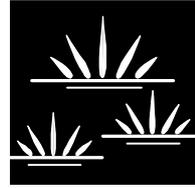


GLENN LUKOS ASSOCIATES

Regulatory Services



May 22, 2012

PCH Project Owner LLC
c/o BRP Management, LLC
Attention Robert Gold
315 South Beverly Drive
Suite 211
Beverly Hills, California 90212

SUBJECT: Evaluation of Potential Biological Resource Impacts Associated with
Construction of Pipeline in Malibu Canyon Road for Crummer Project, City of
Malibu, Los Angeles County, California

Dear Mr. Gold:

Background

PCH Project Owner, LLC 's predecessor in interest (the "Owner") has filed for six (6) Coastal Development Permits with the City of Malibu to subdivide an approximately 24-acre vacant site located at 24120 Pacific Coast Highway, Malibu, CA (the "Crummer Site") for five single family residences and a Vesting Tract Map. The Owner requested a Will Serve Letter from Los Angeles County Water District 29 ("Water District 29"). In connection with providing water service to the proposed subdivision of the Crummer Site, Water District 29 has requested that Owner install a new 12" water line connection to the Crummer Site at the southeast corner of the intersection of Pacific Coast Highway and Malibu Canyon Road that will run approximately 3,400 linear feet up Malibu Canyon Road to connect to an existing water line (the "Project") (See comment to Form 195 attached hereto).

At the request of Owner, a biologist from Glenn Lukos Associates, Inc. (GLA) conducted an assessment of the biological resources adjacent to Malibu Canyon Road to determine whether construction of the Project within Malibu Canyon Road exhibits any potential for direct or indirect impacts to special-status biological resources. The Project will be constructed within the existing public roads where there are no biological resources and therefore the Project exhibits no potential for direct impacts to biological resources. Exhibit 1 shows the Project location.

29 Orchard
Telephone: (949) 837-0404

▪ Lake Forest

▪ California 92630-8300
Facsimile: (949) 837-5834

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Methodology

In order to determine whether the Project exhibits the potential for indirect impacts special-status biological resources, a buffer of approximately 300 feet on each side of Malibu Canyon Road was mapped and evaluated. Exhibit 2 depicts the vegetation or land cover types within the 300-foot buffer. The site visit was conducted on May 16, 2012 during which time all vegetation types within the 300-foot buffer was examined (in some cases by binoculars), characterized by type (e.g., coastal sage scrub, ornamental, turf grass, etc.). Large trees and other potential habitat within the 300-foot buffer were examined for the presence of active and abandoned raptor nests.

Results

The following vegetation types or land covers were mapped within the 300-foot buffer: coastal sage scrub, disturbed coastal sage scrub, ornamental woodland, ruderal, turf grass, fountain grass grassland, and willow scrub. No ESHA is mapped within the 300-foot buffer.

Coastal Sage Scrub and Disturbed Coastal Sage Scrub

Coastal sage scrub occurs at various locations on both sides of Malibu Canyon Road as depicted on Exhibit 2. This vegetation association is dominated by California sagebrush (*Artemisia californica*), black sage (*Salvia mellifera*), purple sage (*Salvia leucophylla*), deerweed (*Act... scoparius*), coyote brush (*Baccharis pilularis*), saw-toothed goldenbush (*Hazardia squarrosa*), ashy-laved buckwheat (*Eriogonum cinereum*), California buckwheat (*Eriogonum fasciculatum*), California sunflower (*Encelia californica*). Areas of disturbed coastal sage scrub are dominated by these species and also include moderate to high densities of non-native grasses and forbs such as tocalote (*Centaurea melitensis*), summer mustard (*Hirschfeldia incana*), fountain grass (*Pennisetum setaceum*), fig marigold (*Carpobrotus edulis*), Australian saltbush (*Atriplex semibaccata*), and black mustard (*Brassica nigra*).

Common avifauna observed within these areas include European starling (*Sturnus vulgaris*), house finch (*Carpodacus mexicanus*), rock pigeon (*Columbia livia*), mourning dove (*Zenaida macroura*), northern mockingbird (*Mimus polyglottos*), western scrub-jay (*Aphelocoma californica*), Anna's hummingbird (*Calypte anna*), American crow (*Corvus brachyrhynchos*), bushtit (*Psaltriparus minimus*), California towhee (*Pipilo crissalis*) and lesser goldfinch (*Carduelis psaltria*).

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Turf Grass

Pepperdine University property fronts Malibu Canyon Road from Pacific Coast Highway to Seaver Drive. This portion of the University property consists of maintained turf grass with a few scattered ornamental trees as depicted on Exhibit 2.

Ruderal Areas

Ruderal areas are largely dominated by non-native forbs and can include a substantial component of non-native Mediterranean grasses. Essentially all of the species within this land cover are considered weeds and are non-native. Species observed include tocalote, summer mustard, Australian saltbush, false brome (*Brachypodium distachyon*), English plantain (*Plantago lanceolata*), black mustard, terracina spruce (*Euphorbia terracina*), castor bean (*Ricinus communis*), tree tobacco (*Nicotiana glauca*), kikiyu grass (*Pennisetum clandestinum*), and slender wild oats (*Avena barbata*).

Fountain Grass

Fountain grass (*Pennisetum setaceum*) is an invasive exotic grass that easily establishes and then dominates disturbed slopes. Much of the slope area within the 300-foot buffer on the north side of Malibu Canyon Road, above Seaver Drive [see Exhibit 2], is dominated by near monocultural stands of Fountain grass. Occasional species occurring in these areas include deerweed and laurel sumac as well as non-native grasses such as the slender wild oats. These areas are particularly limited in biological values due to the poor habitat quality of the Fountain grass.

Ornamental Woodland

Ornamental woodland occurs in a limited area east of Malibu Canyon Road and north of Pacific Coast Highway and is dominated by non-native trees including blue gum eucalyptus (*Eucalyptus globulus*), golden Sydney wattle (*Acacia longiflora*), Brazilian pepper (*Schinus terebinthifolius*), and Mexican fan palm (*Washingtonia robusta*). Understory varies from sparse to dense and is mostly non-native grasses and forbs, described for ruderal areas above and also includes occasional native shrubs such as laurel sumac and California sagebrush.

Most of blue gum eucalyptus are small and do not appear to be high quality raptor foraging habitat, especially given the proximity to Malibu Canyon Road. No active or abandoned raptor nests were detected during the survey, which included checking each tree methodically for nests. No active or abandoned raptor nests were detected and the absence of such nests is best

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explained by the limited stature of most of the trees and proximity to Malibu Canyon Road and associated traffic noise.

Avifauna associated with this area includes the species listed for areas of coastal sage scrub above.

Ornamental

Other areas were mapped as ornamental vegetation, which include landscaped areas that include a variety of non-native ornamental trees, shrub, and ground covers. These areas exhibit only minimal habitat value and to the extent they support wildlife, the species (mostly avifauna) are common and highly urban adapted such as the house finch, northern mocking bird and American crow.

Drainages

The City of Malibu GIS Database depicts one stream within the area evaluated. The database depicts the drainage as beginning near the intersection of Malibu Canyon Road and Civic Center Drive within the area mapped as ruderal. During the site reconnaissance the drainage was not confirmed. The GIS map further depicts the drainage as occurring within other developed areas. Comparison of the drainage location as depicted on the GIS Database and current site conditions indicate that there is no longer a drainage or stream present within the area evaluated for Biological resources. In addition, the City Biologist has determined that this stream is actually a buried drainage ditch that is within a concrete culvert.

Special-Status Plants

Areas of turf grass and ornamental vegetation within the 300-foot buffer exhibit no potential for supporting special-status plants. Areas of coastal sage scrub, exhibit limited potential for supporting special-status plants; however, because there will be no direct impacts to coastal sage scrub, there is no potential for impacts to occur.

Special Status Wildlife

Areas of turf grass and ornamental vegetation within the 300-foot buffer exhibit no potential for supporting special-status wildlife species. Areas of coastal sage scrub, exhibit limited potential for supporting special-status wildlife; however, because there will be no direct impacts to coastal sage scrub, there is no potential for direct impacts to occur.

Potential Indirect Impacts

As noted above, the Project exhibit no potential direct impacts to native and non-native vegetation communities/land covers. The Project also exhibits no potential impacts to City-identified drainages, special-status plants, or special-status wildlife.

The only potential impacts associated with the construction of the Project include indirect impacts to nesting avifauna including raptors due to a potential increase in ambient noise levels. Such (potential) impacts would not be considered significant for two reasons: the species potentially affected are 1) common and widespread and 2) already habituated to high noise levels generated by traffic on Malibu Canyon Road.

1. As noted above, the potential for special-status wildlife to occur within the 300-foot buffer, particularly avifauna is low due to disturbed to highly degraded character of much of the habitat in conjunction with the proximity to existing developed areas including Malibu Canyon Road. Clearly, there is no potential habitat in the 300-foot buffer for special-status avifauna such as the snowy plover (*Charadrius nivosus*), brown pelican (*Pelecanus occidentalis*), or other species, which are identified in the CNDDDB as potentially occurring within the vicinity. There is no riparian habitat within the 300-foot buffer that could support riparian species such as least Bell's vireo (*Vireo bellii pusillus*) or southwestern willow flycatcher (*Empidonax traillii extimus*), and the area is not within the range of coastal sage scrub dependent species such as the California gnatcatcher (*Poliophtila californica californica*) or coastal Cactus wren (*Campylorhynchus brunneicapillus couesi*). Potential indirect impacts on special-status avifauna would not be considered significant.
2. All of the species of avifauna observed within the 300-foot buffer are common in southern California and are also habituated to the urban environment, which includes traffic and noise generated within the urban environment. Given that there is already substantial urban noise generated by vehicular traffic on Malibu Canyon Road (and for a portion of the 300-foot buffer Pacific Coast Highway), additional increases in noise during construction of the Project would not have a significant impact on wildlife within the 300-foot buffer, including avifauna, which also includes raptors.

Conclusions

Construction within Malibu Canyon Road for purposes of installing the proposed 3,400 linear foot pipeline does not exhibit potential for direct or indirect significant impacts to biological resources. Therefore, mitigation would not be necessary to reduce potential significant impacts from the Project and none is proposed.

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If you have any questions regarding the findings set forth in this report, please contact me at (949) 837-0404 ext. 41.

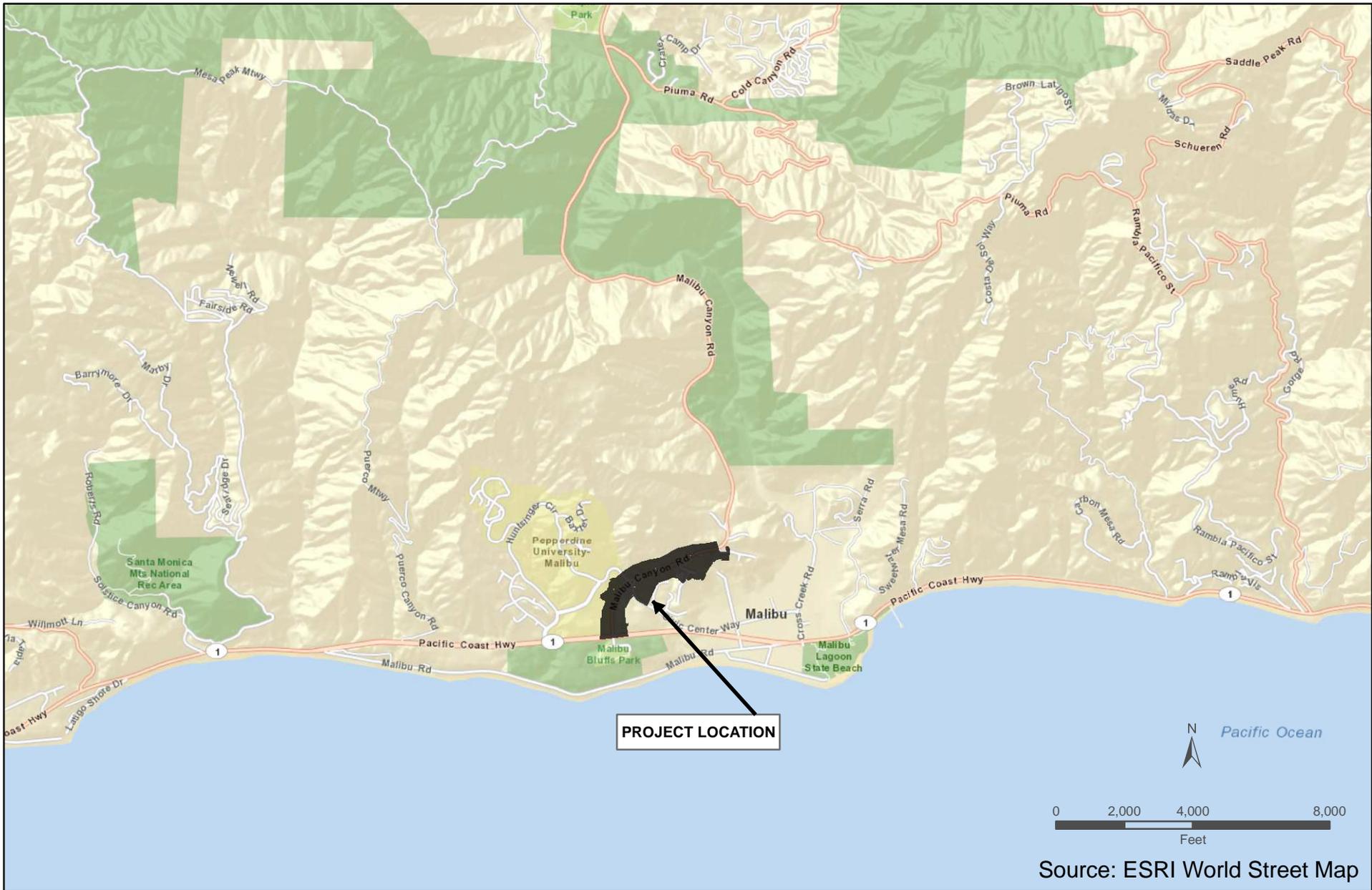
Sincerely,

GLENN LUKOS ASSOCIATES, INC.

A handwritten signature in black ink that reads "Tony Bomkamp". The signature is written in a cursive, slightly slanted style.

Tony Bomkamp
Senior Biologist

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**CRUMMER PIPELINE
CONSTRUCTION PROJECT**
Project Location Map

GLENN LUKOS ASSOCIATES

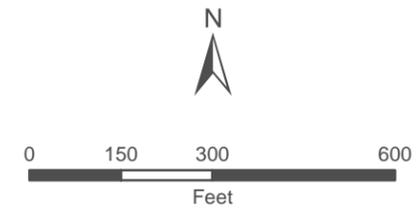


Exhibit 1



- Legend**
- CHAP - Chaparral
 - CSS - Coastal Sage Scrub
 - DEV - Developed
 - D CSS - Disturbed Coastal Sage Scrub
 - FG - Fountain Grass
 - FG/NNG - Fountain Grass/Non-Native Grassland Mosaic
 - ORN - Ornamental
 - OW - Ornamental Woodland
 - RUD - Ruderal
 - T - Turf
 - T/ORN - Turf/Ornamental

Vegetation/Land Cover	Acres
Chaparral	2.23
Coastal Sage Scrub	14.37
Developed	27.50
Disturbed Coastal Sage Scrub	8.58
Fountain Grass	5.16
Fountain Grass/Non-Native Grassland Mosaic	4.68
Ornamental	3.70
Ornamental Woodland	1.41
Ruderal	10.18
Turf	10.85
Turf/Ornamental	0.29
Total	88.94



**CRUMMER PIPELINE
CONSTRUCTION PROJECT**
Vegetation/Land Cover Types Map