logistics Project
- C. Project Site Location:** 3041 Del Amo Boulevard, Torrance, California 90503
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## **1.0 INTRODUCTION**

### **1.1 Background and Scope of Work**

This document provides the results of general biological surveys and focused biological surveys conducted in 2021, 2024 and 2025 for the 39.11-acre Torrance Port Logistics Project (the Project) located in the City of Torrance, Los Angeles County, California. This report identifies and evaluates impacts to biological resources associated with the proposed Project in the context of the California Environmental Quality Act (CEQA), and State and Federal regulations such as the Endangered Species Act (ESA), Clean Water Act (CWA), and the California Fish and Game Code.

The scope of this report includes a discussion of existing conditions for the 39.11-acre Project site (which includes 31.32 acres of “onsite” impacts and 7.79 acres of “offsite” impacts), all methods employed regarding the general biological surveys and focused biological surveys, the documentation of botanical and wildlife resources identified (including special-status species), and an analysis of impacts to biological resources. Methods of the study include a review of relevant literature, field surveys, and a Geographical Information System (GIS)-based analysis of vegetation communities. As appropriate, this report is consistent with accepted scientific and technical standards and survey guideline requirements issued by the U.S. Fish and Wildlife Service (USFWS), the California Department of Fish and Wildlife (CDFW), the California Native Plant Society (CNPS), and other applicable agencies/organizations.

The field study focused on a number of primary objectives that would comply with CEQA requirements, including (1) general reconnaissance survey and vegetation mapping; (2) general biological surveys; (3) habitat assessments for special-status plant species; (4) habitat assessments for special-status wildlife species; and (5) focused surveys for special status plant and animal species. Observations of all plant and wildlife species were recorded during the general biological surveys and are included as Appendix A: Floral Compendium and Appendix B: Faunal Compendium.

### **1.2 Project Location**

The 39.11-acre Project site is located in the City of Torrance, Los Angeles County, California at the northeast intersection of Del Amo Boulevard and Prairie Avenue/Madrona Avenue (Assessor’s Parcel Numbers [APNs] 7352-015-004, 7352-015-005, 7352-015-006, and 7352-015-900) [Exhibit 1- Regional Map] and is located within an unsectioned portion of Township 3 South and Range 12 West, of the U.S. Geological Survey (USGS) 7.5” quadrangle map Torrance (dated 2018)[Exhibit 2 – Vicinity Map].

The Project site is bounded by Madrona/Prairie Avenue to the west, Del Amo Boulevard to the south, and railroad tracks from northwest to southwest [Exhibit 3 – Project Site Map]. The Project site is located immediately south of and adjacent to the Union Pacific Railroad and the Torrance Oil Refinery. The Project site is located approximately 0.5 mile east of California State Route 107 (SR-107), 1.7 miles west of State Route 213 (SR-213), and 1.8 miles south of Interstate 405 (I-405).

The proposed 7.79 acres of offsite impacts include future road improvements (including installation of a sewer line) along Prairie Avenue, Del Amo Boulevard, Maple Avenue, and Oregon Court.

### **1.3 Project Description**

For this report, the term *Project Site* is defined as that area proposed for direct impact by the proposed Project and equaling 39.11 acres, of which 31.32 acres consists of “onsite” impacts and 7.79 acres consists of “offsite” impacts [Exhibit 3 – Project Site Map].

The Project proposes constructing an approximately 403,033-square foot warehouse building, including 15,000 square feet of office space. The Project would allow for warehousing, high-cube fulfillment, logistics, and light industrial land uses. The proposed building would include 56 dock doors. The Project proposes 477 standard vehicle parking stalls including 96 electric vehicle (EV) capable spaces without EVSE, 48 electric vehicle charging station (EVCS) spaces, 23 clean air spaces, and 316 trailer parking stalls (12’ x 55’). Trailer parking stalls would be shielded from Prairie Avenue and Del Amo Boulevard via a proposed 14-foot screen wall along the northwestern portion of the Project site and southeastern portion of the site. The Project would include approximately 235,237 square feet of landscaping that would be incorporated around the Project site boundaries along Prairie Avenue and Del Amo Boulevard.

Proposed offsite impacts associated with the Project include frontage improvements along Prairie Avenue and Del Amo Boulevard that would include installation of new curb, gutter, a pedestrian access ramp, sidewalk, and landscaping; and road improvement work including installation of a sewer line that ties in at Oregon Court [Exhibit 4 – Site Plan].

## **2.0 METHODOLOGY**

Glenn Lukos Associates (GLA) assembled biological data consisting of three main components:

- Performance of a jurisdictional waters and wetlands evaluation;
- Performance of vegetation mapping for the Project site; and
- Performance of habitat assessments, and site-specific biological surveys, to evaluate the presence/absence of special-status species in accordance with the requirements of CEQA.

The focus of the biological surveys was determined through initial site reconnaissance, a review of the CNDDDB [CDFW 2021, 2024 and 2025], CNPS 8<sup>th</sup> edition online inventory (CNPS 2021, 2024 and 2025), Natural Resource Conservation Service (NRCS) soil data, other pertinent literature, and knowledge of the region. Site-specific surveys within the Project site were conducted on foot in the proposed development areas for each target plant or animal species identified below. Vegetation was mapped directly onto a 200-scale (1”= 200’) aerial photograph following the Manual of California Vegetation, Second Edition or MCVII, which is the California expression of the National Vegetation Classification. All flora and fauna identified on site during vegetation mapping were included in respective floral and faunal compendia prepared

for the Project. Vegetation communities not listed under the above-mentioned vegetation classification systems were designated based on the dominant plant species present.

## 2.1 Summary of Surveys

GLA conducted biological studies in 2021, 2024 and 2025 to identify and analyze actual or potential impacts to biological resources associated with development of the Project site. Observations of all plant and wildlife species were recorded during each of the above-mentioned survey efforts [Appendix A: Floral Compendium and Appendix B: Faunal Compendium]. The studies conducted include the following:

- Performance of vegetation mapping;
- Performance of site-specific habitat assessments and biological surveys to evaluate the potential presence/absence of special-status species (or potentially suitable habitat) to the satisfaction of CEQA and federal and state regulations; and
- Evaluation of aquatic resources (including wetlands and riparian habitat) potentially subject to the jurisdiction of the U.S. Army Corps of Engineers (Corps), Regional Water Quality Control Board (Regional Board), and CDFW.

Table 2-1 provides a summary list of survey dates, survey types and personnel.

**Table 2-1. Summary of Biological Surveys for the Project Site.**

Survey Type	2021 Survey Dates	2024 Survey Dates	2025 Survey Dates	Biologists
General Biological Survey/Habitat Assessment/Jurisdictional Determination	3/10, 5/7, 7/1, 8/19	11/27	1/15	JA, SC, TB
Focused Burrowing Owl Surveys	3/25, 4/16, 5/7, 7/1	11/27, 12/20	1/15, 1/30, 3/5, 4/28, 5/23, 6/26	JA, SC
Focused Crotch’s Bumble Bee Surveys	3/25, 5/20, 6/4, 7/1	-	3/5, 4/7, 5/23, 6/26	JA
Focused Legless Lizard Surveys	3/10, 3/25, 4/16, 5/7, 7/1, 8/19	-	1/15, 3/5, 4/7, 4/28, 5/23, 6/26	JA, SC, ZN
Focused Plant Surveys	4/16, 5/7, 5/20, 6/4, 7/1	8/21	2/26, 3/31, 4/25, 5/23, 6/26	IR, JA, SC, TB

JA = Jeff Ahrens, SC = Stephanie Cashin, TB = Tony Bomkamp, IR = Ian Rhodes, ZN = Zach Neider

Individual plants and wildlife species are evaluated in this report based on their “special-status.” For the purpose of this report, plants were considered “special-status” based on one or more of the following criteria:

- Listing through the Federal and/or State Endangered Species Act (ESA)
- California Rare Plant Rank 1A/1B, 2A/2B, 3, or 4

Wildlife species were considered “special-status” based on one or more of the following criteria:

- Listing through the Federal and/or State ESA
- Designation by the State as a Species of Special Concern (SSC) or California Fully Protected (FP) species

Vegetation communities and habitats were considered “special-status” based on one or more of the following criteria:

- Global (G) and/or State (S) ranking of category 3 or less (see Section 3.2.2 below for further explanation)
- Riparian habitat

## **2.2 Botanical Resources**

A site-specific survey program was designed to accurately document the botanical resources within the Project site, and consisted of five components: (1) a literature search; (2) preparation of a list of target special-status plant species and sensitive vegetation communities that could occur within the Project site; (3) general field reconnaissance surveys; (4) vegetation mapping according to the List of Vegetation Alliances and Associations; and (5) habitat assessments and focused surveys for special-status plants.

### **2.2.1 Literature Search**

Prior to conducting fieldwork, pertinent literature on the flora of the region was examined. A thorough archival review was conducted using available literature and other historical records. These resources included the following:

- California Native Plant Society, Rare Plant Program. Inventory of Rare and Endangered Plants of California (online edition, v-9.5, CNPS <CNPS 2021, 2024 and 2025>); and
- CNDDDB for the USGS 7.5’ quadrangles: Torrance and surrounding quadrangle maps including Inglewood, Long Beach, Long Beach OE, Redondo Beach, Redondo Beach OE, San Pedro, South Gate, and Venice (CNDDDB 2021, 2024 and 2025).

### **2.2.2 Vegetation Mapping**

Vegetation communities within the Project site were mapped according to the List of Vegetation Alliances and Associations (or Natural Communities List). The list is based on A Manual of California Vegetation, Second Edition or MCVII, which is the California expression of the National Vegetation Classification. Where necessary, deviations were made when areas did not fit into exact habitat descriptions as set forth in the “Membership Rules” of the MVCII. Such vegetation communities of alliances were named based on the dominant plant species present. Plant communities were mapped in the field directly onto a 200-scale (1”=200’) aerial photograph. A vegetation map is included as Exhibit 5. Representative site photographs are included as Exhibit 6.

### 2.2.3 Special-Status Plant Species and Habitats Evaluated for the Project Site

A literature search was conducted to obtain a list of special status plants with the potential to occur within the Project site. The CNDDDB was initially consulted to determine well-known occurrences of plants and habitats of special concern in the region. Other sources used to develop a list of target species for the survey program included the CNPS online inventory (2021, 2024 and 2025).

Based on this information, vegetation profiles and a list of target sensitive plant species and habitats that could occur within the Project site were developed and incorporated into a mapping and survey program to achieve the following goals: (1) characterize the vegetation associations and land use; (2) prepare a detailed floristic compendium; (3) identify the potential for any special status plants that may occur within the Project site; and (4) prepare a map showing the distribution of any sensitive botanical resources associated with the Project site, if applicable.

### 2.2.4 Botanical Surveys

GLA conducted initial focused plant surveys at the Project site in 2021. Surveys were conducted on April 16, May 7, May 20, June 4 and July 1, 2021. The surveys were conducted by GLA biologists Jeff Ahrens (April 16, May 2 and June 4), Stephanie Cashin (May 7) and Tony Bomkamp (July 1). GLA did not detect any special-status plants in 2021; however, rainfall within the City of Torrance for the 2020-2021 (July 1 to June 30) rainfall season was 4.67 inches, which was greater than 8 inches below average. The below-average rainfall may have affected the survey results.

On November 3, 2022, biologists with Aspen Environmental Group (Aspen) conducted a site visit to verify the results of GLA's 2021 surveys. Aspen's biologists detected two special-status plants, including southern tarplant (*Centromadia parryi* ssp. *australis*) and Lewis' evening-primrose (*Camissoniopsis lewisii*). Rainfall within the City of Torrance for the 2021-2022 rainfall season was 10.53 inches, which was still about 2.50 inches below average, but still more than twice the rainfall from the 2020-2021 season. Although Aspen's surveys were conducted late in the year and well past peak blooming periods for both species, the identification of the southern tarplant individuals was unmistakable. However, the specimens of Lewis' evening-primrose were dry and although the fruits observed were suggestive of the species, Aspen's biologists were unable to positively confirm the species identification, but at the time noted that additional focused surveys were not required for either species.

In 2024, Mr. Ahrens conducted additional biological surveys at the Project site, including a survey on August 21, 2024, to map the southern tarplant locations, since although Aspen noted the presence of southern tarplant in 2022, GLA did not have detailed mapping of the tarplant. In 2025, GLA biologist Ian Rhodes conducted focused plant surveys on February 26, March 31, and April 25, 2025, to confirm the identification of the evening-primrose, map the locations and obtain estimates of the population size.

Overall, the focused plant surveys in 2021 and 2024 and 2025 were conducted in accordance with accepted botanical survey guidelines (CDFW 2018, CNPS 2001, USFWS 2000). As

applicable, surveys were conducted at appropriate times based on precipitation and flowering periods. An aerial photograph, a soil map, and/or a topographic map were used to determine the community types and other physical features that may support sensitive and uncommon taxa or communities within the Project site. Surveys were conducted by following meandering transects within target areas of suitable habitat. All plant species encountered during the field surveys were identified and recorded following the above-referenced guidelines. Scientific nomenclature and common names used in this report follow Baldwin et al. (2012), and Munz (1974). A complete list of the plant species observed is provided in Appendix A.

While mapping the southern tarplant population in 2024, Mr. Ahrens performed counts of the tarplant individuals. The populations were visually counted twice during the focused plant survey and the highest number was recorded if both counts were within five percent of each other.

In 2025, the identification of Lewis' evening-primrose was confirmed, as well as three other species of *Camissoniopsis* that were mixed in with *C. lewisii*, including the beach evening-primrose (*C. cheiranthifolia*), hairy sun cup (*C. hirtella*) and Spencer primrose (*C. micrantha*). However, due to the large cover of Lewis' evening-primrose and the potential for mix-up with other species, Mr. Rhodes developed and implemented a more specific methodology for estimating the population size of *C. lewisii*. Mr. Rhodes first created polygons to outline distinct populations of the species throughout the site, and each polygon received a specific number of square-meter quadrat counts depending on the total square footage of the polygons:

- For polygons less than 500 square feet, no quadrats were placed. The average number of individual plants per square foot from the entirety of the mapped polygons was used to estimate the population size.
- For polygons between 500 and 1,000 square feet, one quadrat was randomly placed and used to extrapolate the density of the species in the entire polygon.
- For polygons greater than 1000 square feet, 1 polygon was randomly placed for every additional 1,000 square feet. The average number of individual plants per square foot from the total number of quadrats placed in these polygons was used to estimate the population size.

### **2.3 Wildlife Resources**

Wildlife species were evaluated and detected during field surveys by sight, call, tracks, and scat. Site reconnaissance was conducted in such a manner as to allow inspection of the entire Project site by direct observation, including the use of binoculars. Observations of physical evidence and direct sightings of wildlife were recorded in field notes during the visit. A complete list of wildlife species observed within the Project site is provided in Appendix B. Scientific nomenclature and common names for vertebrate species referred to in this report follow the Complete List of Amphibian, Reptile, Bird, and Mammal Species in California (CDFW 2016), Standard Common and Scientific Names for North American Amphibians, Turtles, Reptiles, and Crocodylians 6<sup>th</sup> Edition, Collins and Taggart (2009) for amphibians and reptiles, and the American Ornithologists' Society Online Checklist (Chesser et al. 2024) for birds. The

methodology (including any applicable survey protocols) utilized to conduct general surveys, habitat assessments, and/or focused surveys for special-status animals are included below.

### **2.3.1 General Surveys**

#### **Birds**

During the general biological and reconnaissance survey within the Project site, birds were detected incidentally by direct observation and/or by vocalizations, with identifications recorded in field notes.

#### **Mammals**

During general biological and reconnaissance survey within the Project site, mammals were identified and detected incidentally by direct observations and/or by the presence of diagnostic sign (i.e., tracks, burrows, scat, etc.).

#### **Reptiles and Amphibians**

During general biological and reconnaissance surveys within the Project site, reptiles and amphibians were identified incidentally during surveys. Habitats were examined for diagnostic reptile sign, which include shed skins, scat, tracks, snake prints, and lizard tail drag marks. All reptiles and amphibian species observed, as well as diagnostic sign, were recorded in field notes.

### **2.3.2 Special-Status Animal Species Evaluated for the Project Site**

A literature search was conducted in order to obtain a list of special-status wildlife species with the potential to occur within the Project site. Species were evaluated based on two factors: 1) species identified by the CNDDDB as occurring (either currently or historically) on or in the vicinity of the Project site, and 2) any other special-status animals that are known to occur within the vicinity of the Project site, or for which potentially suitable habitat occurs on the Project site.

### **2.3.3 Habitat Assessment for Special Status Animal Species**

GLA biologist Jeff Ahrens conducted habitat assessments for special-status animal species on March 10, 2021. An aerial photograph, soil map and/or topographic map were used to determine the community types and other physical features that may support special-status and uncommon taxa within the Project site.

### **2.3.4 Focused Surveys for Special-Status Animals Species**

#### **Burrowing Owl**

GLA biologists conducted focused breeding surveys for the burrowing owl (*Athene cunicularia*) in 2021 and again in 2025. In addition, GLA conducted focused surveys during the 2024/2025 non-breeding season. All surveys were conducted for areas of potentially suitable habitat within

the Project site. Surveys were conducted in accordance with survey guidelines described in the 2012 CDFG Staff Report on Burrowing Owl Mitigation. For breeding season surveys, the guidelines stipulate that four focused survey visits should be conducted between February 15 and July 15, with the first visit occurring between February 15 and April 15. The remaining three visits should be conducted three weeks apart from each other, with at least one visit occurring between June 15 and July 15. In 2021, focused breeding surveys were conducted by GLA biologists Jeff Ahrens and Stephanie Cashin on March 25, April 16, May 7, and July 1. In 2025, focused surveys were conducted by Mr. Ahrens on March 5, April 28, May 5, and June 26. Mr. Ahrens also conducted the non-breeding season surveys November 27 and December 20, 2024, and January 15 and January 30, 2025.

As recommended by the survey guidelines, all survey visits were conducted between morning civil twilight and 10:00 AM. Weather conditions during the surveys were conducive to a high level of bird activity. Surveys were conducted by walking meandering transects throughout areas of suitable habitat. Areas of unsuitable habitat were confined to a section of wattle shrublands in the western portion of the Project site. Transects were spaced between 7 meters and 20 meters apart, adjusting for vegetation height and density, in order to provide adequate visual coverage of the survey areas. At the start of each transect, and at least every 100 meters along transects, the survey area was scanned for burrowing owls using binoculars. No ground squirrels or ground squirrel burrows or other burrows favored by burrowing owls were detected. Three sub-optimal features were inspected for diagnostic owl sign (e.g., pellets, prey remains, whitewash, feathers, bones, and/or decoration) to determine whether potentially suitable burrows occurred on the site. It was determined that suitable burrows do not occur on the site. Exhibit 11 depicts the burrowing owl survey area and general transects. Table 2-2 summarizes the 2021 breeding burrowing owl survey visits. Table 2-3 summarizes the 2024/2025 non-breeding and breeding burrowing owl survey visits. The results of the burrowing owl surveys are documented in Section 4.0 of this report.

**Table 2-2. Summary of 2021 Burrowing Owl Surveys**

<b>Survey Date</b>	<b>Biologist</b>	<b>Start/End Time</b>	<b>Start/End Temperature</b>	<b>Start/End Wind Speed (mph)</b>	<b>Cloud Cover</b>
3/25/21	JA	0620/0830	52/53	1-2/1-4	20/50
4/16/21	JA	0610/0900	54/63	1-2/1-3	100/50
5/7/21	SC	0550/0800	52/60	3-8/3-8	100/50
7/1/21	SC	0600/0800	64/66	2-3/2-4	100/40

JA = Jeff Ahrens, SC = Stephanie Cashin

**Table 2-3. Summary of 2024/2025 Burrowing Owl Surveys**

<b>Survey Date</b>	<b>Biologist</b>	<b>Start/End Time</b>	<b>Start/End Temperature</b>	<b>Start/End Wind Speed (mph)</b>	<b>Cloud Cover</b>
11/27/24	JA	0610/1000	58/63	2-4/1-2	100/100
12/20/24	JA	0630/0930	50/52	2-4/2-4	100/ 100
1/15/25	JA	0640/0910	45/49	3-5/3-5	0/0
1/30/25	JA	0630/0900	54/58	3-5/3-5	100/100
3/5/25	JA	0640/0900	51/52	1-3/2-4	100/100
4/28/25	JA	0700/0900	54/56	4-7/4-5	50/50
5/23/25	JA	0630/0900	61/65	1-3/1-2	100/100
6/26/25	JA	0630/0830	64/66	2-4/2-4	100/100

JA = Jeff Ahrens

**Crotch’s Bumble Bee**

GLA biologists conducted focused foraging surveys for Crotch’s bumble bee (*Bombus crotchii*, CBB) in 2021 and again in 2025. Mr. Ahrens conducted the first three of the four visits in 2021, with Ms. Cashin conducting the fourth survey. Mr. Ahrens conducted all the CBB surveys in 2025. Mr. Ahrens and Ms. Cashin are both familiar with bumble bee natural history, bumble bee species identification and both have detected the CBB on numerous sites throughout southern California.

The focused surveys were conducted for all areas of suitable habitat at the Project site. In 2021, focused surveys were conducted on March 25, May 20, June 4 and July 1. In 2025, the surveys were conducted on March 5, April 7 and 28, May 23 and June 26. Surveys generally followed the methods described by CDFW (2023) in *Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species*, which is not a mandated survey protocol, but instead “is intended to assist CDFW staff, project proponents, and consultants in developing, proposing, and evaluating survey protocols and surveys on a project- and site-specific basis.” The *Survey Considerations* provides an overview of and incorporates the methodology of established protocols (e.g. the USFWS rusty patched bumble bee protocol [USFWS 2019]), while allowing for modifications to the number and type of surveys based on factors including the size of a Project site, the vegetation alliances and the phenology of the floral resources present within those alliances, and the patchiness of suitable habitat. The *Survey Considerations* state that survey efforts should include multiple survey visits, with the timing of the visits determined on a project-by-project basis based on seasonality and when CBB utilization will most likely occur. The timing of the surveys may vary depending on the location, elevation, seasonal rainfall, average ambient air temperatures, and local seasonal weather conditions.

To increase probability of detecting foraging bumble bees, survey efforts at the Project site were conducted during peak bloom periods that encompass the queen flight season (February through March) as well as the Colony Active Period (April through August) when the queen, daughters,

and males are generally active. Surveys were spaced at least two to four weeks apart throughout the queen flight season and the Colony Active period to take advantage of the different blooming periods of floral resources.

The Project site supports both annual and perennial floral resources with the potential for utilization by CBB. The annual floral resources onsite (that CBB are known to use) consisted primarily of cultivated radish (*Raphanus sativus*) within the eastern half of the Project site. Perennial floral resources onsite with potential to be utilized by CBB was primarily limited to deerweed (*Acmispon glaber*).

Each survey visit consisted of meandering transects incorporating patches of floral resources across the landscape. During these transects, the surveyor spent approximately one person-hour of visual survey effort per three acres of suitable blooming habitat, which typically comprised multiple separate patches of suitable habitat totaling up to three acres rather than a single three-acre patch. The survey continued at a pace of approximately three acres of suitable habitat/blooming floral resources per survey hour as long as weather conditions were favorable for *Bombus* activity. Minimal time was spent in lesser quality habitat. All *Bombus* observations and floral resources used were recorded using GPS. Pursuant to the survey guidelines, the surveys were conducted between an hour after sunrise up until two hours before sunset. Weather conditions during the surveys were conducive to a high level of bee activity. CBB surveys were also searched for opportunistically during other biological survey dates.

Photo vouchers of *Bombus* species were obtained by photographing bumble bees in situ from multiple angles with a professional level telephoto zoom lens and a camera body with a sensor capable of producing highly detailed images to ensure sufficient detail of identifying characteristics. Photo vouchers are included as Exhibit 6. Pursuant to the survey guidelines, the surveys were conducted between an hour after sunrise up until two hours before sunset, during times when weather conditions during the surveys are conducive to a high level of bee activity. Table 2-4 summarizes the 2021 CBB survey visits. Table 2-5 summarizes the 2025 CBB survey results. The results of the CBB surveys are documented in Section 4.0 of this report.

**Table 2-4. Summary of 2021 Crotch’s Bumble Bee Surveys**

Survey Date	Biologist	Start/End Time	Start/End Temperature	Start/End Wind Speed (mph)	Cloud Cover
3/25/21	JA	0830/1220	52/61	1-4/3-4	50/80
5/20/21	JA	1100/1600	66/70	2-3/2-4	80/50
6/4/21	JA	1000/1540	65/72	1-3/2-3	30/0
7/1/21	SC	0800/1300	66/70	2-4/2-4	40/40

**Table 2-5. Summary of 2025 Crotch’s Bumble Bee Surveys**

Survey Date	Biologist	Start/End Time	Start/End Temperature	Start/End Wind Speed (mph)	Cloud Cover
3/5/25	JA	0940/1500	52/58	2-4/1-2	100/100
4/7/25	JA	1110/1645	67/68	1-4/2-4	0/0
4/28/25	JA	0900/1440	62/66	4-7/2-4	50/50
5/23/25	JA	0900/1430	64/72	1-3/ 2-3	100/0
6/26/25	JA	0900/1555	64/74	2-4 /2-4	100/70

**Southern California Legless Lizard**

GLA biologists conducted focused surveys for the Southern California legless lizard (*Anniella stebbinsi*) in 2021 and again in 2025 for all areas of suitable habitat at the Project site. Because site conditions had changed between 2021 and 2025 (including the removal of the equestrian facilities and the removal of the majority of the trees on site in 2024), the 2025 surveys were conducted primarily in areas where the legless lizard was not detected in 2021. In 2021, focused surveys were conducted on March 10, March 25, April 16, May 7, July 1, and August 19. In 2025, the surveys were conducted on January 15, March 5, April 7 and April 28, May 23, and June 26. Mr. Ahrens conducted all the focused surveys alone, except for the last survey visit in 2025, when Mr. Ahrens was accompanied by Ms. Cashin and GLA biologist Zach Neider. Legless lizards were also searched for opportunistically during other biological surveys.

For both the 2021 and 2025 surveys, coverboards were used to increase the likelihood of detecting legless lizards. Coverboards are commonly used for this purpose because legless lizards are fossorial and are strongly tied to soil moisture. Coverboards help to retain soil moisture close to the soil surface and thereby can increase the chance of detection compared to adjacent uncovered soils. Coverboards were initially concentrated within two main open sand areas on site that were determined to provide the highest probability of detection. Coverboards were moved throughout the surveys to aid in determining legless lizard distribution within the Project site. The coverboards consisted of approximately half-inch wood boards of various sizes (two feet by two feet and two feet by four feet) and were placed within areas of potentially suitable habitat (friable soils and under leaf litter). Approximately 50 coverboards were used in 2021 and 30 were used in 2025. Some boards were moved to new locations over the course of the study when there was a positive detection or during repeat negative detections.

The biologists looked under each board in the morning hours before afternoon air temperatures dried the soil moisture near the surface. Inspecting coverboards in the morning hours also increased the probability of detecting other fauna that are generally not as active in colder temperatures. After the initial visual inspection, the biologist began an active search within the soil and leaf litter, using either bare hands and/or hand tools to gently search up to six inches (usually only a few inches) below the surface, depending on soil friability. Once the species was detected at a specific location, coverboards were moved to other parts of the Project site to determine the general distribution of legless lizards within the Project site.

Additionally, because coverboards are not always effective in detecting legless lizards and to increase the probability of detection, GLA biologists also conducted selective rake and hand trowel searches (using the same search methodology) in those areas determined to offer the highest potential for detection (i.e., friable soils, leaf litter, and/or retain soil moisture). All coverboards and rake locations were recorded in a Geographic Information System (GIS) [Exhibit 9 - Legless Lizard Survey Area Map].

Table 2-6 summarizes the 2021 legless lizard survey visits. Table 2-7 summarizes the 2025 legless lizard survey visits. The results of the legless lizard surveys are documented in Section 4.0 of this report.

**Table 2-6. Summary of 2021 Legless Lizard Surveys**

Survey Date	Biologist	Start/End Time	Start/End Temperature	Start/End Wind Speed (mph)	Cloud Cover
3/10/21	JA	0740/1100	48/55	3-4/3-5	20/30
3/25/21	JA	0620/1220	52/61	1-2/3-4	20/80
4/16/21	JA	0610/1000	54/63	1-2/1-3	100/50
5/7/21	JA	0645/1230	52/61	3-8/3-8	100/50
7/1/21	JA	0600/1300	64/70	2-3/2-4	100/40
8/19/21	JA	0610/1200	66/74	1-2/1-2	100/50

JA = Jeff Ahrens

**Table 2-7. Summary of 2025 Legless Lizard Surveys**

Survey Date	Biologists	Start/End Time	Start/End Temperature	Start/End Wind Speed (mph)	Cloud Cover
1/15/25	JA	0640/1200	45/68	3-5/3-5	0/0
3/5/25	JA	0940/1500	52/58	2-4/1-2	100/100
4/7/25	JA	1110/1645	67/68	1-4/2-4	0/0
4/28/25	JA	0900/1440	62/66	4-7/2-4	50/50
5/23/25	JA	0900/1430	64/72	1-3/ 2-3	100/0
6/26/25	JA,SC,ZN	0900/1555	64/74	2-4 /2-4	100/70

JA = Jeff Ahrens, SC = Stephanie Cashin, ZN = Zach Neider

## 2.4 Jurisdictional Waters Evaluation

A desktop review of recent aerial photographs of the Project site as well as historic aerial photography, was performed prior to the site visit. On March 10, 2021, GLA biologist Jeff Ahrens performed a Project site visit to evaluate the site for the presence of potential jurisdictional waters and wetlands regulated under the Corps pursuant to Section 404 of the CWA, the CDFW pursuant to Section 1602 of the Fish and Game Code, and the Regional Board pursuant to Section 401 of the CWA or Section 13260 of the CWC [the Porter-Cologne Water Quality Control Act].

### **3.0 REGULATORY SETTING**

The proposed Project is subject to state and federal regulations associated with a number of regulatory programs. These programs often overlap and were developed to protect natural resources, including state- and federally listed plants and animals; aquatic resources including rivers and creeks, ephemeral streambeds, wetlands, and areas of riparian habitat; other special-status species which are not listed as threatened or endangered by the state or federal governments; and other special-status vegetation communities.

#### **3.1 Endangered Species Acts**

##### **3.1.1 California Endangered Species Act**

California's Endangered Species Act (CESA) defines an endangered species as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease." The State defines a threatened species as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an Endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as rare on or before January 1, 1985 is a threatened species." Candidate species are defined as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the commission has formally noticed as being under review by the department for addition to either the list of endangered species or the list of threatened species, or a species for which the commission has published a notice of proposed regulation to add the species to either list." Candidate species may be afforded temporary protection as though they were already listed as threatened or endangered at the discretion of the Fish and Game Commission.

Article 3, Sections 2080 through 2085, of the CESA addresses the taking of threatened, endangered, or candidate species by stating "No person shall import into this state, export out of this state, or take, possess, purchase, or sell within this state, any species, or any part or product thereof, that the commission determines to be an endangered species or a threatened species, or attempt any of those acts, except as otherwise provided." Under the CESA, "take" is defined as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." Exceptions authorized by the state to allow "take" require permits or memoranda of understanding and can be authorized for endangered species, threatened species, or candidate species for scientific, educational, or management purposes and for take incidental to otherwise lawful activities. Section 1913 of the California Fish and Game Code provide that notification is required prior to disturbance.

##### **3.1.2 Federal Endangered Species Act**

The FESA of 1973 defines an endangered species as "any species that is in danger of extinction throughout all or a significant portion of its range." A threatened species is defined as "any species that is likely to become an Endangered species within the foreseeable future throughout

all or a significant portion of its range.” Under provisions of Section 9(a)(1)(B) of the FESA it is unlawful to “take” any listed species. “Take” is defined in Section 3(18) of FESA: “...harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.” Further, the USFWS, through regulation, has interpreted the terms “harm” and “harass” to include certain types of habitat modification that result in injury to, or death of species as forms of “take.” These interpretations, however, are generally considered and applied on a case-by-case basis and often vary from species to species. In a case where a property owner seeks permission from a federal agency for an action that could affect a federally listed plant and animal species, the property owner and agency are required to consult with USFWS. Section 9(a)(2)(b) of the FESA addresses the protections afforded to listed plants.

### **3.1.3 State and Federal Take Authorizations for Listed Species**

Federal or state authorizations of impacts to or incidental take of a listed species by a private individual or other private entity would be granted in one of the following ways:

- Section 7 of the FESA stipulates that any federal action that may affect a species listed as threatened or endangered requires a formal consultation with USFWS to ensure that the action is not likely to jeopardize the continued existence of the listed species or result in destruction or adverse modification of designated critical habitat. 16 U.S.C. 1536(a)(2).
- In 1982, the FESA was amended to give private landowners the ability to develop Habitat Conservation Plans (HCP) pursuant to Section 10(a) of the FESA. Upon development of an HCP, the USFWS can issue incidental take permits for listed species where the HCP specifies at minimum, the following: (1) the level of impact that will result from the taking, (2) steps that will minimize and mitigate the impacts, (3) funding necessary to implement the plan, (4) alternative actions to the taking considered by the applicant and the reasons why such alternatives were not chosen, and (5) such other measures that the Secretary of the Interior may require as being necessary or appropriate for the plan.
- In certain circumstances, Section 2080.1 of the California Fish and Game Code allows CDFW to adopt the federal incidental take statement or the 10(a) permit as its own based on its findings that the federal permit adequately protects the species under state law.

## **3.2 California Environmental Quality Act**

### **3.2.1 CEQA Guidelines Section 15380**

CEQA requires evaluation of a project’s impacts on biological resources and provides guidelines and thresholds for use by lead agencies for evaluating the significance of proposed impacts. Sections 5.1.1 and 5.2.2 below set forth these thresholds and guidelines. Furthermore, pursuant to the CEQA Guidelines Section 15380, CEQA provides protection for non-listed species that could potentially meet the criteria for state listing. For plants, CDFW recognizes that plants with a California Rare Plant Rank (CRPR) on Lists 1A, 1B, 2A, or 2B in the CNPS *Inventory of Rare and Endangered Plants in California* may meet the criteria for listing and should be considered under CEQA. CDFW also recommends protection of plants that are regionally important, such as locally rare species, disjunct populations of more common plants, or plants with a CRPR of 3 or 4.

### **3.2.2 Special-Status Plants, Wildlife and Vegetation Communities Evaluated Under CEQA**

#### **Federally Designated Special-Status Species**

Within recent years, the USFWS instituted changes in the listing status of candidate species. Former C1 (candidate) species are now referred to simply as candidate species and represent the only candidates for listing. Former C2 species (for which the USFWS had insufficient evidence to warrant listing) and C3 species (either extinct, no longer a valid taxon or more abundant than was formerly believed) are no longer considered as candidate species. Therefore, these species are no longer maintained in list form by the USFWS, nor are they formally protected. This term is employed in this document but carries no official protections. All references to federally protected species in this report (whether listed, proposed for listing, or candidate) include the most current published status or candidate category to which each species has been assigned by USFWS.

For this report the following acronyms are used for federal special-status species:

- FE                      Federally listed as Endangered
- FT                      Federally listed as Threatened
- FPE                     Federally proposed for listing as Endangered
- FPT                     Federally proposed for listing as Threatened
- FC                      Federal Candidate Species (former C1 species)

#### **State-Designated Special-Status Species**

Some mammals and birds are protected by the state as Fully Protected (FP) Mammals or Fully Protected Birds, as described in the California Fish and Game Code, Sections 4700 and 3511, respectively. California SSC are designated as vulnerable to extinction due to declining population levels, limited ranges, and/or continuing threats. This list is primarily a working document for the CDFW's CNDDDB project. Informally listed taxa are not protected but warrant consideration in the preparation of biotic assessments. For some species, the CNDDDB is only concerned with specific portions of the life history, such as roosts, rookeries, or nest sites.

For this report the following acronyms are used for State special-status species:

- SE                      State-listed as Endangered
- ST                      State-listed as Threatened
- SR                      State-listed as Rare
- SCE                     State Candidate for listing as Endangered
- SCT                     State Candidate for listing as Threatened
- FP                      State Fully Protected
- SSC                     State Species of Special Concern

## **CNDDDB Global/State Rankings**

The CNDDDB provides global and state rankings for species and communities based on a system developed by The Nature Conservancy to measure rarity of a species. The ranking provides a shorthand formula about how rare a species/community is, and is based on the best information available from multiple sources, including state and federal listings, and other groups that recognize species as sensitive (e.g., Bureau of Land Management, Audubon Society, etc.). State and global rankings are used to prioritize conservation and protection efforts so that the rarest species/communities receive immediate attention. In both cases, the lower ranking (i.e., G1 or S1) indicates extreme rarity. Rare species are given a ranking from 1 to 3. Species with a ranking of 4 or 5 is considered to be common. If the exact global/state ranking is undetermined, a range is generally provided. For example, a global ranking of “G1G3” indicates that a species/community global rarity is between G1 and G3. If the animal being considered is a subspecies of a broader species, a “T” ranking is attached to the global ranking. The following are descriptions of global and state rankings:

### **Global Rankings**

- G1 – Critically imperiled globally because of extreme rarity (5 or fewer occurrences), or because of some factor(s) making it especially vulnerable to extinction.
- G2 – Imperiled globally because of rarity (6-20 occurrences), or because of some other factor(s) making it very vulnerable to extinction throughout its range.
- G3 – Either very rare and local throughout its range (21 to 100 occurrences), or found locally (even abundantly at some of its locations) in a restricted range (e.g., a physiographic region), or because of some other factor(s) making it vulnerable to extinction throughout its range.
- G4 – Uncommon but not rare; some cause for long-term concern due to declines or other factors.
- G5 – Common, widespread and abundant.

### **State Rankings**

- S1 – Extremely rare; typically 5 or fewer known occurrences in the state; or only a few remaining individuals; may be especially vulnerable to extirpation.
- S2 – Very rare; typically between 6 and 20 known occurrences; may be susceptible to becoming extirpated.
- S3 – Rare to uncommon; typically 21 to 50 known occurrences; S3 ranked species are not yet susceptible to becoming extirpated in the state but may be if additional populations are destroyed.
- S4 – Uncommon but not rare; some cause for long-term concern due to declines or other factors.
- S5 – Common, widespread, and abundant in the state.

**California Native Plant Society/CNDDDB California Rare Plant Ranks**

CNPS is a private plant conservation organization dedicated to the monitoring and protection of sensitive species in California. In a collaborative effort with CDFW’s CNDDDB Project, the CNPS Ninth Edition of the *Inventory of Rare and Endangered Plants of California* categorizes plants of interest into six California Rare Plant Ranks (CRPR) based on their geographic distribution and potential threats to existing populations. The CNPS Inventory is used by CDFW as the candidate species list for plants that may be listed as state Threatened and Endangered by CDFW. The six categories of rarity that are summarized in Table 3-1.

**Table 3-1. California Rare Plant Ranks 1, 2, 3, & 4, and Threat Code Extensions**

<b>CRPR Rank</b>	<b>Comments</b>
Rank 1A – Plants Presumed Extirpated in California and Either Rare or Extinct Elsewhere	Thought to be extinct in California based on a lack of observation or detection for many years.
Rank 1B – Plants Rare, Threatened, or Endangered in California and Elsewhere	Species, which are generally rare throughout their range that are also judged to be vulnerable to other threats such as declining habitat.
Rank 2A – Plants presumed Extirpated in California, But Common Elsewhere	Species that are presumed extinct in California but more common outside of California
Rank 2B – Plants Rare, Threatened or Endangered in California, But More Common Elsewhere	Species that are rare in California but more common outside of California
Rank 3 – Plants About Which More Information Is Needed (A Review List)	Species that are thought to be rare or in decline but CNPS lacks the information needed to assign to the appropriate list. In most instances, the extent of surveys for these species is not sufficient to allow CNPS to accurately assess whether these species should be assigned to a specific rank. In addition, many of the Rank 3 species have associated taxonomic problems such that the validity of their current taxonomy is unclear.
Rank 4 – Plants of Limited Distribution (A Watch List)	Species that are currently thought to be limited in distribution or range whose vulnerability or susceptibility to threat is currently low. In some cases, as noted above for Rank 3 species, CNPS lacks survey data to accurately determine status in California. Many species have been placed on Rank 4 in previous editions of the “Inventory” and have been removed as survey data has indicated that the species are more common than previously thought. CNPS recommends that species currently included on this list should be monitored to ensure that future substantial declines are minimized.
<b>Extension</b>	<b>Comments</b>
.1 – Seriously endangered in California	Species with over 80% of occurrences threatened and/or have a high degree and immediacy of threat.
.2 – Fairly endangered in California	Species with 20-80% of occurrences threatened.
.3 – Not very endangered in California	Species with <20% of occurrences threatened or with no current threats known.

### **3.3 Jurisdictional Waters**

#### **3.3.1 Army Corps of Engineers**

Pursuant to Section 404 of the Clean Water Act, the Corps regulates the discharge of dredged and/or fill material into waters of the United States. The term “waters of the United States” is defined in federal regulations at 33 CFR Part 328.3(a) as:

- (1) Waters which are:
  - (i) Currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
  - (ii) The territorial seas; or
  - (iii) Interstate waters;
- (2) Impoundments of waters otherwise defined as waters of the United States under this definition, other than impoundments of waters identified under paragraph (a)(5) of this section;
- (3) Tributaries of waters identified in paragraphs (a)(1) or (2) of this section that are relatively permanent, standing or continuously flowing bodies of water;
- (4) Wetlands adjacent to the following waters:
  - (i) Waters identified in paragraph (a)(1) of this section; or
  - (ii) Relatively permanent, standing or continuously flowing bodies of water identified in paragraph (a)(2) or (a)(3) of this section and with a continuous surface connection to those waters;
- (5) Intrastate lakes and ponds not identified in paragraphs (a)(1) through (4) of this section that are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraph (a)(1) or (a)(3) of this section.

Federal regulations at 33 CFR Part 328.3(b) exclude the following from being “waters of the United States” even where they otherwise meet the terms of paragraphs (a)(2) through (5) above:

- (1) Waste treatment systems, including treatment ponds or lagoons, designed to meet the requirements of the Clean Water Act;
- (2) Prior converted cropland designated by the Secretary of Agriculture. The exclusion would cease upon a change of use, which means that the area is no longer available for the production of agricultural commodities. Notwithstanding the determination of an area’s status as prior converted cropland by any other Federal agency, for the purposes of the Clean Water Act, the final authority regarding Clean Water Act jurisdiction remains with EPA;
- (3) Ditches (including roadside ditches) excavated wholly in and draining only dry land and that do not carry a relatively permanent flow of water;
- (4) Artificially irrigated areas that would revert to dry land if the irrigation ceased;

- (5) Artificial lakes or ponds created by excavating or diking dry land to collect and retain water and which are used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing;
- (6) Artificial reflecting or swimming pools or other small ornamental bodies of water created by excavating or diking dry land to retain water for primarily aesthetic reasons;
- (7) Waterfilled depressions created in dry land incidental to construction activity and pits excavated in dry land for the purpose of obtaining fill, sand, or gravel unless and until the construction or excavation operation is abandoned and the resulting body of water meets the definition of waters of the United States; and
- (8) Swales and erosional features (e.g., gullies, small washes) characterized by low volume, infrequent, or short duration flow.

In the absence of wetlands, the limits of Corps jurisdiction in non-tidal waters, such as intermittent streams, extend to the OHWM which is defined at 33 CFR 328.3(c)(4) as:

...that line on the shore established by the fluctuation of water and indicated by physical characteristics such as clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.

“Adjacent” wetlands are defined by 33 CFR 328.3(c)(2) as having a “continuous surface connection” to other waters of the United States.

### **Wetland Definition Pursuant to Section 404 of the Clean Water Act**

The term “wetlands” (a subset of “waters of the United States”) is defined at 33 CFR 328.3(c)(1) as “areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.” In 1987 the Corps published the Wetland Manual to guide its field personnel in determining jurisdictional wetland boundaries. The methodology set forth in the Wetland Manual and the Arid West Supplement generally requires that, in order to be considered a wetland, the vegetation, soils, and hydrology of an area exhibit at least minimal hydric characteristics. While the Wetland Manual and Arid West Supplement provide great detail in methodology and allow for varying special conditions, a wetland should normally meet each of the following three criteria:

- \* More than 50 percent of the dominant plant species at the site must be hydrophytic in nature as published in the most current national wetland plant list;
- \* Soils must exhibit physical and/or chemical characteristics indicative of permanent or periodic saturation (e.g., a gleyed color, or mottles with a matrix of low chroma indicating a relatively consistent fluctuation between aerobic and anaerobic conditions); and

- \* Whereas the Wetland Manual requires that hydrologic characteristics indicate that the ground is saturated to within 12 inches of the surface for at least five percent of the growing season during a normal rainfall year, the Arid West Supplement does not include a quantitative criteria with the exception for areas with “problematic hydrophytic vegetation”, which require a minimum of 14 days of ponding to be considered a wetland.

### **3.3.2 State Water Resources Control Board/Regional Water Quality Control Board**

Pursuant to CCR title 23, section 3831(w), the State Water Resources Control Board (State Water Board) has jurisdiction over waters of the United States and waters of the State: "Waters of the United States" means surface water and water bodies as defined by EPA regulations (e.g., 40 CFR Section 122.2). All waters of the United States in California are also "waters of the state" (defined by the Porter-Cologne Water Quality Control Act as "any surface water or ground water, including saline waters, within the boundaries of the state." Water Code Section 13050(e)). Not all waters of the state (e.g., ground water) are waters of the United States.

In addition, State Water Board Resolution 2000-014 approved revised regulations for the 401 Water Quality Certification Program that defined waters of the State:

...wetlands that meet the current definition, or any historic definition, of waters of the U.S. are waters of the state. Therefore, waters of the state includes features that have been determined by the U.S. Environmental Protection Agency (EPA) or the Corps to be “waters of the U.S.” in an approved jurisdictional determination; “waters of the U.S.” identified in an aquatic resource report verified by the Corps upon which a permitting decision was based; and features that are consistent with any current or historic final judicial interpretation of “waters of the U.S.” or any current or historic federal regulation defining “waters of the U.S.” under the federal Clean Water Act.

#### **State Wetland Definition**

The State Board Wetland Definition and Procedures define an area as wetland as follows:

An area is wetland if, under normal circumstances, (1) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; (2) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and (3) the area’s vegetation is dominated by hydrophytes or the area lacks vegetation.

The following wetlands are waters of the State:

1. Natural wetlands;
2. Wetlands created by modification of a surface water of the state;<sup>1</sup> and

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<sup>1</sup> “Created by modification of a surface water of the state” means that the wetland that is being evaluated was created by modifying an area that was a surface water of the state at the time of such modification. It does not include a wetland that is created in a location where a water of the state had existed historically but had already been completely eliminated at some time prior to the creation of the wetland. The wetland being evaluated does not become a water of the state due solely to a diversion of water from a different water of the state.

3. Artificial wetlands<sup>2</sup> that meet any of the following criteria:
- a. Approved by an agency as compensatory mitigation for impacts to other waters of the state, except where the approving agency explicitly identifies the mitigation as being of limited duration;
  - b. Specifically identified in a water quality control plan as a wetland or other water of the state;
  - c. Resulted from historic human activity, is not subject to ongoing operation and maintenance, and has become a relatively permanent part of the natural landscape; or
  - d. Greater than or equal to one acre in size, unless the artificial wetland was constructed, and is currently used and maintained, primarily for one or more of the following purposes (i.e., the following artificial wetlands are not waters of the state unless they also satisfy the criteria set forth in 2, 3a, or 3b):
    - i. Industrial or municipal wastewater treatment or disposal,
    - ii. Settling of sediment,
    - iii. Detention, retention, infiltration, or treatment of stormwater runoff and other pollutants or runoff subject to regulation under a municipal, construction, or industrial stormwater permitting program,
    - iv. Treatment of surface waters,
    - v. Agricultural crop irrigation or stock watering,
    - vi. Fire suppression,
    - vii. Industrial processing or cooling,
    - viii. Active surface mining – even if the site is managed for interim wetlands functions and values,
    - ix. Log storage,
    - x. Treatment, storage, or distribution of recycled water, or
    - xi. Maximizing groundwater recharge (this does not include wetlands that have incidental groundwater recharge benefits); or
    - xii. Fields flooded for rice growing.<sup>3</sup>

All artificial wetlands that are less than an acre in size and do not satisfy the criteria set forth in 2, 3.a, 3.b, or 3.c are not waters of the state. If an aquatic feature meets the

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<sup>2</sup> Artificial wetlands are wetlands that result from human activity.

<sup>3</sup> Fields used for the cultivation of rice (including wild rice) that have not been abandoned due to five consecutive years of non-use for the cultivation of rice (including wild rice) that are determined to be a water of the state in accordance with these Procedures shall not have beneficial use designations applied to them through the Water Quality Control Plan for the Sacramento and San Joaquin River Basins, except as otherwise required by federal law for fields that are considered to be waters of the United States. Further, agricultural inputs legally applied to fields used for the cultivation of rice (including wild rice) shall not constitute a discharge of waste to a water of the state. Agricultural inputs that migrate to a surface water or groundwater may be considered a discharge of waste and are subject to waste discharge requirements or waivers of such requirements pursuant to the Water Board's authority to issue or waive waste discharge requirements or take other actions as applicable.

wetland definition, the burden is on the applicant to demonstrate that the wetland is not a water of the state.

### **3.3.3 California Department of Fish and Wildlife**

Pursuant to California Fish and Game Code (FGC) Division 2, Chapter 6, Sections 1600-1603, the CDFW regulates substantial diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake, which supports fish or wildlife.

California regulations define a stream (including creeks and rivers) as “a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having surface or subsurface flow that supports or has supported riparian vegetation” (California Code of Regulations [CCR] Title 14 Section 1.72). The definition of a “lake” includes “natural lakes or man-made reservoirs” (CCR Title 14 Section 1.56). The Fish and Game Code defines wildlife to include “all wild animals, birds, plants, fish, amphibians, reptiles, and related ecological communities, including the habitat upon which they depend for continued viability” (FGC Division 0.5, Chapter 1, Section 89.5).

## **4.0 RESULTS**

This section provides the results of general biological surveys, vegetation mapping, habitat assessments and focused surveys for special-status plants and animals, and an evaluation for Waters of the United States (including wetlands) subject to the jurisdiction of the Corps and Regional Board, and streams (including riparian vegetation) and lakes subject to the jurisdiction of CDFW.

### **4.1 Existing Conditions**

The Project site consists of relatively flat undeveloped land that is vegetated with non-native grasses and forbs throughout the majority of the site. Elevation on the site is approximately 100 feet above mean sea level (amsl). The Project site is currently vacant and the majority of the site is vegetated with non-native grasses and forbs with some ornamental vegetation.

The Project site is bordered by railway lines and the Torrance Oil Refinery to the north; commercial buildings, vacant land and Del Amo Boulevard to the south; and commercial/residential properties and Prairie Avenue to the west.

Based on a review of the Phase I Environmental Site Assessment Study conducted by SCS Engineers (2018) and a review of historic aerial photography and field observations, the Project site and environs have been subject to extensive human-caused disturbance since at least 1928 (SCS 2018) which includes but is not limited to decades of agricultural activities, primarily farming; extensive soil removal within the central and western portions in support of constructing earthen berms for the adjacent Torrance Oil Refinery; stockpiling of soil; and the importation of various debris materials including road base, bricks, concrete, piping, catalyst

beads and petroleum coke, especially across the northwestern portion of the Project site (SCS Engineers 2018).

In addition, the Project site historically was also used as an out-parcel ancillary to the Torrance Oil Refinery for the placement or disposal of refinery wastes, which constitutes a recognized environmental condition. The Refinery is the subject of Cleanup and Abatement Orders from the Los Angeles Regional Water Quality Control Board for releases at and from the Refinery (CAO Numbers 88-43, 89-136, and 95-116) and the Project site is also within the area subject to those orders. Subsequent remediation work will be performed with the oversight of the Los Angeles Regional Water Quality Control Board.

Until their removal in approximately March 2024, a large portion of the southern edge and western half of the Project site supported a combination of over 100 ornamental and coastal wattle shrubs (*Acacia* spp.). Many of the cut wattle stumps are resprouting.

The central portion of the Project site is situated at a lower elevation area referred to as the “borrow pit” where soil was historically borrowed to construct earthen berms at the adjacent Torrance Oil Refinery (SCS Engineers 2018). From approximately 1989 to 2024, the eastern half of the Project site supported equestrian facilities and pastureland that was used by the Torrance Mounted Posse. The pasture area is located immediately north of the equestrian facilities and was utilized daily for spreading animal manure and exercising horses. A chain linked fence surrounds the Project site’s perimeter and also bisects the eastern and western half of the Project site. No natural vegetation communities are present in this area.

Soils on site are mapped as roughly 88 percent Urban Land-Marina Complex (fine sandy loams) and 12 percent Urban Land-Centinela-Typic Xerothents (loams) [Exhibit 7 – Soils Map].<sup>4</sup> The Marina series soils consists of very deep, well drained soils that weathered from eolian deposits. They formed in old sand dunes near the coast. The Centinela series soils consists of well drained soils that formed in a thin surface mantle of human-transported materials (HTM) overlying alluvium from marine or mixed rock sources. These soils are on alluvial fan remnants, inset fans, fluviomarine bottoms, and low-lying terraces.

## **4.2 Vegetation**

The Project site supports the following vegetation/land-use types: Disturbed/Developed, *Acacia* Ruderal Patches, Deerweed Scrub, Ice Plant Mats, Summer Mustard Fields and Ornamental Planted Areas. Table 4-1 provides a summary of the vegetation/land-use types. Descriptions of each vegetation/land use type follow the table. A Vegetation Map is attached as Exhibit 5. Photographs depicting the Project site are included in Exhibit 6.

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<sup>4</sup> Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Soil Survey Geographic (SSURGO) Database. Available online at <https://sdmdataaccess.sc.egov.usda.gov>. Accessed [June 2018].

**Table 4-1. Summary of Vegetation/Land Use Types for the Project Site**

<b>Vegetation/Land Use Type</b>	<b>Onsite (Acres)</b>	<b>Offsite (Acres)</b>	<b>Total (Acres)</b>
<i>Acacia cyclops</i> Shrubland Semi-Natural Alliance (Acacia Ruderal Patches)	-	0.85	0.85
<i>Acmispon glaber</i> Shrubland Alliance (Deerweed Scrub)	0.50	-	0.50
<i>Carpobrotus edulis</i> Herbaceous Semi-Natural Alliance (Ice Plant Mats)	0.11	0.66	0.77
Disturbed/Developed Areas	7.32	5.85	13.17
<i>Hirschfeldia incana</i> Herbaceous Semi-Natural Alliance (Summer Mustard Fields)	22.37	0.02	22.39
Ornamental Planted Areas	1.02	0.41	1.43
<b>Total</b>	<b>31.32</b>	<b>7.79</b>	<b>39.11</b>

### **Shrubland Alliances**

#### ***Acacia cyclops* Shrubland Semi-Natural Alliance (Acacia Ruderal Patches) – No Ranking**

The Project site supports approximately 0.85 acre of the *Acacia cyclops* Shrubland Semi-Natural Alliance, all of which occur offsite. In general, the alliance occurs in the western portion of the site and is primarily associated with an east-facing slope [Exhibit 5 – Vegetation Map].

The *Acacia cyclops* Shrubland Semi-Natural Alliance, as mapped on the project site, is dominated by cyclops acacia (*Acacia cyclops*) at percent cover that meets or exceeds one MCV membership rule for the alliance: cyclops acacia comprises a minimum of 75 percent relative cover in the shrub canopy. In many areas, the interstitial spaces between shrubs are occupied by herbaceous species such as Lewis’ evening-primrose (*Camissoniopsis lewisii*), broadleaf filaree (*Erodium botrys*), telegraph weed (*Heterotheca grandiflora*), smilo grass (*Stipa miliacea*), fountain grass (*Pennisetum setaceum*), white sweetclover (*Melilotus albus*), American nightshade (*Solanum americanum*), American bird’s foot trefoil (*Acmispon americanus*), wild radish (*Raphanus sativus*), cheeseweed (*Malva parviflora*), dwarf nettle (*Urtica urens*), Bermuda grass (*Cynodon dactylon*), hairy suncup (*Camissoniopsis hirtella*), small-flowered evening primrose (*Camissoniopsis micrantha*), and beach suncup (*Camissoniopsis cheiranthifolia*).

#### ***Acmispon glaber* Shrubland Alliance (Deerweed Scrub) – S5G5**

The Project site supports approximately 0.50 acre of the *Acmispon glaber* Shrubland Alliance. In general, the alliance occurs in the western portion of the site and is primarily associated with north-facing slopes [Exhibit 5 – Vegetation Map].

The *Acmispon glaber* Shrubland Alliance, as mapped on the project site, is dominated by deerweed (*Acmispon glaber*) at percent cover that meets or exceeds one MCV membership rule

for the alliance: deerweed comprises a minimum of 50 percent relative cover in the shrub canopy. In many areas, the interstitial spaces between shrubs are occupied by herbaceous species such as Lewis' evening-primrose, black mustard (*Brassica nigra*), flatspine bursage (*Ambrosia acanthicarpa*), broadleaf filaree, telegraph weed, smilo grass, fountain grass, white sweetclover, American nightshade, American bird's foot trefoil, lamb's quarters (*Chenopodium album*), wild radish, cheeseweed, dwarf nettle, Bermuda grass, hairy suncup, curly dock (*Rumex crispus*), small-flowered evening primrose, Russian thistle (*Salsola tragus*), and beach suncup.

## **Grassland Alliances**

### ***Hirschfeldia incana* Herbaceous Semi-Natural Alliance (Summer Mustard Fields) – No Ranking**

The Project site supports approximately 22.39 acres of the *Hirschfeldia incana* Herbaceous Semi-Natural Alliance, 0.02 acres of which occur offsite. In general, the alliance occurs throughout the site and is primarily associated with disturbed soils and areas with historical land use [Exhibit 5 – Vegetation Map].

The *Hirschfeldia incana* Herbaceous Semi-Natural Alliance, as mapped on the Project site, is dominated by summer mustard (*Hirschfeldia incana*) at percent cover that meets or exceeds one MCV membership rule: summer mustard comprises a minimum of 80 percent relative cover in the herbaceous layer. Co-dominant herbaceous species in order of descending dominance include garland daisy (*Glebionis coronaria*), black mustard, flatspine bursage, broadleaf filaree, telegraph weed, smilo grass, fountain grass, white sweetclover, American bird's foot trefoil, lamb's quarters, wild radish, cheeseweed, Bermuda grass, curly dock, small-flowered evening primrose, and Russian thistle. Emergent shrubs are sometimes present among the herbaceous layer, including mulefat (*Baccharis salicifolia*) and cyclops acacia.

## **Disturbed and Developed Land Use Types**

### ***Carpobrotus edulis* Herbaceous Semi-Natural Alliance (Ice Plant Mats) – No Ranking**

The Project site supports approximately 0.77 acre of the *Carpobrotus edulis* Herbaceous Semi-Natural Alliance, 0.66 acre of which occur offsite. In general, the alliance occurs in the southwestern portion of the site and is primarily associated with existing landscaping [Exhibit 5 – Vegetation Map].

The *Carpobrotus edulis* Herbaceous Semi-Natural Alliance is dominated by ice plant (*Carpobrotus edulis*) at percent cover that meets or exceeds one MCV membership rule: ice plant comprises a minimum of 80 percent relative cover in the herbaceous layer. Co-dominant herbaceous species in order of descending dominance include garland daisy, summer mustard, white sweetclover, and wild radish.

### **Disturbed/Developed Areas – No Ranking**

The Project site supports approximately 13.17 acres of Disturbed/Developed Areas. In general, these areas occur in the southern portion of the site and are primarily associated with historic land use. Disturbed/Developed Areas, as mapped on the project site, are areas with current or historical land use. These areas include roads, fuel modification buffers, staging areas, the former

equestrian center, and any other areas devoid of naturally occurring native vegetation [Exhibit 5 – Vegetation Map].

In addition, four coast live oak trees (*Quercus agrifolia*) occur scattered within disturbed areas and summer mustard fields area primarily within the western portion of the Project site. All of the coast live oak trees are relatively young in age, small in size and appears to have established naturally by animal dispersal.

#### **Ornamental Planted Areas – No Ranking**

The Project site supports approximately 1.43 acres of Ornamental Planted Areas, 0.41 acres of which occur offsite. In general, these areas occur in the southern portion of the site and are primarily associated with existing landscaping [Exhibit 5 – Vegetation Map].

Ornamental Planted Areas, as mapped on the project site, are areas where landscaping and ornamental tree and shrub planting have occurred. Dominant species in this association include sweetgum (*Liquidambar styraciflua*), blue gum (*Eucalyptus globulus*), Mexican fan palm (*Washingtonia robusta*), and Bermuda grass.

#### **4.3 Wildlife**

A total of 72 animal species, including 19 species of invertebrates, one amphibian species, five species of reptiles, 28 species of birds, and nine species of mammals were recorded on site during the combined general and focused biological surveys.

Commonly occurring invertebrate species detected during the surveys included California harvester ant (*Pogonomyrmex californicus*), and milk snail (*Otala lactea*). Commonly occurring reptile species detected included common side-blotched lizard (*Uta stansburiana*), and Great Basin fence lizard (*Sceloporus occidentalis*). Commonly occurring avian species detected included rock pigeon (*Columba livia*), Anna’s hummingbird (*Calypte anna*), black phoebe (*Sayornis nigricans*) and house finch (*Haemorhous mexicanus*). Commonly occurring mammal species detected included Botta’s pocket gopher (*Thomomys bottae*). A complete faunal compendium is included in Appendix B.

#### **4.4 Special-Status Vegetation Communities**

The CNDDDB identifies the following three special-status vegetation communities for the Torrance and surrounding quadrangle maps: Southern Dune Scrub, Southern Coastal Bluff Scrub, and Southern Coastal Salt Marsh. The Project site does not contain any special-status vegetation types, including those identified by the CNDDDB.

#### **4.5 Special-Status Plants**

The following special-status plants were detected at the Project site: southern tarplant and Lewis’ evening-primrose. Table 4-2 provides a list of special-status plants evaluated for the Project site through general biological surveys, habitat assessments, and focused surveys. Species were evaluated based on the following factors: 1) species identified by the CNDDDB and CNPS as

occurring (either currently or historically) on or in the vicinity of the Project site, and 2) any other special-status plants that are known to occur within the vicinity of the Project site, or for which potentially suitable habitat occurs within the site.

**Table 4-2. Special-Status Plants Evaluated for the Project Site**

<b>Status</b>	
<b>Federal</b>	<b>State</b>
FE – Federally Endangered	SE – State Endangered
FT – Federally Threatened	ST – State Threatened
FC – Federal Candidate	
<b>CNPS</b>	
Rank 1A – Plants presumed extirpated in California and either rare or extinct elsewhere.	
Rank 1B – Plants rare, threatened, or endangered in California and elsewhere.	
Rank 2A – Plants presumed extirpated in California, but common elsewhere.	
Rank 2B – Plants rare, threatened, or endangered in California, but more common elsewhere.	
Rank 3 – Plants about which more information is needed (a review list).	
Rank 4 – Plants of limited distribution (a watch list).	
<b>CNPS Threat Code extension</b>	
.1 – Seriously endangered in California (over 80% occurrences threatened)	
.2 – Fairly endangered in California (20-80% occurrences threatened)	
.3 – Not very endangered in California (<20% of occurrences threatened or no current threats known)	
<b>Occurrence</b>	
<ul style="list-style-type: none"> <li>Does not occur – The site does not contain habitat for the species and/or the site does not occur within the geographic range of the species.</li> <li>Absent – The site contains suitable habitat for the species, but the species has been confirmed absent through focused surveys.</li> <li>Not expected to occur – The species is not expected to occur onsite due to low habitat quality, however absence cannot be ruled out.</li> <li>Potential to occur – The species has a potential to occur onsite based on suitable habitat, however its presence/absence could not be confirmed.</li> <li>Present – The species was detected onsite incidentally or through focused surveys.</li> </ul>	

Species Name	Status	Habitat Requirements	Occurrence
Aphanisma <i>blitoides</i>	Federal: None State: None CNPS: Rank 1B.2	Sandy soils in coastal bluff scrub, coastal dunes, and coastal scrub.	Absent.
Ballona cinquefoil <i>Potentilla multijuga</i>	Federal: None State: None CNPS: Rank 1A	Meadows and seeps (brackish).	Does not occur.
Beach spectaclepod <i>Dithyrea maritima</i>	Federal: None State: ST CNPS: Rank 1B.1	Coastal dunes, coastal scrub (sandy).	Absent.
Brand’s star phacelia <i>Phacelia stellaris</i>	Federal: None State: None CNPS: Rank 1B.1	Coastal dunes and coastal sage scrub.	Absent.

Species Name	Status	Habitat Requirements	Occurrence
California Orcutt grass <i>Orcuttia californica</i>	Federal: FE State: SE CNPS: Rank 1B.1	Vernal pools	Does not occur.
Catalina crossosoma <i>Crossosoma californicum</i>	Federal: None State: None CNPS: Rank 1B.2	Rocky soils in chaparral and coastal scrub.	Does not occur.
Coast woolly-heads <i>Nemacaulis 28enudate</i> var. <i>denudata</i>	Federal: None State: None CNPS: Rank 1B.2	Coastal dunes	Absent.
Coastal dunes milk-vetch <i>Astragalus tener</i> var. <i>titi</i>	Federal: FE State: SE CNPS: Rank 1B.1	Often in vernal mesic areas within coastal bluff scrub (sandy), coastal dunes, and coastal prairie (mesic).	Does not occur.
Coastal goosefoot <i>Chenopodium littoreum</i>	Federal: None State: None CNPS: Rank 1B.2	Coastal dunes.	Absent.
Coulter's goldfields <i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	Federal: None State: None CNPS: Rank 1B.1	Playas, vernal pools, marshes and swamps (coastal salt).	Does not occur.
Coulter's saltbush <i>Atriplex coulteri</i>	Federal: None State: None CNPS: Rank 1B.2	Coastal bluff scrub, coastal dunes, coastal sage scrub, valley and foothill grassland. Occurring on alkaline or clay soils.	Does not occur.
Davidson's saltscale <i>Atriplex serenana</i> var. <i>davidsonii</i>	Federal: None State: None CNPS: Rank 1B.2	Alkaline soils in coastal sage scrub, coastal bluff scrub.	Does not occur.
Decumbent goldenbush <i>Isocoma menziesii</i> var. <i>decumbens</i>	Federal: None State: None CNPS: Rank 1B.2	Chaparral, coastal scrub (sandy, often in disturbed areas)	Does not occur.
Estuary seablite <i>Suaeda esteroa</i>	Federal: None State: None CNPS: Rank 1B.2	Coastal salt marsh and swamps. Occurring in sandy soils	Does not occur.
Horn's milk-vetch <i>Astragalus hornii</i> var. <i>hornii</i>	Federal: None State: None CNPS: Rank 1B.1	Lake margins with alkaline soils, meadows and seeps, and playas.	Does not occur.
Island green dudleya <i>Dudleya virens</i> ssp. <i>insularis</i>	Federal: None State: None CNPS: Rank 1B.2	Rocky soils in coastal bluff scrub and coastal scrub.	Does not occur.
Lewis' evening- primrose <i>Camissoniopsis lewisii</i>	Federal: None State: None CNPS: Rank 3	Open sandy and clayey grasslands, coastal dunes and beaches.	Present.
Lyon's pentachaeta <i>Pentachaeta lyonii</i>	Federal: FE State: SE CNPS: Rank 1B.1	Chaparral (openings), coastal sage scrub, valley and foothill grassland.	Does not occur.
Mesa horkelia <i>Horkelia cuneata</i> var. <i>puberula</i>	Federal: None State: None CNPS: Rank 1B.1	Sandy or gravelly soils in chaparral (maritime), cismontane woodland, and coastal scrub.	Does not occur.

Species Name	Status	Habitat Requirements	Occurrence
Mud nama <i>Nama stenocarpum</i>	Federal: None State: None CNPS: Rank 2B.2	Marshes and swamps	Does not occur.
Orcutt's pincushion <i>Chaenactis glabriuscula</i> var. <i>orcuttiana</i>	Federal: None State: None CNPS: Rank 1B.1	Coastal bluff scrub (sandy soils) and coastal dunes.	Does not occur.
Parish's brittle-scale <i>Atriplex parishii</i>	Federal: None State: None CNPS: Rank 1B.1	Chenopod scrub, playas, vernal pools.	Does not occur.
Prostrate vernal pool navarretia <i>Navarretia prostrata</i>	Federal: None State: None CNPS: Rank 1B.1	Coastal sage scrub, valley and foothill grassland (alkaline), vernal pools. Occurring in mesic soils.	Does not occur.
Salt marsh bird's-beak <i>Chloropyron maritimum</i> ssp. <i>maritimum</i>	Federal: FE State: SE CNPS: Rank 1B.2	Coastal dune, coastal salt marshes and swamps.	Does not occur.
Salt Spring checkerbloom <i>Sidalcea neomexicana</i>	Federal: None State: None CNPS: Rank 2B.2	Mesic, alkaline soils in chaparral, coastal sage scrub, lower montane coniferous forest, Mojavean desert scrub, and playas.	Does not occur.
San Bernardino aster <i>Symphotrichum defoliatum</i>	Federal: None State: None CNPS: Rank 1B.2	Cismontane woodland, coastal scrub, lower montane coniferous forest, meadows and seeps, marshes and swamps, valley and foothill grassland (vernally mesic).	Does not occur.
San Diego button-celery <i>Eryngium aristulatum</i> var. <i>parishii</i>	Federal: FE State: SE CNPS: Rank 1B.1	Mesic soils in vernal pools, valley and foothill grasslands, coastal sage scrub.	Does not occur.
San Fernando Valley spineflower <i>Chorizanthe parryi</i> var. <i>fernandina</i>	Federal: Candidate State: SE CNPS: Rank 1B.1	Coastal sage scrub, occurring on sandy soils.	Does not occur.
Santa Catalina Island desert-thorn <i>Lycium brevipes</i> var. <i>hassei</i>	Federal: None State: None CNPS: Rank 3.1	Coastal bluff scrub, coastal scrub.	Does not occur.
Smooth tarplant <i>Centromadia pungens</i> ssp. <i>laevis</i>	Federal: None State: None CNPS: Rank 1B.1	Alkaline soils in chenopod scrub, meadows and seeps, playas, riparian woodland, valley and foothill grasslands, disturbed habitats.	Does not occur.
South coast saltscale <i>Atriplex pacifica</i>	Federal: None State: None CNPS: Rank 1B.2	Coastal bluff scrub, coastal dunes, coastal sage scrub, playas.	Does not occur.
Southern tarplant <i>Centromadia parryi</i> ssp. <i>australis</i>	Federal: None State: None CNPS: Rank 1B.1	Disturbed habitats, margins of marshes and swamps, vernal mesic valley and foothill grassland, vernal pools.	Present.

Species Name	Status	Habitat Requirements	Occurrence
Spreading navarretia <i>Navarretia fossalis</i>	Federal: FT State: None CNPS: Rank 1B.1	Vernal pools, playas, chenopod scrub, marshes and swamps (assorted shallow freshwater).	Does not occur.
Ventura Marsh milk-vetch <i>Astragalus pycnostachyus</i> var. <i>lanosissimus</i>	Federal: FE State: SE CNPS: Rank 1B.1	Coastal dunes, coastal scrub, marshes and swamps (edges, coastal salt or brackish)	Does not occur.

#### 4.5.1 Special-Status Plant Species Observed within the Project Site

**Lewis’ Evening-Primrose (*Camissoniopsis lewisii*)** – The Project site supports Lewis’ evening-primrose, which is a California Rare Plant Rank 3 species. Rank 3 refers to a review list of species for which more information is needed. Specifically, the Rank applies to “species that are thought to be rare or in decline, but CNPS lacks the information needed to assign to the appropriate list. In most instances, the extent of surveys for these species is not sufficient to allow CNPS to accurately assess whether these species should be assigned to a specific rank”. CNPS notes that dried material is difficult to use when identifying the species, and that apparently other taxa are often misidentified as *C. lewisii*. Lewis’ evening-primrose is an annual herb that grows in coastal bluff scrub, cismontane woodland, coastal dunes, coastal scrub, and valley and foothill grassland, growing at elevations from 0 to 300 meters. The species is sometimes associated with sandy or clay soils. With the Project site, the evening-primrose is associated with sandy soils on relict coastal dunes.

As described above in Section 2.2.4, during a November 2022 site visit, biologists with Aspen detected dried material containing fruits that were suggestive of *C. lewisii*; however, Aspen’s biologists were unable to positively confirm the species identification from the dried material. GLA confirmed the identification of *C. lewisii* during the 2025 survey along with *C. cheiranthifolia*, *C. hirtella* and *C. micrantha*. Lewis’ evening-primrose was mapped primarily in the southwestern portion of the Project site, but with an additional large population in the eastern-central portion of the site [Exhibit 8 – Sensitive Plant Map]. The population size was estimated at 305,000 individuals based on the quadrat counts described in Section 2.2.4.

**Southern Tarplant (*Centromadia parryi* ssp. *australis*)** – The Project site supports southern tarplant, which is a California Rare Plant Rank 1B.1 species. Rank 1B.1 refers to plants that are “rare, threatened or endangered in California and elsewhere”, and that are “seriously endangered in California”, with over 80% of occurrences threatened and/or have a high degree and immediacy of threat. Southern tarplant is an annual herb in the sunflower family that is found in California and elsewhere. It occurs within marshes and swamps (margins), valley and foothill grassland (vernally mesic), and vernal pools, growing at elevations from 0 to 480 meters. Southern tarplant is a species that is adapted to and thrives in disturbed areas. This species is very distinctive and bloomed as early as June and sometimes into October or November. In 2024, GLA mapped three areas of southern tarplant at the site, including one area in the northern portion of the site and two patches in the northern-central portion of the site [Exhibit 8]. GLA counted 474 tarplant individuals during the 2024 surveys. Aspen counted 620 southern tarplant when they detected the species at the site in November 2022; although the method

Aspen’s biologists used to determine that number is unclear. Regardless, GLA’s count of 474 individuals in 2024 followed two seasons where the rainfall was twice the seasonal average, with 26.80 inches for the 2023/2024 rainfall season and 25.68 inches from the prior season. Therefore, it is reasonable to conclude that the average size of tarplant population is in the range of 500 to 600 individuals.

**4.6 Special-Status Animals**

The following special-status animals were detected at the Project site: loggerhead shrike (*Lanius ludovicianus*), Southern California legless lizard and Crotch’s Bumble Bee. Table 4-3 provides a list of special-status animals evaluated for the Project site through general biological surveys, habitat assessments, and focused surveys. Species were evaluated based on the following factors, including: 1) species identified by the CNDDDB as occurring (either currently or historically) on or in the vicinity of the Project site, and 2) any other special-status animals that are known to occur within the vicinity of the Project site, for which potentially suitable habitat occurs on the site.

**Table 4-3. Special Status Animals Evaluated for the Project Site**

<b><u>Status</u></b>			
<b>Federal</b>		<b>State</b>	
FE – Federally Endangered		SE – State Endangered	
FT – Federally Threatened		ST – State Threatened	
FPT – Federally Proposed Threatened		SC– State Candidate	
FC – Federal Candidate		CFP – California Fully-Protected Species	
BGEPA– Bald and Golden Eagle Protection Act		SSC – Species of Special Concern	
<b>Western Bat Working Group (WBWG)</b>			
H – High Priority			
LM – Low-Medium Priority			
M – Medium Priority			
MH – Medium-High Priority			
<b><u>Occurrence</u></b>			
<ul style="list-style-type: none"> <li>• Absent – The species is absent from the site, either because the site lacks suitable habitat for the species, the site is located outside of the known range of the species, or focused surveys has confirmed the absence of the species.</li> <li>• Not expected to occur – The species is not expected to occur onsite due to low habitat quality, however absence cannot be ruled out.</li> <li>• Potential to occur – The species has a potential to occur onsite based on suitable habitat, however its presence/absence could not be confirmed.</li> <li>• Present – The species was detected onsite incidentally or through focused surveys.</li> </ul>			
<b>Species Name</b>	<b>Status</b>	<b>Habitat Requirements</b>	<b>Occurrence</b>
<b>Invertebrates</b>			
Crotch bumble bee <i>Bombus crotchii</i>	Federal: None State: CE (candidate endangered)	Relatively warm and dry sites, including the inner Coast Range of California	Present. Not detected during the 2021 focused surveys.

Species Name	Status	Habitat Requirements	Occurrence
		and margins of the Mojave Desert.	Detected during the 2025 focused surveys.
El Segundo blue butterfly <i>Euphilotes battoides allyni</i>	Federal: FE State: None	Dune habitats with dune buckwheat ( <i>Eriogonum parviflorum</i> ).	Does not occur. Host plant does not occur onsite.
Monarch butterfly (California overwintering population) <i>Danaus plexippus pop. 1</i>	Federal: None State: None	Roosts in winter in wind-protected tree groves along the California coast from northern Mendocino to Baja California, Mexico.	Does not occur.
Palos Verdes blue butterfly <i>Glaucopsyche lygdamus palosverdesensis</i>	Federal: FE State: None	Restricted to the cool, fog-shrouded, seaward side of Palos Verdes Hills, Los Angeles County; host plant is <i>Astragalus trichopodus</i> var. <i>lonchus</i> (locoweed) and common deerweed ( <i>Acmispon glaber</i> ).	Does not occur. Occurs outside the range of the species and lacks the main host plant, locoweed.
Riverside fairy shrimp <i>Streptocephalus woottoni</i>	Federal: FE State: None	Restricted to deep seasonal vernal pools, vernal pool-like ephemeral ponds, and stock ponds.	Does not occur.
<b>Fish</b>			
Mohave tui chub <i>Siphateles bicolor mohavensis</i>	Federal: FE State: SE, FP	Associated with deep pools and slough-like areas of the Mojave River, in areas with aquatic ditchgrass ( <i>Riparia maritima</i> ).	Does not occur.
<b>Amphibians</b>			
Western spadefoot <i>Spea hammondi</i>	Federal: None State: SSC	Seasonal pools in coastal sage scrub, chaparral, and grassland habitats.	Does not occur.
<b>Reptiles</b>			
Coast horned lizard <i>Phrynosoma blainvillii</i>	Federal: None State: SSC	Occurs in a variety of vegetation types including coastal sage scrub, chaparral, annual grassland, oak woodland, and riparian woodlands.	Absent. Native harvester ants occur on site; however the coast horned lizard was not detected during close to 20 biological surveys conducted between 2021 and 2025.
Southern California legless lizard <i>Anniella stebbinsi</i>	Federal: None State: SSC	Broadleaved upland forest, chaparral, coastal dunes, coastal scrub; found in a broader range of habitats than any of the other species in the genus. Often locally abundant, specimens are found in coastal sand dunes and a variety of interior habitats,	Present. Detected during the focused 2021 and 2025 surveys.

Species Name	Status	Habitat Requirements	Occurrence
		including sandy washes and alluvial fans	
Western pond turtle <i>Emys marmorata</i>	Federal: None State: SSC	Slow-moving permanent or intermittent streams, small ponds and lakes, reservoirs, abandoned gravel pits, permanent and ephemeral shallow wetlands, stock ponds, and treatment lagoons. Abundant basking sites and cover necessary, including logs, rocks, submerged vegetation, and undercut banks.	Does not occur.
<b>Birds</b>			
Bank swallow (nesting) <i>Riparia riparia</i>	Federal: None State: ST	Low areas along rivers, streams, ocean coasts or reservoirs. Often use human-made sites.	Does not occur.
Belding's savannah sparrow <i>Passerculus sandwichensis beldingi</i>	Federal: None State: SE	Coastal Marshes	Does not occur.
Burrowing owl (burrow sites & some wintering sites) <i>Athene cunicularia</i>	Federal: State: SSC	Shortgrass prairies, grasslands, lowland scrub, agricultural lands (particularly rangelands), coastal dunes, desert floors, and some artificial, open areas as a year-long resident. Occupies abandoned ground squirrel burrows as well as artificial structures such as culverts and underpasses.	Absent. Not detected during focused breeding surveys in 2021 and focused wintering and breeding surveys in 2024 and 2025.
California black rail <i>Laterallus jamaicensis coturniculus</i>	Federal: State: ST, FP	Nests in high portions of salt marshes, shallow freshwater marshes, wet meadows, and flooded grassy vegetation.	Does not occur.
California brown pelican (nesting colony & communal roosts) <i>Pelecanus occidentalis californicus</i>	Federal: Delisted State: Delisted, FP	Breed on dry, rocky offshore islands. Forage in estuaries and coastal marine habitats. Nests on islands free of land predators.	Does not occur.
California least tern (nesting colony) <i>Sterna antillarum browni</i>	Federal: FE State: SE, FP	Flat, vegetated substrates near the coast. Occurs near estuaries, bays, or harbors where fish is abundant.	Does not occur.

<b>Species Name</b>	<b>Status</b>	<b>Habitat Requirements</b>	<b>Occurrence</b>
Coastal California gnatcatcher <i>Polioptila californica californica</i>	Federal: FT State: SSC	Low elevation coastal sage scrub and coastal bluff scrub.	Does not occur.
Least Bell's vireo (nesting) <i>Vireo bellii pusillus</i>	Federal: FE State: SE	Dense riparian habitats with a stratified canopy, including southern willow scrub, mule fat scrub, and riparian forest.	Does not occur.
Loggerhead shrike (nesting) <i>Lanius ludovicianus</i>	Federal: State: SSC	Forages over open ground within areas of short vegetation, pastures with fence rows, old orchards, mowed roadsides, cemeteries, golf courses, riparian areas, open woodland, agricultural fields, desert washes, desert scrub, grassland, broken chaparral and beach with scattered shrubs. Generally nests in thorny vegetation.	Detected once in 2021. Not detected in 2025. The Project site provides limited opportunities for nesting, particularly with the removal of the majority of ornamental trees/shrubs in 2024.
Southwestern willow flycatcher (nesting) <i>Empidonax traillii extimus</i>	Federal: FE State: SE	Riparian woodlands along streams and rivers with mature dense thickets of trees and shrubs.	Does not occur.
Tricolored blackbird (nesting colony) <i>Agelaius tricolor</i>	Federal: State: CE, SSC	Breeding colonies require nearby water, a suitable nesting substrate, and open-range foraging habitat of natural grassland, woodland, or agricultural cropland.	Does not occur.
Western snowy plover (nesting) <i>Charadrius alexandrinus nivosus</i>	Federal: FT, State: SSC	Sandy or gravelly beaches along the coast, estuarine salt ponds, alkali lakes, and at the Salton Sea.	Does not occur.
Western yellow-billed cuckoo (nesting) <i>Coccyzus americanus occidentalis</i>	Federal: FT, State: SE	Dense, wide riparian woodlands with well-developed understories.	Does not occur.
Yellow rail <i>Coturnicops noveboracensis</i>	Federal: State: SSC	Shallow marshes, and wet meadows; in winter, drier freshwater and brackish marshes, as well as dense, deep grass, and rice fields.	Does not occur.
<b>Mammals</b>			
American badger <i>Taxidea taxus</i>	Federal: None State: SSC	Most abundant in drier open stages of most scrub, forest, and herbaceous habitats, with friable soils.	Does not occur.

Species Name	Status	Habitat Requirements	Occurrence
Big free-tailed bat <i>Nyctinomops macrotis</i>	Federal: None State: SSC WBWG: MH	Roost mainly in crevices and rocks in cliff situations; also utilize buildings, caves, and tree cavities.	Does not occur.
Pacific pocket mouse <i>Perognathus longimembris pacificus</i>	Federal: FE State: SSC	Fine, alluvial soils along the coastal plain. Scarcely in rocky soils of scrub habitats.	Does not occur.
Pocketed free-tailed bat <i>Nyctinomops femorosaccus</i>	Federal: None State: SSC WBWG: M	Rocky areas with high cliffs in pine-juniper woodlands, desert scrub, palm oasis, desert wash, and desert riparian.	Does not occur.
San Diego desert woodrat <i>Neotoma lepida intermedia</i>	Federal: None State: SSC	Occurs in a variety of shrub and desert habitats, primarily associated with rock outcrops, boulders, cacti, or areas of dense undergrowth.	Does not occur.
South coast marsh vole <i>Microtus californicus stephensi</i>	Federal: None State: SSC	Tidal marshes in Los Angeles, Orange and southern Ventura Counties.	Does not occur.
Southern California saltmarsh shrew <i>Sorex ornatus salicoricus</i>	Federal: None State: SSC	Coastal marshes. Requires dense vegetation and woody debris for cover.	Does not occur.
Western mastiff bat <i>Eumops perotis californicus</i>	Federal: None State: SSC WBWG: H	Occurs in many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, and chaparral. Roosts in crevices in cliff faces, high buildings, trees, and tunnels.	Does not occur.

#### 4.6.1 Special-Status Wildlife Species Observed within the Project Site

**Crotch’s Bumble Bee (*Bombus crotchii*)** – The Crotch’s bumble bee (CBB) was detected at the Project site in 2025, although not during the 2021 focused surveys. CBB is a CDFW Candidate for listing under CESA, and as a Candidate, CBB is subject to the same protections as listed species.

CBB exhibits a life cycle generally consistent with other bumble bee species. Bumble bees are social insects that live in colonies composed of a queen, workers, and reproductives (males and new queens [gynes]). Colonies are annual and only the new, mated queens overwinter. These queens emerge from hibernation in late winter/early spring (February or March) and immediately start foraging for pollen and nectar and begin to search for a nest site. CBB nesting ecology is currently not well documented; however, typical of other *Bombus* species, nests are often located

underground in abandoned rodent burrows and CBB may also utilize manmade or natural material debris piles. Initially, the queen does all the foraging and cares for the colony until the first workers emerge and assist with these duties. Bumble bees collect both nectar and pollen from the plants that they pollinate.

The CBB Colony Flight Season reportedly ranges from March/April to the end of August, typically with a peak in queen activity in April. Workers and males are generally active late March to August/September, with colony activity peaking in early July. The gyne flight season is generally from September through October, at which point the gyne will seek shelter to overwinter. Overwintering of CBB is not well understood, but it is thought that CBB gynes overwinter similar to other bumble bees, underground in soft, disturbed soil or under loose plant matter or debris. CDFW recognizes the Overwintering Period as occurring from November 1 to January 31.

CBB is a short-tongued species and is characterized as a dietary generalist due to the wide range of host plants visited. Multiple datasets demonstrate occurrence of CBB on certain floral taxa. Thorp et al. (1983) notes that CBB occurrences were associated most often with plants in the Fabaceae, Lamiaceae, Hydrophyllaceae, Asclepiadaceae, and Asteraceae families. Williams et al. (2014) state that CBB is associated with milkweeds (*Asclepias* spp.), dusty maidens (*Chaenactis* spp.), lupines (*Lupinus* spp.), medics (*Medicago* spp.), phacelias (*Phacelia* spp.), and sages (*Salvia* spp.).

On April 7, 2025, GLA biologist Jeff Ahrens detected one queen CBB briefly within the southwestern corner of the Project site. The queen flew a few circular patterns in this area briefly and then flew offsite to the south. On April 25, 2025, GLA biologist Ian Rhodes detected at least one CBB queen on deerweed within the southern portion of the Project site. On April 28, 2025, Mr. Ahrens observed at least three unique CBB queens on deerweed in the north-central portion of the Project site. Finally, on May 23, 2025, Mr. Ahrens observed one individual CBB worker on deerweed within the western portion of the Project site. During the focused surveys, no evidence of CBB nesting was detected. A nest of a California bumble bee was (*Bombus californicus*) was detected on site. Additional bumble bee species detected during the focused surveys include the Sonoran bumble bee (*Bombus sonorus*) and yellow-faced bumble bee (*Bombus vosnesenskii*). All CBB and other bumble bee species locations are depicted on Exhibit 9. Exhibit 9 also depicts the estimated area of CBB occupied habitat (approximately 17.83 acres), which is based on all bumble bee detections, floral resources, and areas where soils are generally compact from historic disturbance or contain imported soils and are devoid of burrows. Site photographs depicting legless lizards and occupied habitat are included in Exhibit 6.

**Loggerhead Shrike (*Lanius ludovicianus*)** – The loggerhead shrike is designated as a CDFW Species of Special Concern (SSC) when nesting. The loggerhead shrike is known to forage over open ground within areas of short vegetation, pastures with fence rows, old orchards, mowed roadsides, cemeteries, golf courses, riparian areas, open woodland, agricultural fields, desert washes, desert scrub, grassland, broken chaparral and beach with scattered shrubs (Unitt 1984; Yosef 1996). In southern California, loggerhead shrike nests in many substrates, especially thorny or spiny ones when available (which may help keep predators away), but are most

commonly in mesquite (Unitt 2004). In the absence of trees or shrubs, they sometimes nest in brush piles or tumbleweeds.

A single loggerhead shrike was detected once, on August 19, 2021, during the last of the eight biological surveys conducted at the Project site that year (between March and August). The loggerhead shrike was observed perched on a fence post near the northcentral portion of the Project site and was presumed foraging near the offsite railroad tracks. The loggerhead shrike was not detected during the four survey visits conducted in 2024, nor the nine survey visits in 2025. The loggerhead shrike was not observed nesting at the Project site in the three separate years when GLA conducted surveys at the site. The Project site offers limited nesting opportunities for shrikes, particularly with the majority of the ornamental trees and shrubs removed in 2024. Although the Project site does contain some Russian thistle, i.e., a plant with a “tumbleweed” form, which loggerhead shrikes have been reported observed nesting in, Russian thistle generally becomes thorny in the fall, after or near the end of the breeding season, and therefore the site is not optimal to support nesting shrikes. While the potential for shrike nesting at the site cannot be ruled out, the loggerhead shrike is expected to use the Project site opportunistically to forage.

**Southern California Legless Lizard (*Anniella stebbinsi*)** – GLA detected the Southern California legless lizard at the Project site in 2021 and 2025. The legless lizard is designated as a CDFW SSC and is one of four recently described species previously considered as a single taxon (Papenfuss and Parham 2013). This recently described species is found within Southern California south of the Transverse Ranges into northern Baja California, Mexico (Papenfuss and Parham 2013). Populations in the Tehachapi and Piute mountains of Kern County are disjunct from the main distribution of this species to the south (Papenfuss and Parham 2013). Southern California legless lizards occupy areas with friable soil including interior habitats such as sandy washes, alluvial fans, and oak woodlands and also in sand dunes on or near the coast. Most of the coastal dune habitat between Ventura County and the Mexican border has been destroyed by coastal development (Papenfuss and Parham 2013). Legless lizards are primarily fossorial (Klauber 1932) and are typically found between one to three inches under cover, however, they have been documented as deep as one foot below the surface (Miller 1944). Soil moisture is considered to be the most important limiting factor in the geographic distribution for legless lizards as they have been documented to obtain water for metabolism by capillary flow along skin channels to the mouth (Fusari 1985). Moisture is also important to facilitate shedding of the skin, as animals that have been kept in dry sand retained their shed skin which resulted in reduced foraging success and occasionally death (Miller 1944).

Over the course of the focused surveys in 2021 and 2025, GLA inspected the substrate beneath coverboards at approximately 130 locations throughout the Project site and conducted approximately 170 rake and approximately 50 hand trowel searches beneath leaf duff predominantly under wattle shrubs (in 2021) and also within areas of open sand (2021 and 2025) [Exhibit 10 - Legless Lizard Survey Area Map]. GLA detected 15 legless lizard individuals in 2021 and eight individuals in 2025 [Exhibit 10], although several of the individuals in each year were likely recaptures based on detecting them under the same coverboard. In 2025, legless lizards were confirmed at only two of the three locations from 2021 but were detected in several other locations not previously detected in 2021. Detections were recorded either through direct

observation or through detection of movement tracks under coverboards. As mentioned previously, legless lizards are strongly tied to soil moisture. All areas where legless lizards were detected in 2021 and 2025 retained soil moisture generally within three to six inches under the coverboards. Locations where lizards were detected in 2021 by rake searches generally consisted of sandy soil beneath one inch or more of leaf litter under a patch of wattle shrubs.

Exhibit 10 provides the locations of detections at the Project site. Once legless lizards were confirmed present in March 2021, the emphasis for the remaining focused survey effort was to determine the extent of occupied habitat and not the total number of legless lizards on site. Exhibit 10 depicts the estimated area of occupied habitat (approximately 6.76 acres), which was based on legless lizard detections, evidence under coverboards, and other areas where the substrate was similar to where legless lizards were detected. Site photographs depicting legless lizards and occupied habitat are included in Exhibit 6.

#### **4.6.2 Special-Status Wildlife Species not Observed but with a Potential to Occur at the Project Site**

**Burrowing Owl (*Athene cunicularia*)** – The burrowing owl is a CESA Candidate Endangered species and a CDFW SSC. Burrowing owls breed in much of southern California and the western and mid-western U.S.; however, breeding is very rare in coastal Los Angeles County. The wintering range is similar to the breeding range. The burrowing owl requires large open expanses of sparsely vegetated areas on gently rolling or level terrain with an abundance of ground squirrel burrows for nesting and sheltering.

Burrowing owls were not detected at the Project site during the 2021 and 2025 focused breeding season surveys, nor during the 2024/2025 focused non-breeding season surveys. While portions of the site west of Valencia Avenue exhibit disturbed, sparse vegetation, providing suitable foraging habitat, the site contains a limited number of burrows, consisting of California ground squirrel (*Otospermophilus beecheyi*) burrows. Exhibit 11 [Burrowing Owl Survey Area Map] depicts the Project site boundary and burrows mapped during the 2021 and 2025 surveys. The presence of burrows, albeit limited, provides opportunities for future burrowing owl use.

#### **4.6.3 Critical Habitat**

The Project site is not located within areas mapped by USFWS as critical habitat.

#### **4.7 Raptor Use**

As noted, the Project site has a long history of disturbance throughout the years; nevertheless, it does provide suitable foraging habitat for a number of species, including special-status raptors. Southern California maintains a diversity of birds of prey (raptors), and many of these species are in decline. For most of the declining species, foraging requirements include extensive open, undisturbed, or lightly disturbed areas, especially grasslands. This type of habitat has declined severely in the region, affecting many species, but especially raptors. A few species, such as red-tailed hawk (*Buteo jamaicensis*), Cooper's hawk (*Accipiter cooperii*), and American Kestrel (*Falco sparverius*), are somewhat adaptable to low-level human disturbance and can be readily

observed adjacent to neighborhoods and other types of development. These species still require appropriate foraging habitat and low levels of disturbance in vicinity of nesting sites.

The Project site has a history of disturbance and is generally devoid of suitable nesting trees for larger raptor species including the red-tailed hawk and Cooper's hawk. The Project site may provide suitable nesting habitat for the American kestrel (which has no special status), however, nesting was not detected during the biological studies. Nonetheless, the Project site provides some foraging resources for raptors. Four raptor species including the red-shouldered hawk (*Buteo lineatus*), red-tailed hawk, Cooper's hawk, and American kestrel were detected flying over the Project site. These species were not observed foraging, but it is expected that the Project site is utilized for foraging.

#### **4.8 Nesting Birds**

The Project site contains trees, shrubs, and ground cover that provide suitable habitat for nesting migratory birds. Impacts to nesting birds are prohibited under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code.<sup>5</sup>

#### **4.9 Wildlife Linkages/ Corridors and Nursery Sites**

Habitat linkages are areas which provide a connection between two or more habitat areas which are often larger or superior in quality to the linkage. Such linkages can be quite small or constricted but can be vital to the long-term health of connected habitats. Linkage values are often addressed in terms of "gene flow" between populations, with movement occurring in single event or taking potentially many generations. The Project site does not support a habitat linkage, as historically, the land has been disturbed for close to 100 years (SCS Engineers 2018) by activities including: decades of agricultural practices, primarily farming; extensive soil removal within the central and western portions in support of constructing earthen berms for the adjacent Torrance Oil Refinery; stockpiling of soil; and the importation of various debris materials including road base, bricks, concrete, piping, catalyst beads and petroleum coke, especially across the northwestern portion of the Project site (SCS Engineers 2018). In addition, since at least 1989, the eastern half of the Project site has contained equestrian facilities and pastureland that has been used by the Torrance Mounted Posse. The pasture area is located immediately north of the equestrian facilities and is utilized daily for spreading animal manure and exercising horses. A chain linked fence surrounds the perimeter of the property and also bisects the eastern and western half of the Project site. The Project site also lacks natural habitat communities.

Corridors are similar to linkages but provide specific opportunities for individual animals to disperse or migrate between areas, generally extensive but otherwise partially or wholly separated regions. Adequate cover and tolerably low levels of disturbance are common requirements for corridors. Habitat in corridors may be quite different than that in the connected areas, but if used by the wildlife species of interest, the corridor will still function as desired.

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<sup>5</sup> The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 C.F.R. Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 C.F.R.21). In addition, sections 3505, 3503.5, and 3800 of the California Department of Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs.

The Project site does not contain a wildlife corridor for the same reasons mentioned above under Habitat Linkages, which include that the site is a disturbed condition, lacks natural habitat, and is predominantly surrounded by development including an oil refinery, major vehicular thoroughfares, and commercial and residential buildings.

Wildlife nurseries are sites where wildlife concentrate for hatching and/or raising young, such as rookeries, spawning areas, and bat colonies. Nurseries can be important to both special-status species as well as commonly occurring species. As mentioned above, the Project site has the potential to support common species of nesting birds but does not support bird species that require nesting in rookeries.

#### **4.10 Jurisdictional Waters**

The Project site does not contain any jurisdictional waters subject to the jurisdiction of the Corps, Regional Board, or CDFW. The site lacks any channelized features that exhibit an ordinary high water mark (Corps/Regional Board jurisdiction) and a bed, bank and channel (CDFW jurisdiction), and the site does not support any wetlands as defined by the Clean Water Act or State of California and contains no riparian habitat.

### **5.0 IMPACT ANALYSIS**

The following discussion examines the potential impacts to plant and wildlife resources that would occur resulting from the proposed project. Impacts (or effects) can occur in two forms, direct and indirect. Direct impacts are considered those that involve the loss, modification or disturbance of plant communities, which in turn, directly affect the flora and fauna of those habitats. Direct impacts also include the destruction of individual plants or animals, which may also directly affect regional population numbers of a species or result in the physical isolation of populations thereby reducing genetic diversity and population stability.

Indirect impacts pertain to those impacts that result in a change to the physical environment, but which is not immediately related to a project. Indirect (or secondary) impacts are those that are reasonably foreseeable and caused by a project but occur at a different time or place. Indirect impacts can occur at the urban/wildland interface of projects, to biological resources located downstream from projects, and other offsite areas where the effects of the project may be experienced by plants and wildlife. Examples of indirect impacts include the effects of increases in ambient levels of noise or light; predation by domestic pets; competition with exotic plants and animals; introduction of toxics, including pesticides; and other human disturbances such as hiking, off-road vehicle use, unauthorized dumping, etc. Indirect impacts are often attributed to the subsequent day-to-day activities associated with project build-out, such as increased noise, the use of artificial light sources, and invasive ornamental plantings that may encroach into native areas. Indirect effects may be both short-term and long-term in their duration. These impacts are commonly referred to as “edge effects” and may result in a slow replacement of native plants by non-native invasive species, as well as changes in the behavioral patterns of wildlife and reduced wildlife diversity and abundance in habitats adjacent to project sites.

Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. A cumulative impact can occur from multiple individual effects from the same project, or from several projects. The cumulative impact from several projects is the change in the environment resulting from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

## **5.1 California Environmental Quality Act (CEQA)**

### **5.1.1 Thresholds of Significance**

Environmental impacts to biological resources are assessed using impact significance threshold criteria, which reflect the policy statement contained in CEQA, Section 21001(c) of the California Public Resources Code. Accordingly, the State Legislature has established it to be the policy of the State of California:

*“Prevent the elimination of fish or wildlife species due to man’s activities, ensure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities...”*

Determining whether a project may have a significant effect, or impact, plays a critical role in the CEQA process. According to CEQA, Section 15064.7 (Thresholds of Significance), each public agency is encouraged to develop and adopt (by ordinance, resolution, rule, or regulation) thresholds of significance that the agency uses in the determination of the significance of environmental effects. A threshold of significance is an identifiable quantitative, qualitative or performance level of a particular environmental effect, non-compliance with which means the effect will normally be determined to be significant by the agency and compliance with which means the effect normally will be determined to be less than significant. In the development of thresholds of significance for impacts to biological resources CEQA provides guidance primarily in Section 15065, Mandatory Findings of Significance, and the CEQA Guidelines, Appendix G, Environmental Checklist Form. Section 15065(a) states that a project may have a significant effect where:

*“The project has the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or wildlife community, reduce the number or restrict the range of an endangered, rare, or threatened species, ...”*

Therefore, for the purpose of this analysis, impacts to biological resources are considered potentially significant (before considering offsetting mitigation measures) if one or more of the following criteria discussed below would result from implementation of the proposed project.

### **5.1.2 Criteria for Determining Significance Pursuant to CEQA**

Appendix G of the 2017 State CEQA guidelines indicate that a project may be deemed to have a significant effect on the environment if the project is likely to:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.*
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.*
- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.*
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.*
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.*
- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.*

## **5.2 Special-Status Species**

Appendix G(a) of the CEQA guidelines asks if a project is likely to “have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.”

### **5.2.1 Special-Status Plants**

The proposed Project will impact two special-status plants, southern tarplant and Lewis’ evening-primrose.

### ***Southern Tarplant***

As noted above in Section 4.5.1, southern tarplant is a California Rare Plant Rank 1B.1 species. Rank 1B.1 species are ones that are generally rare throughout their range that are also judged to be vulnerable to other threats such as declining habitat. Rank 1B.1 species are considered as “seriously endangered in California”, with over 80% of occurrences threatened and/or have a high degree and immediacy of threat. The loss of habitat supporting southern tarplant at the order of magnitude observed at the Project site (hundreds of individuals) would be considered as a substantial adverse effect to the species across its range, and as such the impacts would be potentially significant under CEQA without the implementation of mitigation. Section 6.0 below recommends mitigation for the impacts to southern tarplant.

### ***Lewis’ Evening-Primrose***

As noted above in Section 4.5.1, Lewis’ evening-primrose is a California Rare Plant Rank 3 species. Rank 3 refers to a review list of species for which more information is needed. Specifically, the Rank applies to “species that are thought to be rare or in decline, but CNPS lacks the information needed to assign to the appropriate list. The CNPS Rare Plant Inventory notes whether *C. lewisii* should be redesignated as Rank 4 (Plants of Limited Distribution), referring to species that “are currently thought to be limited in distribution or range whose vulnerability or susceptibility to threat is currently low”. However, CNPS notes that location, rarity and endangerment information is needed to make that determination.

The CNDDDB program is a member of the NatureServe Network of natural heritage programs and uses the same conservation status methodology as other network programs. The ranking system includes a Global rank (G-rank), describing the status for a given taxon over its entire distribution, and a State rank (S-rank), describing the status for the taxon over its state distribution. NatureServe has developed a “rank calculator” to help increase repeatability and transparency of the ranking process. The three main categories that are taken into consideration when assigning an element rank are rarity, threats, and trends. Within these three categories, various factors are considered, including:

- Range extent, area of occupancy, population size, total number of occurrences, and number of good occurrences (ranked A or B). Environmental specificity can also be used if other information is lacking.
- Overall threat impact as well as intrinsic vulnerability (if threats are unknown).
- Long-term and short-term trends.

Lewis’ evening-primrose has a State Rank of S4 (apparently secure), which is explained as “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”. GLA estimated a large population size (305,000 individuals) for Lewis’ evening-primrose at the Project site but based on the diminutive nature and growth form of the species (i.e., small individuals that can form dense carpets of growth across sites), populations of this size may be representative of the typical locations of the species. As such, the population size at the Project site should not by itself be a factor in weighing the impact of the Project on the

species. However, the loss of the species from the Project site could be considered as a local decline that is highlighted as a concern for S4 species, and the population size could be a factor in that. Regardless, because Lewis' evening-primrose is currently a CRPR 3 species, with more information needed before determining whether its rank should be elevated to 1B or 2 versus designated as Rank 4 or rejected altogether, and because the species currently has a S4 State Rank, there is no compelling evidence to support that the Project's impact to the species would be considered substantial and adverse. As such, it is GLA's opinion that the impacts to Lewis' evening-primrose should be considered less than significant without mitigation.

### **5.2.2 Special-Status Animals**

Based on the detection of individuals at the Project site, the project will remove habitat supporting, or with the potential to support the following special-status animal species: Crotch's bumble bee, Southern California legless lizard and loggerhead shrike.

#### ***Crotch's Bumble Bee***

As was noted above in Section 4.6.1, GLA detected multiple CBB individuals at the Project site in 2025, including multiple queens. Since each distinct queen represents a separate CBB colony, the Project site supported multiple colonies in 2025, at least by providing a food source (floral resources) for the queens to start and support colonies within a nest. Although GLA biologists did not incidentally observe evidence of nesting at the site, because of the difficulty with detecting nests, GLA cannot rule out whether CBB nested at the site. With multiple queens observed at the site, there is a range of possibilities from all nesting occurring onsite to all nesting occurring offsite, to some of both. Furthermore, there is potential for CBB to use the Project site for overwintering, and therefore, there is a potential for year-round presence of CBB at the Project site. In addition, because CBB is an annual species with no affinity to foraging habitat, nests and/or overwintering habitat used by other CBB individuals during prior seasons, it is not possible to predict with any certainty whether CBB individuals could utilize portions of the Project site from one season to the next, and therefore, there is no certainty that CBB individuals could be present at the Project site when Project activities are occurring. That GLA did not detect CBB at the Project site during the 2021 focused surveys highlights that fact.

From a CEQA standpoint, GLA estimates that approximately 17.83 acres of the 31.32-acre onsite part of the Project represents suitable habitat for CBB, when considering areas where CBB was observed foraging and combined with the potential for nesting and/or overwintering. Excluded from suitable habitat is the remediation area in the northwestern part of the property and the former equestrian facilities. The offsite component of the Project would also not support CBB. The loss of up to 17.83 acres of habitat for CBB as a Candidate species for listing would be considered as a substantial adverse effect to the species and a potentially significant impact under CEQA requiring mitigation to be implemented.

Related to CESA, the loss of habitat that has been previously found to support CBB would not itself constitute "take". CBB would have to be present at the time of disturbance for a potential for "take" to exist, but if Project-related activities would result in "take" of CBB individuals, an Incidental Take Permit (ITP) from CDFW would be required. However, if CBB were confirmed

absent in a subsequent season when disturbance would occur, then there would be no evidence of “take”. Section 6.0 below recommends measures to address future potential impacts to CBB.

### ***Southern California Legless Lizard***

As noted above in Section 4.6.1, the Project will impact habitat supporting multiple individuals of the Southern California legless lizard. GLA estimated 6.76 acres of occupied habitat at the Project site based on detections of lizards in 2021 and 2025, and additional suitable habitat. Although the Southern California legless lizard is found in a broader range of habitats than other legless lizard species in its genus, this species is located within Southern California, which historically and currently is subjected to extensive habitat loss and/or modification by development within its entire range, but especially within coastal areas due to the proximity to the ocean. Much of the coastal dune habitat that the legless lizard historically has occupied has been impacted by coastal development between Ventura County and the Mexican border (Papenfuss and Parham 2013). Although the Project site does not support intact coastal dune habitat, the legless lizards persisting at the Project site were once part of a larger regional population. Papenfuss and Parham (2013) found that within 10 years of their study, two of the three known Bakersfield legless lizard (*Anniella grinnelli*) populations were lost due to housing development. The loss of the Southern California legless lizard habitat at the Project site would be considered as a substantial adverse impact to the species across its range, and as such the impacts would be potentially significant under CEQA without the implementation of mitigation. Section 6.0 below recommends mitigation for the impacts to the legless lizard.

### ***Loggerhead Shrike***

As noted above in Section 4.6.1, GLA detected a single loggerhead shrike at the Project site on one occasion in 2021 but did not otherwise observe shrikes at the site during all other survey visits in 2021, 2024 and 2025. CDFW designates the shrike as an SSC when nesting but also has a State Rank of S4 (“Apparently Secure”). The loggerhead shrike individual observed in 2021 was not paired with a mate and shrikes were not observed nesting at the Project site in the three separate years that GLA conducted surveys. Furthermore, the Project site offers limited nesting opportunities for shrikes. While the future potential for shrike nesting at the site cannot be ruled out, the loggerhead shrike is expected to use the Project site opportunistically to forage. However, without observing shrikes to be nesting at the Project, there is no compelling evidence to support that the Project would have a substantial adverse effect on the species. As such, it is GLA’s opinion that the loss of potential and limited nesting habitat, along with the loss of foraging habitat, would be less than significant without mitigation.

## **5.3 Sensitive Vegetation Communities**

Appendix G(a) of the CEQA guidelines asks if a project is likely to “have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.”

The Project will not impact riparian habitat or other sensitive vegetation communities. Table 5-1 provides a summary of vegetation impacts. The Project will impact 0.85 acre of Acacia Ruderal Patches, 0.50 acre of Deerweed Scrub, 0.77 acre of Ice Plant Mats, 13.17 acres of Disturbed/Developed Areas, 22.39 acres of Summer Mustard Fields, and 1.43 acres of Ornamental.

**Table 5-1. Summary of Vegetation/Land Use Impacts**

<b>Vegetation/ Land Use Type</b>	<b>Permanent Impacts Onsite (Acres)</b>	<b>Permanent Impacts Offsite (Acres)</b>	<b>Total (Acres)</b>
<i>Acacia cyclops</i> Shrubland Semi-Natural Alliance (Acacia Ruderal Patches)	-	0.85	<b>0.85</b>
<i>Acmispon glaber</i> Shrubland Alliance (Deerweed Scrub)	0.50	-	<b>0.50</b>
<i>Carpobrotus edulis</i> Herbaceous Semi-Natural Alliance (Ice Plant Mats)	0.11	0.66	<b>0.77</b>
Disturbed/Developed Areas	7.32	5.85	<b>13.17</b>
<i>Hirschfeldia incana</i> Herbaceous Semi-Natural Alliance (Summer Mustard Fields)	22.37	0.02	<b>22.39</b>
Ornamental Planted Areas	1.02	0.41	<b>1.43</b>
<b>Total</b>	<b>31.32</b>	<b>7.79</b>	<b>39.11</b>

#### **5.4 Wetlands**

Appendix G(c) of the State CEQA guidelines asks if a project is likely to “have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.”

The Project site does not contain any state or federally protected wetlands and therefore the Project will not impact these resources.

#### **5.5 Wildlife Movement and Native Wildlife Nursery Sites**

Appendix G(d) of the State CEQA guidelines asks if a project is likely to “interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.”

The Project site is not part of a wildlife movement corridor. As depicted on the various report exhibits, the Project site is surrounded by development and there is no connection to regional movement. As such, the Project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors.

The Project site does not contain areas considered as wildlife nurseries or rookeries. The project has the potential to impact active bird nests if vegetation is removed during the nesting season and Section 6.0 below recommends a measure to avoid impacts to nesting birds. However, the Project will not impede the use of native wildlife nursery sites.

## **5.6 Local Policies or Ordinances**

Appendix G(e) of the State CEQA guidelines asks if a project is likely to “conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.”

The Project will not conflict with any local policies or ordinances protecting biological resources. The City of Torrance does not have a tree preservation policy and does not have any other policies or ordinances that address biological resources that would apply to the Project site.

## **5.7 Habitat Conservation Plans**

Appendix G(f) of the State CEQA guidelines asks if a project is likely to “conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.”

The Project site is not located in the planning area for any Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state HCP. As such, the Project will not conflict with any such plans.

## **5.8 Jurisdictional Waters**

The Project does not contain jurisdictional waters, including those subject to the jurisdictions of the Corps, Regional Board, or CDFW. As such, the Project will not impact jurisdictional waters and will not require any permits from the regulatory agencies.

## **5.9 Indirect Impacts to Biological Resources**

In the context of biological resources, indirect effects are those effects associated with developing areas adjacent to adjacent native open space. Potential indirect effects associated with development include water quality impacts from associated with drainage into adjacent open space/downstream aquatic resources; lighting effects; noise effects; invasive plant species from landscaping; and effects from human access into adjacent open space, such as recreational activities (including off-road vehicles and hiking), pets, dumping, etc. Temporary, indirect effects may also occur as a result of construction-related activities.

The Project will not result in indirect effects to biological resources as the Project site is surrounded by development including the Torrance Oil Refinery, Del Amo Boulevard and Prairie Avenue, and commercial and residential areas. In addition, native open space does not occur adjacent to the Project site.

### **5.10 Cumulative Impacts to Biological Resources**

Cumulative impacts are defined as the direct and indirect effects of a proposed project which, when considered alone, would not be deemed a substantial impact, but when considered in addition to the impacts of related projects in the area, would be considered potentially significant. “Related projects” refers to past, present, and reasonably foreseeable probable future projects, which would have similar impacts to the proposed project.

As noted above, the Project will individually have potentially significant impacts to southern tarplant, Southern California legless lizard and Crotch’s bumble bee. As such, a cumulative impacts analysis is not relevant to these species.

Regarding the other two special-status species identified at the Project site (loggerhead shrike and Lewis’ evening-primrose), the Project is not expected to impact the loggerhead shrike in the context of when the shrike is considered sensitive, i.e., nesting. Therefore, the Project would also not result in significant cumulative impacts to the loggerhead shrike.

Regarding Lewis’ evening-primrose, GLA’s determination that the Project impacts would not be substantial and adverse is based on the relative status of the species, and not on the extent of the impacts. This would not translate to cumulatively significant impacts when compared with “related projects”.

## **6.0 MITIGATION/AVOIDANCE MEASURES**

The following discussion provides project-specific mitigation/avoidance measures for actual or potential impacts to special-status resources.

### **6.1 Southern Tarplant**

Proposed mitigation for impacts to southern tarplant is recommended as the collection of seed from the Project site for dispersal to a translocation site to be approved by the City of Torrance. Possible receiver sites may include Madroño Marsh or other sites with existing southern tarplant populations that can be enhanced or where suitable habitat conditions exist such that southern tarplant can be introduced. A qualified biologist will assess the potential receiver site(s) and, once a candidate site is identified, will determine what if any site preparation would be needed prior to the broadcast of seed. Preparation might include the removal of non-native vegetation and performing potential soil treatments, including scarification, to improve habitat conditions at the site. The Project does not propose any monitoring or success criteria for this mitigation effort.

## 6.2 Crotch's Bumble Bee

Because CBB was detected foraging at the Project site in 2025, it is recognized that the Project will impact vegetation communities with floral resources that provide foraging opportunities for CBB, and that when CBB is present, the underlying substrate within vegetation communities may provide habitat for nesting and/or overwintering. The following measures are recommended to address potential habitat impacts and “take” of CBB:

- Prior to any ground disturbance of the Project site, the Project proponent shall consult with CDFW to determine whether avoidance and minimization measures are feasible to avoid “take” of CBB individuals. If “take” avoidance is determined to be infeasible, then the Project proponent shall obtain an Incidental Take Permit (ITP) from CDFW.
- Mitigation for the loss of up to 17.83 acres of CBB habitat will be mitigated through the enhancement of offsite lands with a potential to support CBB. The proposed mitigation lands can be lands that are already conserved and will be enhanced specifically to improve CBB uses, or lands that would be conserved specifically for CBB and enhanced. One potential mitigation area being investigated is conserved land under Los Angeles World Airports (LAWA). Habitat enhancement would be implemented at a minimum 1:1 ratio compared with the impacts.

## 6.3 Southern California Legless Lizard

The following measures are recommended to reduce impacts to the Southern California Legless Lizard to below a level of significance:

- **Relocation of Legless Lizards.** Legless lizards that occupy the site will be captured and relocated to an approved site within Los Angeles County. The relocation will involve two phases. The first phase will include capture and relocation of legless lizards prior to ground disturbing activities, preferably during the winter period when soil moisture is close to the surface. The timing and duration of the initial relocation efforts will be determined by the biologist, but it is expected that relocation efforts will be staggered over a period of weeks or months prior to ground disturbing activities. The second phase will include capture and relocation of any remaining legless lizards during ground disturbing activities. The relocation site will consist of the Los Angeles World Airports (LAWA) Los Angeles/El Segundo Dunes in Los Angeles County or other potentially suitable location approved by CDFW and the City of Torrance.

The Project Biologist will prepare a Southern California legless lizard Relocation Plan which will address both relocation phases, to be approved by the City of Torrance and CDFW that will include the components listed above, specifically, the plan will include the following:

- Description of the Relocation/Receptor site, which must be procured or permissions obtained prior to implementation of the capture and relocation program.

- Description of relocation phases, including timing, methodology, duration, and responsibilities of the Project Biologist.
- Description of the Receptor Site and release of the legless lizards during each of the phases described above.
- **Restoration of Coastal Dune Habitat.** Coastal dune habitat at a location approved by the City of Torrance and CDFW will be restored at a minimum 1:1 ratio over the 6.76 acres of occupied habitat identified at the Project site. As previously stated, the relocation site will consist of the LAWA Los Angeles/El Segundo Dunes or other potentially suitable location approved by CDFW and the City of Torrance.

If the LAWA Los Angeles/El Segundo Dunes are selected as the relocation site, the proposed dune restoration will be implemented consistent with Appendix A-3c of the LAX Master Plan Final EIS entitled “Los Angeles/El Segundo Dunes Habitat Restoration Plan” dated January 2005. Restoration would occur within the approximately 307-acre Los Angeles/El Segundo Dunes which includes an approximately 203-acre reserved for the El Segundo blue butterfly and as such includes sufficient area for the restoration effort. The Los Angeles/El Segundo Dunes support an existing population of the legless lizard and represents an ideal site for the proposed restoration.<sup>6</sup> The Los Angeles/El Segundo Dunes Habitat Restoration Plan includes the following performance standards for dune restoration:

*Performance criteria to be met include the attainment of 10-, 20, 30-, 40, and 45-percent cover of native species, including perennials and annuals typical of the habitat, over a five-year period, as determined by the point-intercept method, conducted during the spring, to facilitate the identification of annual species. Additional performance criteria to be met include the attainment of no more than 15-percent cover of non-native species and 0-percent cover of non-native invasive species as defined by the California Exotic Pest Plant Council [note: currently known as California Invasive Plant Council]. In addition, the following model, as prescribed in the Long-Term Management Plan, shall be adhered to with the final value, in conjunction with a 45-percent cover of native species, determining the final success criteria (Table 5.5.4-1, Southern Fore-dune Model: Subsite 23). If monitoring discerns any failure in performance goals, remedial plantings shall be undertaken. Habitat restoration shall be conducted by a qualified habitat restoration specialist.*

The above-referenced performance standard may be modified in coordination with CDFW and LAWA to ensure optimal habitat conditions for the legless lizard.

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<sup>6</sup>Los Angeles/El Segundo Dunes Habitat Restoration Plan (January 2005). Appendix A-3c in the LAX Master Plan Final Environmental Impact Statement (February 2005).

## **6.4 Nesting Birds**

Vegetation clearing, if feasible, will be conducted outside of the nesting season (February 1 through September 15). If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three days prior any disturbance of the site, including disking, demolition activities, and grading. If active nests are identified, the biologist shall establish suitable buffers around the nests, and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.

## **7.0 REFERENCES**

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## 8.0 CERTIFICATION

*I hereby certify that the statements furnished above and in the attached exhibits present data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.*

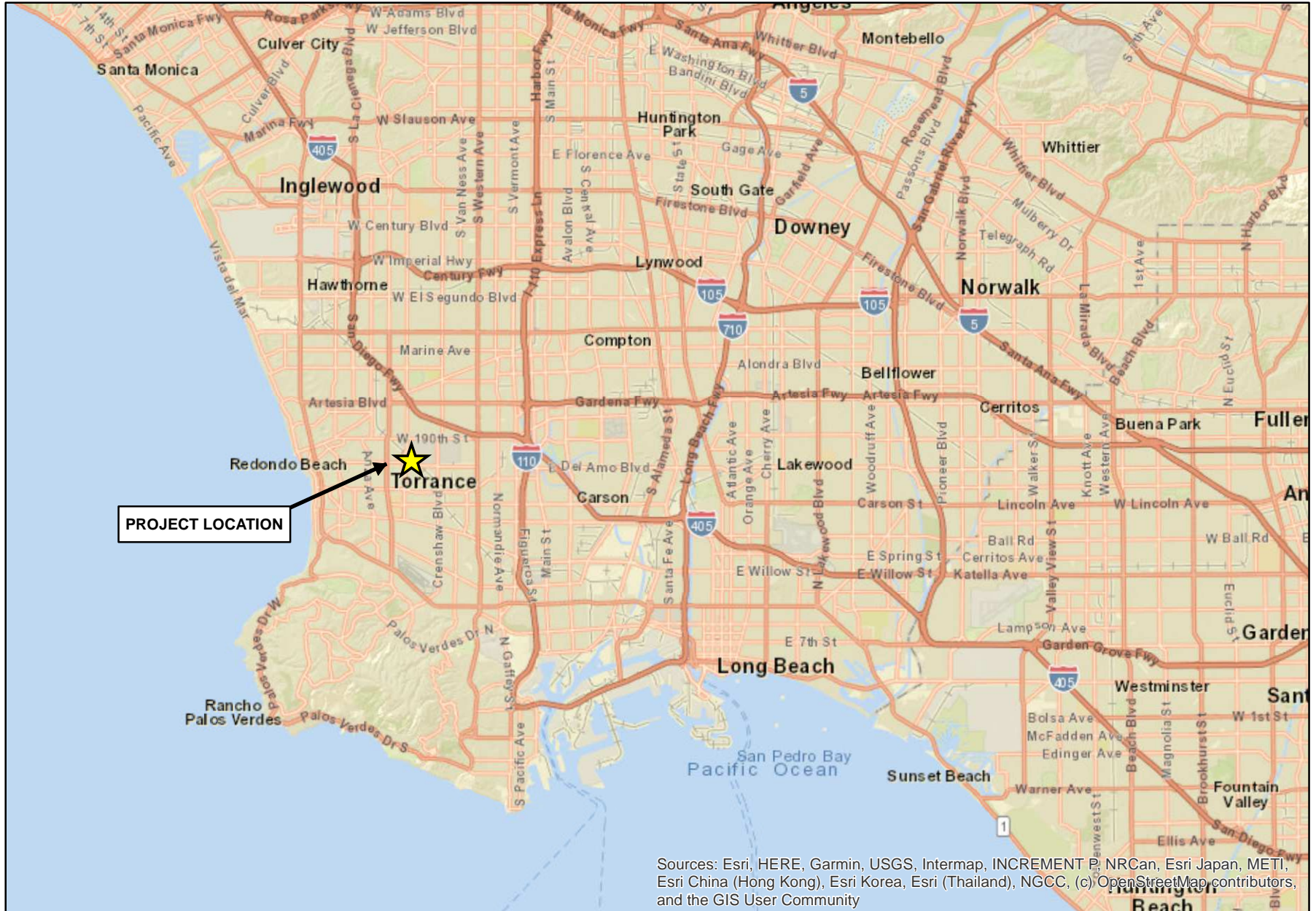


Signed: \_\_\_\_\_

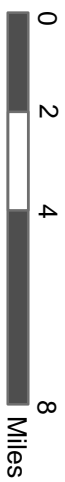
Date: August 13, 2025  
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Source: ESRI World Street Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



# TORRANCE PORT LOGISTICS PROJECT

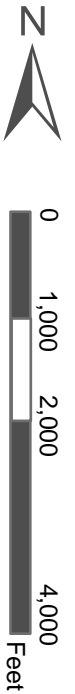
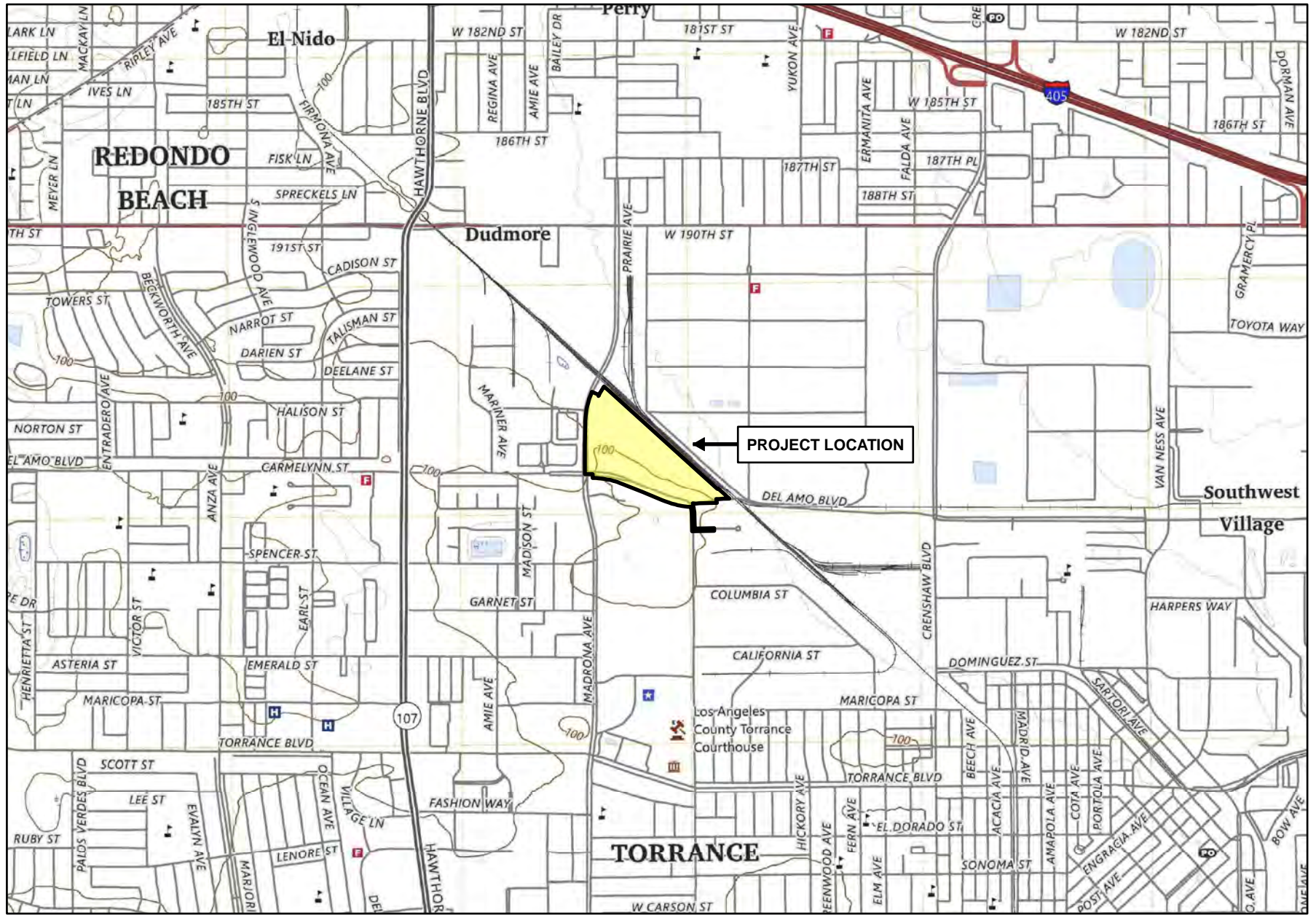
Regional Map

GLENN LUKOS ASSOCIATES



Exhibit 1

Adapted from USGS Torrance, CA quadrangle





**TORRANCE PORT LOGISTICS PROJECT**  
Vicinity Map

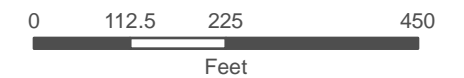
GLENN LUKOS ASSOCIATES



Exhibit 2



-  Project - Onsite
-  Project - Offsite



1 inch = 225 feet

Aerial Source: Nearmap (January 2025)  
 Coordinate System: State Plane 5 NAD 83  
 Projection: Lambert Conformal Conic  
 Datum: NAD 1983 2011  
 Map Prepared by: B. Gale, GLA  
 Date Prepared: August 5, 2025

## TORRANCE PORT LOGISTICS PROJECT

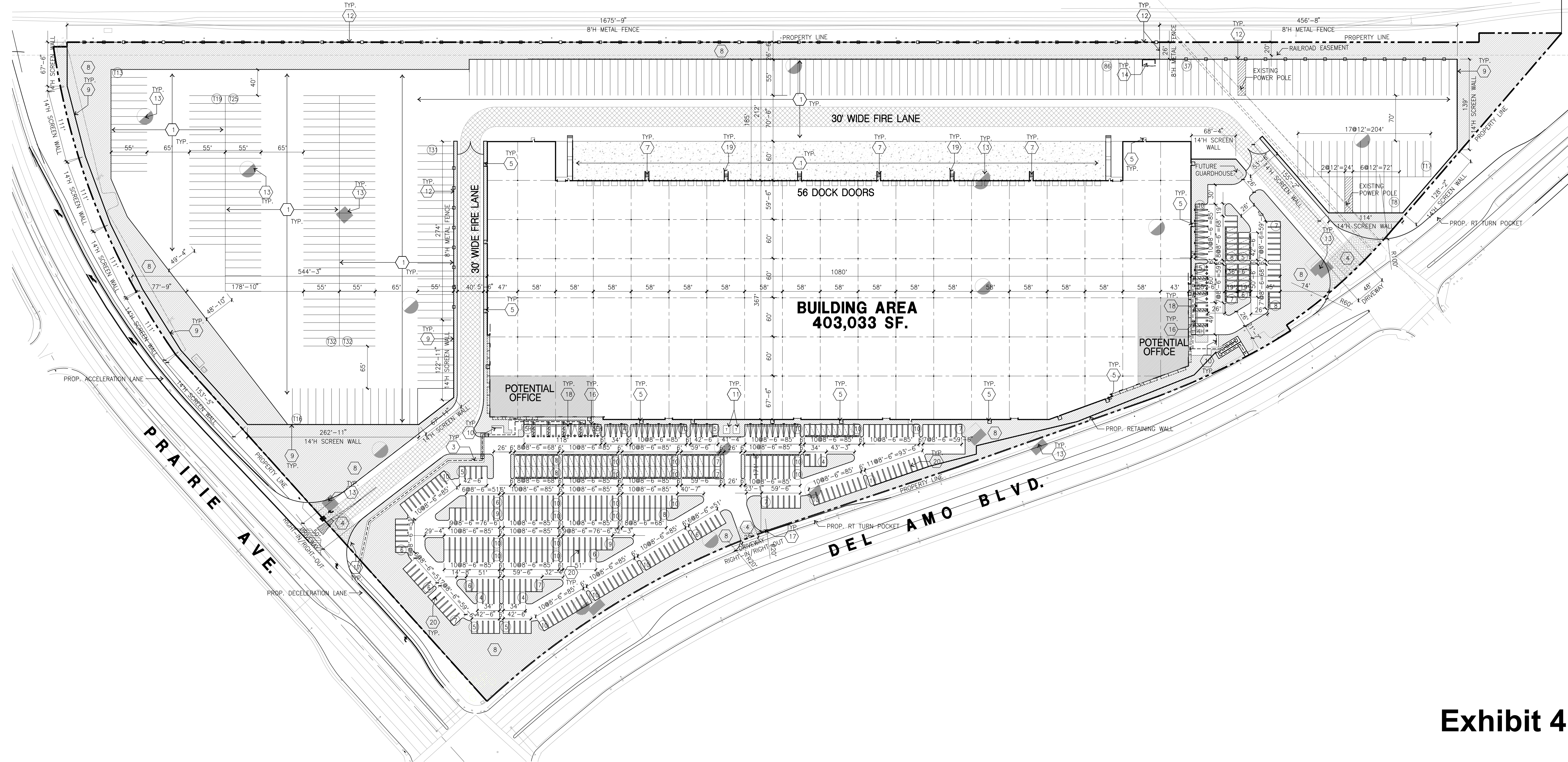
Project Site Map

GLENN LUKOS ASSOCIATES



Exhibit 3

# EXISTING RAIL ROADS



## Exhibit 4

OVERALL SITE PLAN  
scale: 1" = 70'-0"

### SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONC. PAVEMENT.
- 2 NOT USED.
- 3 CONCRETE WALKWAY
- 4 DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" DRAWINGS.
- 5 5'-6" X 5'-6" X 4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 6 PROVIDE 8" HIGH METAL, MANUAL OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS.
- 7 EXTERIOR CONC. STAIR.
- 8 LANDSCAPE. SEE "L" DWGS.
- 9 14" HIGH PAINTED CONCRETE TILT-UP SCREEN WALL TO MATCH BUILDING PAINT COLOR AND DESIGN.
- 10 13-BIKE RACK.
- 11 APPROXIMATE LOCATION OF TRANSFORMER. PROVIDE SCREENING PER AHJ REQUIREMENTS TO BLOCK VIEW FROM THE PUBLIC. MAINTAIN 5' CLEAR FROM PAVING ALL SIZE.
- 12 8" HIGH STEEL TUBE FENCE, SEE DETAIL B/DAB-A4.2
- 13 EXISTING GW WELL.
- 14 TRASH ENCLOSURE PER CITY STANDARD, SEE DETAIL C/DAB-A4.2.
- 15 NOT USED.
- 16 ACCESSIBLE PARKING STALL SIGN.
- 17 ACCESSIBLE ENTRY SIGN.
- 18 PRE-CAST CONCRETE WHEEL STOP.
- 19 CONC. FILLED GUARD POST 6 DIA. U.N.O. 42" HIGH. PARKING STRIPING TO COMPLY WITH CITY OF TORRANCE STANDARD PAVEMENT STRIPING. SEE DETAIL C/DAB-A4.2
- 20

### SITE LEGEND

- |   |   |
|---|---|
| STANDARD PARKING STALL, 8.5'X19'  | LANDSCAPED AREA   |
| ACCESSIBLE PARKING STALL, 9'X19'+5" W/ ACCESSIBLE AISLE   | AC PAVING - SEE "C" DRAWINGS FOR THICKNESS                                  |
| VAN ACCESSIBLE PARKING STALL, 12'X19'+5" W/ ACCESSIBLE AISLE  | CONCRETE PAVING SEE "C" DRWSGS. FOR THICKNESS                               |
| STANDARD EVCS WITH EVCS SIGN ON POST, 8.5'X19'  | LANDSCAPE FINGER PER LOCAL JURISDICTION STANDARD                            |
| STANDARD ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 9'X19'+5" W/ ACCESSIBLE AISLE | PROPERTY LINE   |
| VAN ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 12'X19'+5" W/ ACCESSIBLE AISLE     | ACCESSIBILITY PATH OF TRAVEL 48" MIN WIDE, 5% MAX SLOPE, 2% MAX CROSS SLOPE |
| AMBULATORY EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 10'X19'                                | 28' FIRE LANE, CLEAR TO SKY   |
| EV CAPABLE SPACE WITHOUT EVSE 8.5'X19'  | LIGHT STANDARD  |
| EV CAPABLE SPACE WITHOUT EVSE 8.5'X19'  | FIRE HYDRANT - APPROXIMATE LOCATION   |
|   | EV CHARGER  |
|   | EV CHARGER FOR FUTURE   |

- NOTE:
1. ACCESSIBLE AISLE SERVING ACCESSIBLE EVCS STALLS TO BE PAINTED WHITE OR COLOR PER LOCAL REGULATION. BLUE PAINT NOT TO BE USED. ACCESSIBLE AISLE SERVING BOTH ACCESSIBLE EVCS AND NON-EVCS STALLS SHALL BE PAINTED BLUE.
  2. EVCS STALLS TO BE IDENTIFIED BY SIGNS PER SECTION 28.46 OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  3. VERIFY LOCAL REGULATIONS FOR ADDITIONAL SIGN AND MARKING REQUIREMENTS FOR IDENTIFICATION OF EVCS PARKING STALLS.

### SITE PLAN GENERAL NOTES

1. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
2. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
3. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES. DETAILS ON SHEET AD.1 ARE MINIMUM STANDARDS.
4. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.
5. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS. SEE "C" DRAWINGS.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG.
7. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
8. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION
9. JOINTS SHALL BE A MAXIMUM 12" EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE "L" DRAWINGS FOR FINISH.
10. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LINES AS REQUIRED BY FIRE DEPARTMENT.
11. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
12. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
13. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
14. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
15. PROVIDE APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT

### PROJECT INFORMATION

**Project Address**  
DEL AMO BLVD & PRAIRIE AVE  
TORRANCE, CA

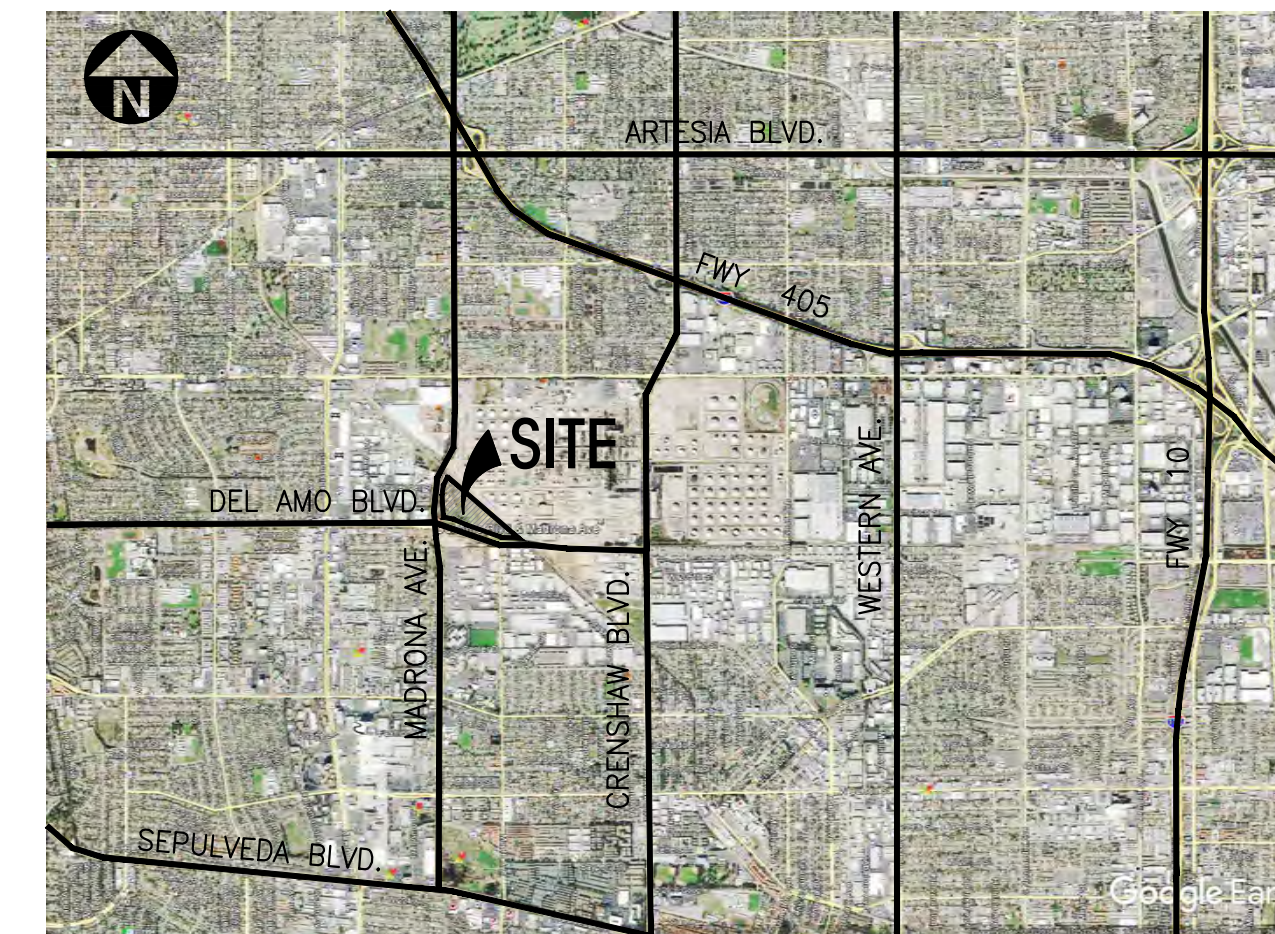
**Assessors Parcel Number**  
7352-015-004, 7352-015-005 &  
7352-015-006

**Owner/Applicant**  
PROLOGIS  
3546 CONCOURS ST., STE 100  
ONTARIO, CA 91764  
CONTACT: NICOLE TORSTVET  
PHONE: (909) 673-8727

**Applicant's Representatives**  
HPA, INC.  
18831 BARDEEN AVE, STE #100  
IRVINE, CA 92612  
CONTACT: XIAOMIN LI  
PHONE: (949)-862-2117

**Zoning**  
HEAVY MANUFACTURING DISTRICT (M2)

### AERIAL MAP

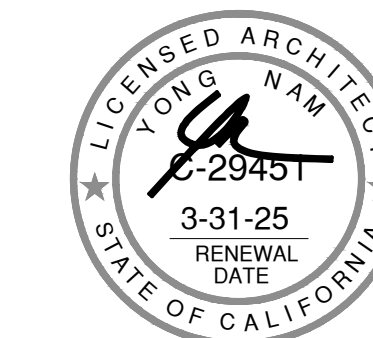


### PROJECT DATA

SITE AREA	1,384,209 s.f.
In acres	31.3 ac
<b>BUILDING AREA</b>	10,000 s.f.
Office - 1st floor	5,000 s.f.
Warehouse	388,033 s.f.
TOTAL	403,033 s.f.
<b>COVERAGE</b>	29.2% s.f.
<b>FLOOR AREA RATIO</b>	0.60
Maximum Allowed	0.30
Actual	42'
<b>BUILDING CLEAR HEIGHT</b>	60' stalls
Office - 1st floor	259' stalls
Warehouse - 1st floor	319' stalls
TOTAL	477' stalls
<b>AUTO PARKING PROVIDED</b>	477 stalls
Office - 1st floor	2 stalls
Warehouse - 1st floor	2 stalls
Total	4 stalls
<b>REQUIRED EV CAPABLE SPACE</b>	96 stalls
EV Capable Space without EVSE (8.5'x19')	45 stalls
EVCS Standard (8.5'x19')	1 stalls
EVCS Van Accessible (12'x19')	1 stalls
EVCS Standard Accessible (9'x19')	1 stalls
EVCS Ambulatory (10'x19')	1 stalls
EVCS Accessible (10'x19')	23 stalls
EVCS Accessible (8.5'x19')	477 stalls
<b>TRAILER PARKING PROVIDED</b>	316 stalls
Trailer (12'x35')	2 stalls
Accessible Standard Parking (8'x19')	1 stalls
EV Capable without EVSE Standard (8.5'x19')	96 stalls
EVCS Standard (8.5'x19')	38 stalls
EVCS Van Accessible (12'x19')	2 stalls
EVCS Standard Accessible (9'x19')	1 stalls
EVCS Ambulatory (10'x19')	4 stalls
EVCS Accessible (10'x19')	23 stalls
EVCS Accessible (8.5'x19')	477 stalls
<b>TRAILER PARKING PROVIDED</b>	316 stalls
Trailer (12'x35')	2 stalls
Accessible Standard Parking (8'x19')	1 stalls
EV Capable without EVSE Standard (8.5'x19')	96 stalls
EVCS Standard (8.5'x19')	38 stalls
EVCS Van Accessible (12'x19')	2 stalls
EVCS Standard Accessible (9'x19')	1 stalls
EVCS Ambulatory (10'x19')	4 stalls
EVCS Accessible (10'x19')	23 stalls
EVCS Accessible (8.5'x19')	477 stalls
<b>LANDSCAPE PROVIDED</b>	235,237 s.f.
In s.f.	17.2%
Percentage -	
<b>SETBACKS</b>	
Front, Side and Rear yard - none	



hpa, inc.  
18831 bardeen avenue - ste.  
#100 irvine, ca  
92612  
tel: 949-863-1770  
fax: 949-863-0851  
www.hparchs.com



Owner:



PROLOGIS  
3546 CONCOURS ST., STE 100  
ONTARIO, CA 91764  
TEL: 562.345.9237

Project:

DEL AMO  
TECHNOLOGY  
CENTER

DEL AMO BLVD & PRAIRIE AVE  
TORRANCE, CA

Consultants:

Civil: KIMLEY-HORN  
Structural:  
Mechanical:  
Plumbing:  
Electrical:  
Landscape: HUNTER LANDSCAPE  
Fire Protection:  
Soils Engineer:

Title: OVERALL SITE PLAN

Project Number: 18340

Drawn by: CC

Date: 02/28/20

Revision:

2ND SUBMITTAL 12/12/2023

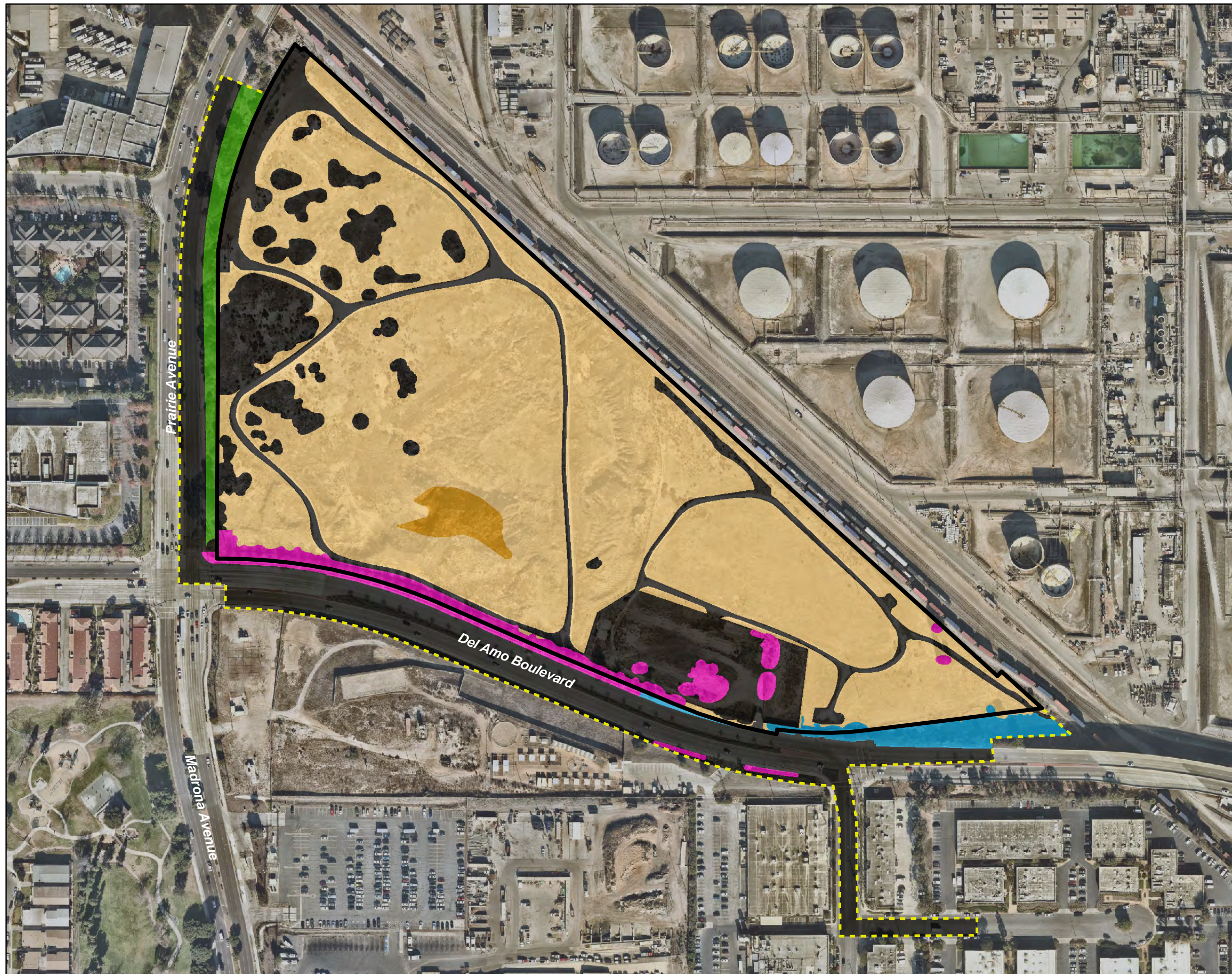
3RD SUBMITTAL 02/06/2024

4TH SUBMITTAL 03/14/2024

Sheet:

DAB-A1.1

CAUTION : IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT



- Project - Onsite
- Project - Offsite
- Acacia cyclops*  
Shrubland Semi-Natural Alliance  
(Acacia Ruderal Patches)
- Acmispon glaber*  
Shrubland Alliance  
(Deerweed Scrub)
- Carpobrotus edulis*  
Herbaceous Semi-Natural Alliance  
(Ice Plant Mats)
- Hirschfeldia incana*  
Herbaceous Semi-Natural Alliance  
(Summer Mustard Fields)
- Ornamental Planted Areas
- Disturbed/Developed Areas



1 inch = 225 feet

AerialSource: Nearmap (January 2025)  
 Coordinate System: State Plane 5 NAD 83  
 Projection: Lambert Conformal Conic  
 Datum: NAD 1983 2011  
 Map Prepared by: B. Gale, GLA  
 Date Prepared: August 7, 2025

## TORRANCE PORT LOGISTICS PROJECT

Vegetation Map



Photograph 1: View looking southeast towards the easternmost portion of the Project site (August 21, 2024).



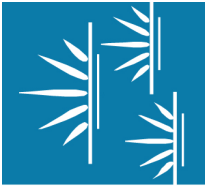
Photograph 2: View looking northwest towards the Torrance Oil Refinery (August 21, 2024).



Photograph 3: View looking northwest towards the Torrance Oil Refinery. The view is roughly in the same general location as Photo 2, but depicts the wild radish and non-native grasses (April 28, 2025).



Photograph 4: View looking southwest at the remaining equestrian infrastructure (August 21, 2024).





Photograph 5: View looking northeast from the central half of the Project site at a mowed area within the former large equestrian pasture area (August 21, 2024).



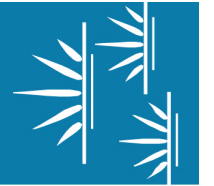
Photograph 6: View looking east from the north central half of the Project site at garland daisy growing around a coverboard in the former large equestrian pasture area depicted in photograph 5 (April 28, 2025).



Photograph 7: View looking north from the central portion of the Project site (May 23, 2025).



Photograph 8: View looking northeast at a small deerweed patch from the southern portion of the Project site (April 28, 2025).





Photograph 9: View looking north from the southwestern portion of the Project site at a historically disturbed area (August 21, 2024).



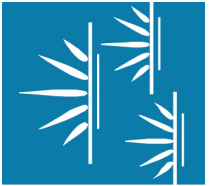
Photograph 10: View looking northeast from the western portion of the Project site at a historically disturbed area (January 15, 2025).



Photograph 11: Photo looking southwest from the northwestern portion of the Project site at a historically disturbed area (January 15, 2025).



Photograph 12: View looking north from the southwestern corner of the Project site (August 21, 2024).





Photograph 13: View looking at ice plant mats that are located offsite along the southeastern portion of the Project site (March 5, 2025).



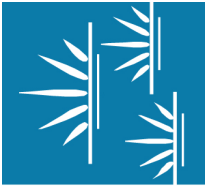
Photograph 14: View looking east offsite at ornamental plantings vegetation along Del Amo Blvd (June 26, 2025).



Photograph 15: View looking southeast at ornamental trees located immediately offsite along Del Amo Blvd (2021).



Photograph 16: View looking east along Oregon at the eastern extent of proposed offsite impacts Court (June 26, 2025).





Photograph 17: View looking south at a coverboard from the southern portion of the Project site within a former equestrian horse ring (March 5, 2025).



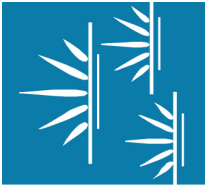
Photograph 18: Evidence of legless lizard tracks under a lifted coverboard (May 23, 2025).



Photograph 19: View of remnant coverboards placed in 2021 near the center of the Project site (May 23, 2025).



Photograph 20: View of coverboard area. The rake is used to sift the sand in order help detect legless lizard (2021).





Photograph 21: Lewis' evening-primrose within the southwestern portion of the Project site (April 7, 2025).



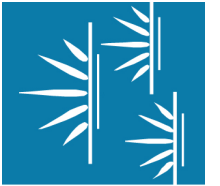
Photograph 22: Close-up of Lewis' evening-primrose (April 7, 2025).



Photograph 23: Southern tarplant within the northwestern portion of the Project site (August 21, 2024).



Photograph 24: Close-up of Southern tarplant (August 21, 2024).





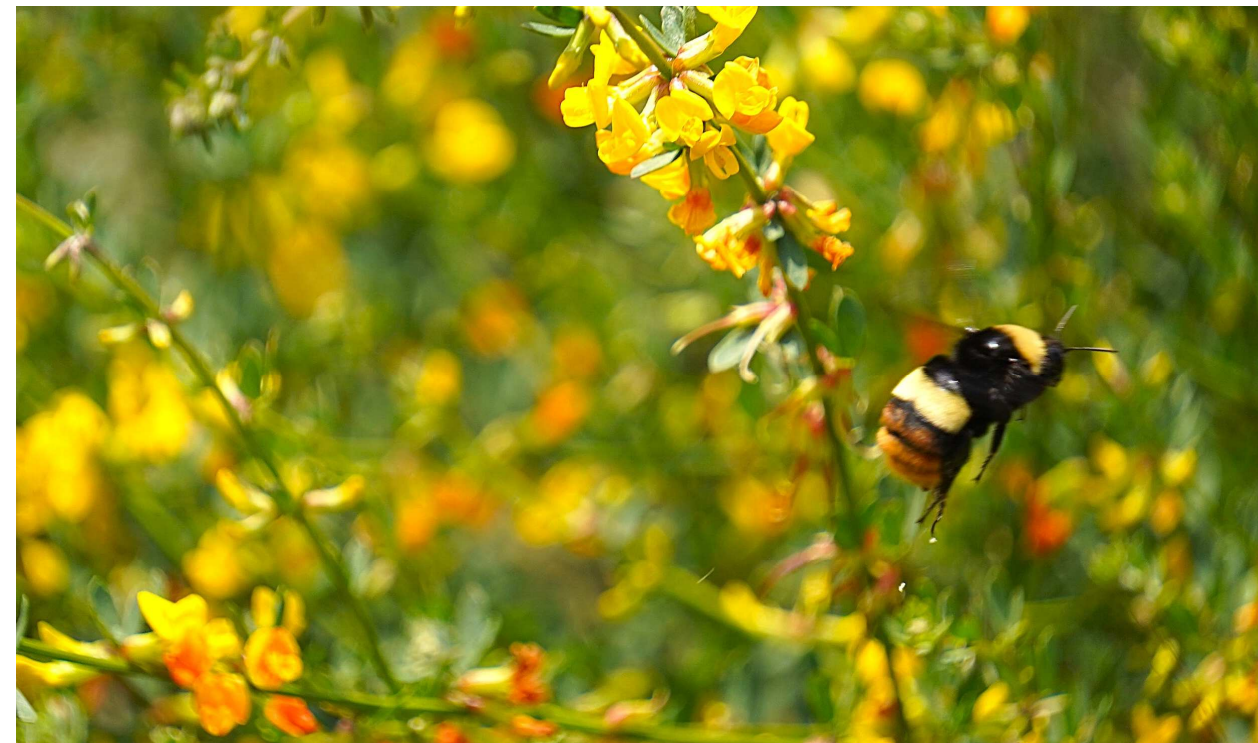
Photograph 26: Legless Lizard under a coverboard (February 26, 2025).



Photograph 27: Close up of a legless lizard and tracks under a coverboard (April 7, 2025).

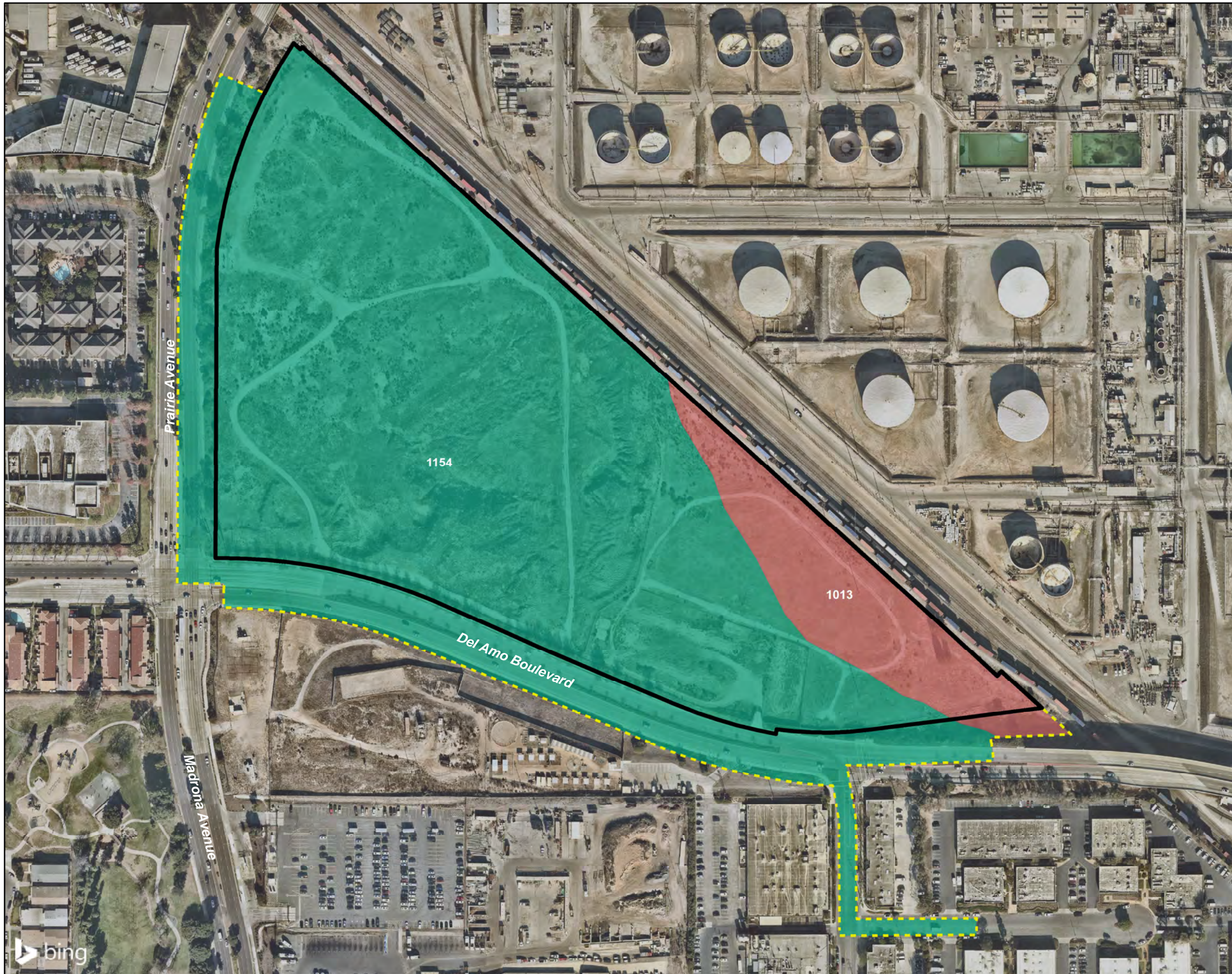






Photograph 28: View of CBB queen nectaring on deerweed within the northwestern portion of the Project site (April 28, 2025).

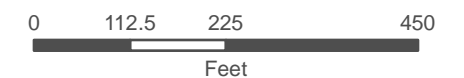


Photograph 29: Close-up view of a CBB queen leaving deerweed near the northwestern portion of the Project site (April 28, 2025).





-  Project - Onsite
-  Project - Offsite
-  1013 Urban land-Centivela-Typic Xerorthents, fine substratum complex, 0 to 2 percent slopes
-  1154 Urban land-Marina complex, 0 to 5 percent slopes



1 inch = 225 feet

Aerial Source: Nearmap (January 2025)  
 Coordinate System: State Plane 5 NAD 83  
 Projection: Lambert Conformal Conic  
 Datum: NAD 1983 2011  
 Map Prepared by: B. Gale, GLA  
 Date Prepared: April 12, 2025

## TORRANCE PORT LOGISTICS PROJECT





Soils Map

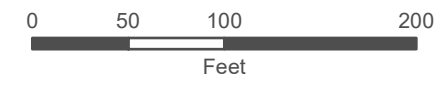
GLENN LUKOS ASSOCIATES



Exhibit 7



-  Project - Onsite
-  Project - Offsite
-  Lewis' Evening-Primrose
-  Southern Tarplant



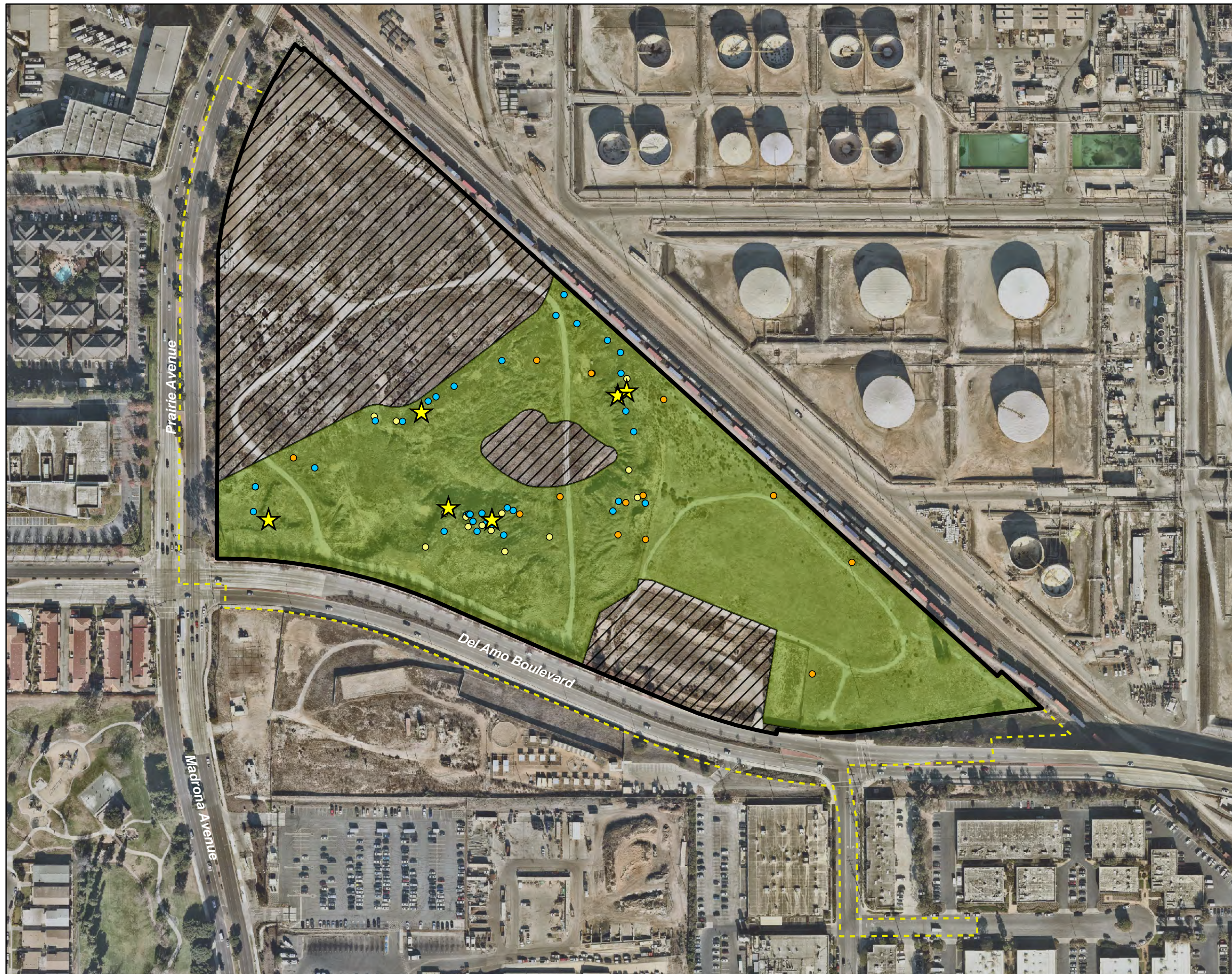
1 inch = 100 feet

Aerial Source: Nearmap (January 2025)  
 Coordinate System: State Plane 5 NAD 83  
 Projection: Lambert Conformal Conic  
 Datum: NAD 1983 2011  
 Map Prepared by: B. Gale, GLA  
 Date Prepared: August 13, 2025

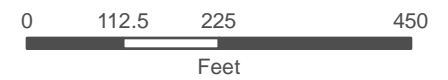
**TORRANCE PORT LOGISTICS PROJECT**  
 Sensitive Plant Map

GLENN LUKOS ASSOCIATES 

Exhibit 8



-  Project - Onsite
-  Project - Offsite
-  Occupied Crotch's Bumble Bee Habitat
-  Areas Not Suitable for Crotch's Bumble Bee (Disturbed Compacted Areas / Unsuitable Soils)
-  Crotch's Bumble Bee
-  Californian Bumble Bee
-  Sonoran Bumble Bee
-  Yellow-Faced Bumble Bee



1 inch = 225 feet

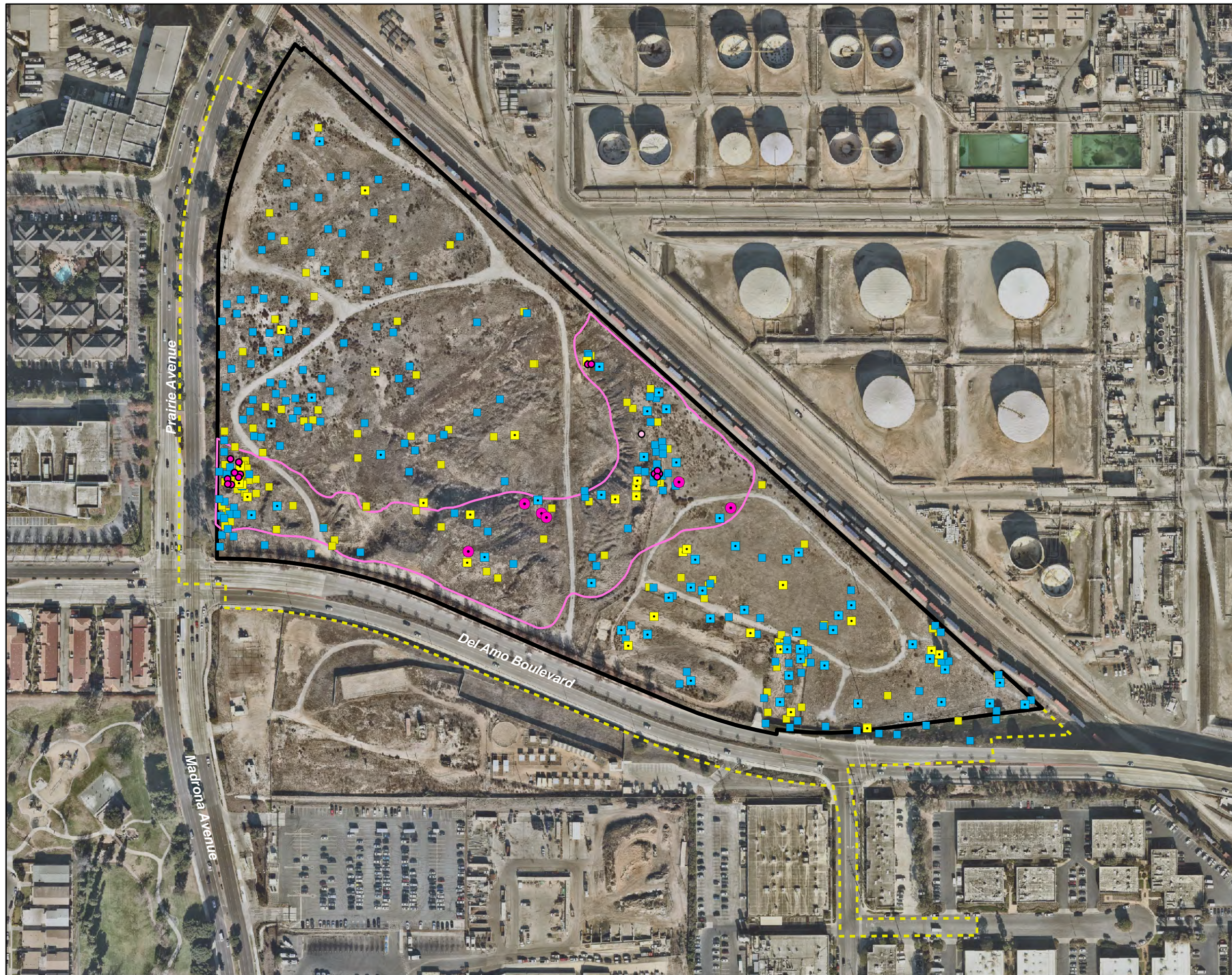
Aerial Source: Nearmap (January 2025)  
 Coordinate System: State Plane 5 NAD 83  
 Projection: Lambert Conformal Conic  
 Datum: NAD 1983 2011  
 Map Prepared by: B. Gale, GLA  
 Date Prepared: August 13, 2025

## TORRANCE PORT LOGISTICS PROJECT

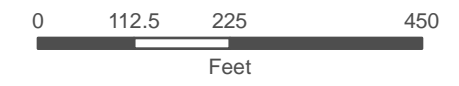
Crotch's Bumble Bee Survey Results Map

GLENN LUKOS ASSOCIATES 

Exhibit 9



- Project - Onsite
- Project - Offsite
- Coverboard - 34 (2025)
- Coverboard - 97 (2021)
- Trowel Search (2025)
- Rake Search (2021)
- Legless Lizard (2025)
- Legless Lizard (2021)
- Legless Lizard (2012; CNDDB)
- Occupied Legless Lizard Habitat (2025 & 2021)



1 inch = 225 feet

Aerial Source: Nearmap (January 2025)  
 Coordinate System: State Plane 5 NAD 83  
 Projection: Lambert Conformal Conic  
 Datum: NAD 1983 2011  
 Map Prepared by: B. Gale, GLA  
 Date Prepared: August 13, 2025

## TORRANCE PORT LOGISTICS PROJECT

Legless Lizard Survey Results Map

GLENN LUKOS ASSOCIATES





Exhibit 10

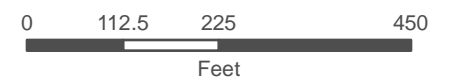


 Project - Onsite

 Project - Offsite

 California Ground Squirrel Burrow (2025)

 California Ground Squirrel Burrow (2021)



1 inch = 225 feet

Aerial Source: Nearmap (January 2025)  
 Coordinate System: State Plane 5 NAD 83  
 Projection: Lambert Conformal Conic  
 Datum: NAD 1983 2011  
 Map Prepared by: B. Gale, GLA  
 Date Prepared: August 13, 2025

## TORRANCE PORT LOGISTICS PROJECT

Burrowing Owl Survey Results Map

GLENN LUKOS ASSOCIATES



Exhibit 11

## Appendix A

### Floral Compendium

Taxonomy sourced from The Jepson Manual (Baldwin et al. 2012) and Jepson eFlora (2023) and, for sensitive species, the California Native Plant Society's Rare Plant Inventory, Online Edition v-9.5 (CNPS 2024). Common plant names are taken from Hickman (1993), Munz (1974), Roberts et al. (2004), and Roberts (2008). Plants listed were recorded from 2021, 2024, and 2025 surveys.

\* Non-native/Introduced species

SCIENTIFIC NAME	COMMON NAME	SPECIAL STATUS
<b>GYMNOSPERMS</b>		
<b>Pinaceae – Pine Family</b>		
* <i>Pinus</i> sp.	pine	
<b>MAGNOLIIDS</b>		
<b>MONOCOTS</b>		
<b>Agavaceae – Agave Family</b>		
<i>Yucca</i> sp.	Yucca	
<b>Areaceae – Palm Family</b>		
* <i>Washingtonia robusta</i>	Mexican fan palm	
<b>Poaceae – Grass Family</b>		
* <i>Avena fatua</i>	common wild oat	
* <i>Bromus diandrus</i>	ripgut grass	
* <i>Bromus tectorum</i>	Cheat grass	
* <i>Cortaderia selloana</i>	Pampas grass	
* <i>Cynodon dactylon</i>	Bermuda grass	
* <i>Hordeum murinum</i> subsp. <i>leporinum</i>	bare barely	
* <i>Pennisetum setaceum</i>	African fountain grass	
* <i>Sorghum halepense</i>	Johnsongrass	
* <i>Stipa miliacea</i>	Smilo grass	
* <i>Vulpia myuros</i> var. <i>myuros</i>	Rattail fescue	
<b>EUDICOTS</b>		

<b>Aizoaceae – Iceplant Family</b>		
<i>*Carpobrotus edulis</i>	iceplant	
<b>Altingiaceae – Sweetgum Family</b>		
<i>Liquidambar styraciflua</i>	American sweetgum	
<b>Amaranthaceae – Amaranth Family</b>		
<i>Amaranthus blitoides</i>	prostrate pigweed	
<i>*Atriplex semibaccata</i>	Australian saltbush	
<i>*Chenopodium album</i>	Lamb’s quarters	
<i>*Salsola tragus</i>	Russian-thistle	
<b>Anacardiaceae – Sumac Family</b>		
<i>*Schinus terebinthifolius</i>	Brazilian pepper tree	
<b>Apiaceae – Carrot Family</b>		
<i>*Cyclospermum leptophyllum</i>	marsh parsley	
<b>Asteraceae – Sunflower Family</b>		
<i>Ambrosia acanthicarpa</i>	annual burweed	
<i>Baccharis pilularis</i>	Coyote bush	
<i>Baccharis salicifolia</i>	mulefat	
<i>Centromadia parryi ssp. australis</i>	Southern tarplant	1B.1
<i>Erigeron canadensis</i>	common horseweed	
<i>*Glebionus coronaria</i>	Garland chrysanthemum	
<i>Heterotheca grandiflora</i>	telegraph weed	
<i>*Lactuca serriola</i>	prickly lettuce	
<i>Lessingia filanginifolia</i>	Silver carpet	
<i>*Helminotheca echioides</i>	bristly oxtongue	
<i>Pentachaeta aura</i>	golden rayed pentachaeta	
<i>Pseudognaphalium beneolens</i>	cudweed	
<i>Pseudognaphalium stramineum</i>	cottonbatting plant	
<i>*Pulicaria paludosa</i>	Spanish sunflower	
<i>*Sonchus oleraceus</i>	common sow-thistle	
<i>Stephanomeria exigua</i>	small wirelettuce	
<b>Brassicaceae – Mustard Family</b>		
<i>*Brassica nigra</i>	black mustard	
<i>*Brassica rapa</i>	field mustard	
<i>*Hirschfeldia incana</i>	shortpod mustard	
<i>*Raphanus sativus</i>	wild radish	
<i>*Sisymbrium irio</i>	London rocket	

<b>Chenopodiaceae – Goosefoot Family</b>		
<i>*Bassia scoparia</i>	summer cypress	
<i>*Chenopodium murale</i>	nettle leaf goosefoot	
<b>Convolvulaceae – Morning-Glory Family</b>		
<i>*Convolvulus arvensis</i>	field bindweed	
<b>Euphorbiaceae – Spurge Family</b>		
<i>Croton californicus</i>	California croton	
<i>*Ricinus communis</i>	castor bean	
<b>Fabaceae – Legume Family</b>		
<i>*Acacia cyclops</i>	Coastal wattle	
<i>*Acacia redolens</i>	bank catclaw	
<i>*Acacia longifolia</i>	golden wattle	
<i>Acmispon americanus</i>	American's bird's foot trefoil	
<i>Acmispon glaber</i>	deerweed	
<i>*Erythrina caffra</i>	South African coral tree	
<i>*Jacaranda mimosifolia</i>	Jacaranda	
<i>Lotus purshianus</i> var. <i>purshianus</i>	Spanish lotus	
<i>Lupinus bicolor</i>	miniature lupine	
<i>*Melilotus albus</i>	white sweetclover	
<b>Fagaceae – Beech Family</b>		
<i>Quercus agrifolia</i> var. <i>agrifolia</i>	Coast live oak	
<b>Frankeniaceae – Frankenia Family</b>		
<i>Frankenia salina</i>	Alkali heath	
<b>Geraniaceae – Geranium Family</b>		
<i>*Erodium botrys</i>	long-beaked filaree	
<i>*Erodium cicutarium</i>	red-stemmed filaree	
<i>*Erodium moschatum</i>	white-stemmed filaree	
<b>Lythraceae – Loosestrife Family</b>		
<i>*Lagerstroemia indica</i>	Crape myrtle	
<b>Malvaceae – Mallow Family</b>		
<i>*Malva parviflora</i>	cheeseweed	
<b>Moraceae – Mulberry Family</b>		
<i>*Ficus</i> sp.	fig	

<b>Myrtaceae – Myrtle Family</b>		
<i>*Eucalyptus cineria</i>	Silver dollar gum	
<i>*Eucalyptus globulus</i>	Tasmanian blue gum	
<b>Nyctaginaceae – Four O'clock Family</b>		
<i>*Mirabilis jalapa</i>	wishbone bush	
<b>Oleaceae – Olive Family</b>		
<i>*Fraxinus uhdei</i>	Shamel ash	
<i>*Olea europea</i>	European olive	
<b>Onagraceae – Evening Primrose Family</b>		
<i>Camissoniopsis cheiranthifolia</i>	beach evening-primrose	
<i>Camissoniopsis hirtella</i>	hairy sun cup	
<i>Camissoniopsis lewisii</i>	Lewis' evening-primrose	Rank 3
<i>Camissoniopsis micrantha</i>	Spencer primrose	
<i>Oenothera deltoides</i>	dune primrose	
<i>*Oenothera laciniata</i>	Southern evening primrose	
<b>Oxalidaceae – Oxalis Family</b>		
<i>*Oxalis pes-caprae</i>	Bermuda buttercup	
<b>Podocarpaceae – Podocarp Family</b>		
<i>*Retrophyllum rospigliosii</i>	Pino hayuelo	
<b>Polygonaceae – Buckwheat Family</b>		
<i>*Rumex crispus</i>	curly dock	
<b>Rosaceae – Rose Family</b>		
<i>Heteromeles arbutifolia</i>	toyon	
<b>Sapindaceae – Maple Family</b>		
<i>*Cupaniopsis anacardioides</i>	carrotwood	
<b>Solanaceae – Nightshade Family</b>		
<i>Solanum americanum</i>	common nightshade	
<b>Ulmaceae – Elm Family</b>		
<i>*Ulmus parvifolia</i>	Chinese elm	
<b>Urticaceae – Nettle Family</b>		
<i>*Urtica urens</i>	dwarf nettle	

## **Special Status Designations**

### **Federal**

FE – Federally Endangered

FT – Federally Threatened

FC – Federal Candidate

### **State**

SE – State Endangered

ST – State Threatened

SR – State Rare

### **CNPS**

Rank 1A – Plants presumed extirpated in California and either rare or extinct elsewhere.

Rank 1B – Plants rare, threatened, or endangered in California and elsewhere.

Rank 2A – Plants presumed extirpated in California, but common elsewhere.

Rank 2B – Plants rare, threatened, or endangered in California, but more common elsewhere.

Rank 3 – Plants about which more information is needed (a review list).

Rank 4 – Plants of limited distribution (a watch list).

### **Threat Code extension**

.1 – Seriously endangered in California (over 80% occurrences threatened)

.2 – Fairly endangered in California (20-80% occurrences threatened)

.3 – Not very endangered in California (<20% of occurrences threatened or no current threats known)

## Appendix B

### Faunal Compendium

Taxonomy and common names sourced from the California Wildlife Habitat Relationships System (CDFW 2016), the CNDDDB for special status species, and the following taxa-specific sources: American Ornithological Society (2022) for birds; Collins and Taggart (2009) and Crother (2017) for reptiles and amphibians; and Wilson and Reeder (2005) for mammals.

\* Non-native/Introduced species

SCIENTIFIC NAME	COMMON NAME	SPECIAL STATUS
<b>INVERTEBRATES</b>		
<b>Gastropoda, Order Stylommatophora – Terrestrial Snails and Slugs</b>		
<i>*Otala lactea</i>	milk snail	
<b>Insecta, Order Coleoptera – Beetles</b>		
<i>Eleodes acuticauda</i>	darkling beetle	
<i>Eleodes osculans</i>	Wooly darkling beetle	
<b>Insecta, Order Dermaptera – Earwigs</b>		
<i>*Forficula auricularia</i>	European earwig	
<b>Insecta, Order Diptera – Flies</b>		
<i>Syrphys</i> sp.	hoverfly	
<i>Tabanus punctifer</i>	big black horse fly	
<b>Insecta, Order Lepidoptera – Butterflies and Moths</b>		
<i>Atlides halesus</i>	great purple hairstreak	
<i>*Pieris rapae</i>	cabbage white	
<i>Strymon melinus</i>	gray hairstreak	
<b>Insecta, Order Hymenoptera – Ants, Bees, and Wasps</b>		
<i>*Apis mellifera</i>	European honey bee	
<i>Bombus californicus</i>	California bumble bee	
<i>Bombus crotchii</i>	Crotch's bumble bee	CE
<i>Bombus sonorous</i>	Sonoran bumble bee	
<i>Bombus vosnesenskii</i>	yellow-faced bumble bee	
<i>Linepithema humile</i>	Argentine ant	
<i>Pogonomyrmex californicus</i>	California harvester ant	

<b>Insecta, Order Neuroptera – Net-Winged Insects</b>		
<i>Brachynemurus sackeni</i>	antlion	
<b>Insecta, Order Orthoptera – Grasshoppers and Crickets</b>		
<i>Ceuthophilus californianus</i>	California camel cricket	
<i>Stenopelmatus</i> sp.	Jerusalem cricket	
<b>AMPHIBIANS</b>		
<b>Hylidae – Treefrogs and Allies</b>		
<i>Pseudacris hypochondriaca</i>	Baja California treefrog	
<b>REPTILES</b>		
<b>Anguidae – Alligator Lizards</b>		
<i>Elgaria multicaudata</i>	Southern alligator lizard	
<b>Anniellidae – Legless Lizards</b>		
<i>Anniella stebbinsi</i>	Southern California legless lizard	SSC
<b>Colubridae – Colubrid Snakes</b>		
<i>Pituophis catenifer annectens</i>	San Diego gopher snake	
<b>Phrynosomatidae – Phrynosomatid Lizards</b>		
<i>Uta stansburiana</i>	common side-blotched lizard	
<i>Sceloporus occidentalis longipes</i>	Great basin fence lizard	
<b>BIRDS</b>		
<b>Accipitridae – Hawks, Eagles, Kites</b>		
<i>Astur cooperii</i>	Cooper's hawk	
<i>Buteo jamaicensis</i>	red-tailed hawk	
<i>Buteo lineatus</i>	red-shouldered hawk	
<b>Apodidae – Swifts</b>		
<i>Aeronautes saxatalis</i>	white-throated swift	
<b>Columbidae – Pigeons, Doves</b>		
* <i>Columba livia</i>	rock pigeon	
<i>Zenaidura macroura</i>	mourning dove	
<b>Corvidae – Crows, Jays</b>		
<i>Corvus brachyrhynchos</i>	American crow	

<i>Corvus corax</i>	common raven	
<b>Falconidae – Falcons</b>		
<i>Falco sparverius</i>	American kestrel	
<b>Fringillidae – Finches</b>		
<i>Haemorhous mexicanus</i>	house finch	
<i>Spinus psaltria</i>	lesser goldfinch	
<b>Hirundinidae – Swallows, Martins</b>		
<i>Hirundo rustica</i>	barn swallow	
<i>Petrochelidon pyrrhonota</i>	cliff swallow	
<i>Stelgidopteryx serripennis</i>	northern rough-winged swallow	
<b>Icteridae – Blackbirds</b>		
<i>Sturnella neglecta</i>	western meadowlark	
<b>Laniidae – Shrikes</b>		
<i>Lanius ludovicianus</i>	loggerhead shrike	SSC
<b>Parulidae – Wood Warblers</b>		
<i>Geothlypis trichas</i>	common yellowthroat	
<i>Setophaga coronata</i>	yellow-rumped warbler	
<b>Passerellidae – New World Sparrows</b>		
<i>Junco hyemalis</i>	dark-eyed junco	
<i>Passerculus sandwichensis</i>	savannah sparrow	
<i>Zonotrichia leucophrys</i>	white-crowned sparrow	
<b>Poliptilidae – Gnatcatchers</b>		
<i>Poliptila caerulea</i>	blue-gray gnatcatcher	
<b>Scolopacidae – Sandpipers and Relatives</b>		
<i>Gallinago delicata</i>	Wilson's snipe	
<b>Sturnidae – Starlings and Mynahs</b>		
* <i>Sturnus vulgaris</i>	European starling	
<b>Trochilidae – Hummingbirds</b>		
<i>Calypte anna</i>	Anna's hummingbird	
<i>Selasphorus sasin</i>	Allen's hummingbird	
<b>Tyrannidae – Tyrant Flycatchers</b>		
<i>Sayronis nigricans</i>	black phoebe	
<i>Tyrannus vociferans</i>	Cassin's kingbird	

<b>MAMMALS</b>		
<b>Bovidae – Sheep, Goats, And Allies</b>		
<i>*Capra hircus</i>	feral goat	
<b>Canidae – Dogs, Wolves, and Foxes</b>		
<i>*Canis familiaris</i>	feral dog	
<i>Canis latrans</i>	coyote	
<b>Didelphidae – Opossums</b>		
<i>*Didelphis virginiana</i>	Virginia opossum	
<b>Equidae – Horses</b>		
<i>*Equus caballus</i>	feral horse	
<b>Felidae – Cats</b>		
<i>*Felis catus</i>	feral cat	
<b>Geomyidae – Pocket Gophers</b>		
<i>Thomomys bottae</i>	Botta’s pocket gopher	
<b>Leporidae – Rabbits and Hares</b>		
<i>*Sylvilagus audubonii</i>	desert (Audubon’s) cottontail	
<b>Sciuridae – Squirrels, Chipmunks, Marmots</b>		
<i>Otospermophilus beecheyii</i>	California ground squirrel	

**Special Status Designations**

**Federal**

FE – Federally Endangered  
 FT – Federally Threatened  
 FPE – Federally Proposed Endangered  
 FPT – Federally Proposed Threatened  
 FC – Federal Candidate

**State**

SE – State Endangered  
 ST – State Threatened  
 SCE – State Candidate Endangered  
 FP – California Fully Protected Species  
 SSC – Species of Special Concern