

LONG-TERM HABITAT MANAGEMENT PLAN
FOR
RED TAIL GOLF AND EQUESTRIAN

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SECTION 1.0
INTRODUCTION

SECTION 1.0 INTRODUCTION

This *Long-Term Habitat Management Plan* has been prepared to support an application for a Streambed Alteration Agreement for the Red Tail Golf and Equestrian Project approved by the City of Los Angeles (City). The *Long-Term Habitat Management Plan* identifies conservation measures that implement conditions related to biological resources stipulated in the City's Conditions of Approval. It is expected that the California Department of Fish and Game (Department) will require implementation of the conservation measures stipulated in this plan as a Condition of the Streambed Alteration Agreement.

The City certified the *Final Environmental Impact Report (EIR)* as modified by *Addendum No. 1 to the Final EIR* on April 28, 1998. *Addendum No. 1 to the Final EIR* incorporates modifications to the project that resulted from arbitration meetings between the City and the Applicant to address six appeals filed in response to the Planning Commission's certification of the *Final EIR*. The City Planning Commission certified the *Final EIR* prepared in support of the Red Tail Golf and Equestrian project proposed by the Foothill Development Golf Group on November 21, 1996. During the 15-day appeal period that followed the certification of the EIR as mandated by the City Municipal Code, six appeals were filed by the following groups:

- Small Wilderness Area Presentation
- California Department of Fish and Game
- Santa Monica Mountains Conservancy
- Sierra Club
- Audubon Society of the San Fernando Valley
- Lake View Terrace Improvement Association

An additional appeal was filed by the Spirit of the Sage Council after the close of the appeal period. The City and the project applicant worked cooperatively to identify opportunities to resolve issues raised by the appeals. The project was refined to more fully address comments raised in the appeals, particularly those identified by the Department. As a result of the projected modifications the golf course rating, two key objectives were achieved: (1) buffer area around spineflower population location No.1 was increased from 25 feet to 225 feet; and (2) developed areas of the golf course including clubhouse were reduced from 115 acres to 104 acres. *Addendum No.1 to the Final EIR* was provided to address refinements that resulted from the arbitration meetings between the City and the Project Applicant. The Los Angeles City Council certified the *Final EIR* as modified by *Addendum No.1 to the Final EIR*, and approved the project on April 28, 1998. The City Council approvals take into consideration those comments provided in the Hearing Examiner's Report. The project approval incorporates numerous conditions recommended by The Planning Commission (Appendix B). Kajima Engineering and Construction, Inc. served as the applicant for the Environmental Impact Report. Foothill Golf Development Group, LLC, acting on behalf of the property owner (Cosmo World Corporation) is the applicant for the Streambed Alteration Agreement. Foothill Golf Development Group will construct, operate, and maintain the project.

The approved Red Tail Golf and Equestrian project includes construction of an 18-hole golf course open to the public, an 8,100 square-foot two-story clubhouse, and a maintenance building on an approximately 352 acre site. The golf course would encompass approximately 160 acres of the site,

with approximately 102 acres devoted to fairways, roughs, greens, tees, and lakes; 7 acres would be developed with the clubhouse, parking lot, and maintenance facility. Forty-six acres of the site would be graded for golf course development but would be revegetated with native vegetation. Of the 160 acres designated for the golf course, approximately 10 acres lie within the jurisdiction of the U.S. Army Corps of Engineers and would not be developed. The remaining 192 acres of the site, not required for golf course development, would not be developed. Particular emphasis will be placed on management for two sensitive species that occur on the property: (1) the slender-horned spineflower (*Dodecahema leptoceras*) and (2) the cactus wren (*Campylorhynchus brunneicapillus*), a state species of special concern. The project is located at 9401 Foothill Boulevard in the Sunland-Tujunga-Lake View Terrace-Shadow Hills District Plan area of the City of Los Angeles, California. The site is owned by Cosmo World Corporation who has designated Foothill Golf and Development Group, LLC to act as their agent with respect to management of the property.

Portions of the property lie within the jurisdiction of the Department pursuant to Section 1600 of the State Fish and Game Code. The 60-acre area subject to the jurisdiction of the Department was mapped using a bank to bank delineation of jurisdictional area based on the Department's Unimproved Channels Definitions provided in the Standard Routine Maintenance Memorandum of Understanding for Unimproved Channels. Of the 60-acre area subject to the jurisdiction of the Department, there will be impacts on approximately 11 acres that are subject to a Streambed Alteration Agreement with the Department. The jurisdictional delineation of "waters of the United States" was updated following the floods that occurred during the 1997-1998 storm season. It was determined that 22 acres lie within the jurisdiction of the U.S. Army Corps of Engineers (Corps) pursuant to Section 404 of the Clean Water Act. The entire area is also subject to the jurisdiction of the Department. The project has been designed to avoid impacts on "waters of the United States."

This *Long-Term Habitat Management Plan* is intended to ensure compliance with biota issues identified pursuant to the *Conditional Use/Site Plan Review Conditions of Approval* for City Plan Case 96-0243 CUP and City Plan Case 96-0241 CUB as approved by the Los Angeles City Council at its meeting of April 28, 1998. The Conditions of Approval include the biota input to the Environmental Mitigation Measures and Monitoring Program attached to the subject case file. The *Long-Term Habitat Management Plan* describes all measures proposed by the applicant in support of a Streambed Alteration Agreement.

1.1 OVERVIEW OF DESIGN CONSERVATION EFFORTS

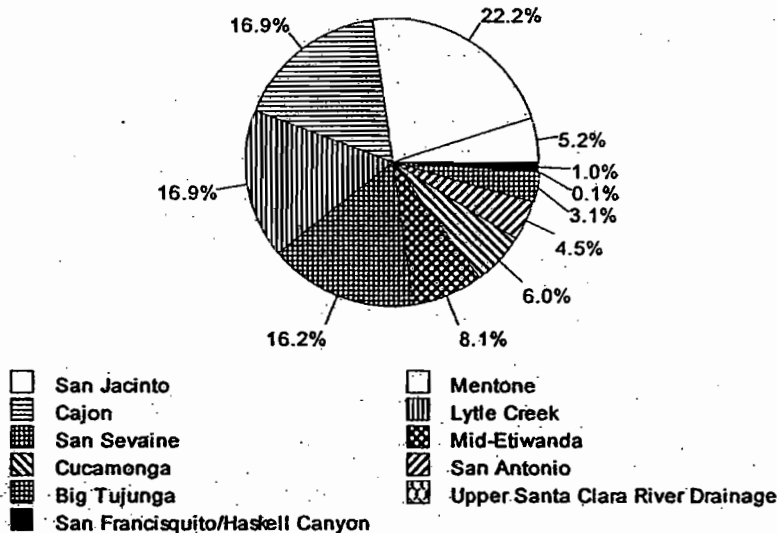
The California Natural Diversity Database (CNDDDB) has assigned Riversidian alluvial fan sage scrub a ranking of S1.1. The S1.1 ranking reflects the overall condition of an element throughout the state, in this case defined as fewer than six element occurrences and fewer than 2,000 acres, and considered to be "very threatened." The CNDDDB ranking was assigned prior to identification of additional locations and acreage of alluvial scrub. As indicated in Table 1.1-1, *Acreage of Alluvial Scrub Habitat at Known Locations*, there are at least 11 known locations of alluvial scrub containing more than 59,000 acres (BioDiversity Associates et al. 1993; Hanes et al. 1989; Prigge et al. 1993; City of Santa Clarita 1994; Safford and Quinn 1998). As demonstrated in Figure 1-1, *Percentage of Total Alluvial Scrub Habitat at Known Locations*, alluvial scrub in the Big Tujunga Watershed between Hansen Control Basin and Morris Dam accounts for 16.2 percent of the known distribution of this habitat.

**TABLE 1.1-1
ACREAGE OF ALLUVIAL SCRUB HABITAT AT KNOWN LOCATIONS**

LOCATION	NUMBER OF ACRES
San Jacinto	2,677
Mentone	11,400
Cajon	8,673
Lytle Creek	8,673
San Sevaine	8,354
Mid-Etiwanda	4,177
Cucamonga	3,091
San Antonio	2,318
Big Tujunga	1,587
San Francisquito/Haskell Canyon	425
Upper Santa Clara River Drainage	49

Source: Hanes et al. 1989; Prigge et al. 1993; City of Santa Clarita 1994; Safford and Quinn 1998

**FIGURE 1-1
PERCENTAGE OF TOTAL ALLUVIAL SCRUB HABITAT AT KNOWN LOCATIONS**



The project ultimately approved by the City Planning Commission reflects extensive effort on the part of the applicant to revise the project objectives and project design in a manner that allows for a viable project while reducing impacts on state-designated sensitive plant communities and avoiding impacts on extant populations of a state and federally listed endangered plant species. In an effort to resolve concerns related to earlier versions of the project, the applicant changed the basic purpose of the project from a PGA tournament-level private golf club to a public golf course. The project was redesigned to eliminate flood control elements contained in earlier versions of the project that necessitated work in "waters of the United States." The U.S. Army Corps of Engineers (Corps) has concurred with the applicant's determination that the reconfigured project can be constructed outside

the jurisdiction of the Corps pursuant to Section 404 of the Clean Water Act. Total volumes of cut and fill were reduced. Deletion of PGA Tour tournaments allowed a reduction in the grading footprint through the elimination of gallery mounds. The applicant's commitment to implementation of a *Long-Term Habitat Management Plan* provides an opportunity for conservation and management of a large reserve for Riversidian alluvial fan sage scrub and long-term protection for four extant populations of the slender-horned spineflower.

As approved, the project will result in conservation of more than half the native plant communities onsite. The golf course utilizes 160 acres for golf course uses, 46 acres of which will be graded during construction and revegetated with native habitat, and 10 acres of which lie within Corps jurisdiction and will be left undisturbed. As indicated in Table 1-2, *Areas of Impact Requiring Mitigation Pursuant to Section 1600 of the State Fish and Game Code*, construction and operation of the golf course will result in impacts to approximately 58 acres that lie within the jurisdiction of the Department. Areas consist primarily of three state-designated sensitive plant communities: Riversidian alluvial fan sage scrub, coastal sage scrub, and southern sycamore-alder riparian woodland. The approved project conserves 192 acres (56 percent) of the 352-acre site. An additional 45 acres (13 percent) will be revegetated to reestablish Riversidian alluvial fan sage scrub habitat, and 1 acre will be revegetated to reestablish southern sycamore alder riparian woodland. The approved project conserves 136 acres (48 percent) of the 268 acres of Riversidian alluvial fan sage scrub that are present within the study area.

**TABLE 1-2
AREAS OF IMPACT REQUIRING MITIGATION
PURSUANT TO SECTION 1600 OF THE STATE FISH AND GAME CODE**

CATEGORY	TOTAL	JURISDICTIONAL	NON-JURISDICTIONAL
Red Tail Golf and Equestrian Property	352	60	292
Conservation Area	192	39	153
Project Site	160	21	139
Vegetated Project Site			
Riversidian Alluvial Fan Sage Scrub:			
Pioneer Alluvial Scrub	50	8	42
Intermediate Alluvial Scrub	67	3	64
Mature Alluvial Scrub	21	1	20
Coastal Sage Scrub	2	0	2
Southern Sycamore Alder Riparian Woodland	1	0	1
Dead Riparian Woodland	0	0	0
Grassland	1	0	1
Barren Wash in Project Site	16	9	7
Project Impacts on Vegetated Areas			
Riversidian Alluvial Fan Sage Scrub:			
Pioneer Alluvial Scrub	45	3	42
Intermediate Alluvial Scrub	66	2	64
Mature Alluvial Scrub	21	2	19
Coastal Sage Scrub	2	<1	2
Southern Sycamore Alder Riparian Woodland	1	0	1
Dead Riparian Woodland	0	0	0
Grassland	<1	0	<1
Project Impacts on Barren Wash	14	3	2
Non-Impacted Area in Project Site	10	10	0
<ol style="list-style-type: none"> 1. The area subject to the jurisdiction of the California Department of Fish and Game was delineated using a bank-to-bank definition of a jurisdictional area based on the Department's Unimproved Channels Definitions provided in the Standard Routine Maintenance Memorandum of Understanding for Unimproved Channels. 2. Jurisdictional impacts do not sum due to rounding of impact acreages. 			

This *Long-Term Habitat Management Plan* for the approved Red Tail Golf and Equestrian Project defines a plan for implementing the conditions established by the Department, in support of a Streambed Alteration Agreement and the Conditions of Approval related to biota adopted by the City Council on April 28, 1998 (Appendix A). The key elements of the *Long-Term Habitat Management Plan* are

- Onsite Avoidance and Conservation
- Conservation of Occupied Habitat for Sensitive Species
- Avoidance Measure to Minimize Impacts on Conservation Area during Construction

- Compensation for Impacts on Native Habitats through Revegetation
- Preserve Management to Ensure Long-Term Conservation
- Long-Term Maintenance of Conservation Area
- Signs for Security and Interpretation of Resources
- Procedures for Scientific Involvement and Education
- Water Quality Monitoring to Protect Aquatic Species
- Integrated Pest Management to Minimize Impacts on Native Species

All measures undertaken to comply with conditions of approval related to biota established by the City (Appendix A) or conditions of the Streambed Alteration Agreement will be undertaken by the applicant or its designee.

1.2 MITIGATION REQUIREMENTS

Mitigation for impacts within the jurisdiction of the Department is to occur at a 1.5:1 ratio. Mitigation is required for approximately 8 acres of impact to vegetated habitat within Department jurisdiction. The balance of impacts within the Department's jurisdiction occur in unvegetated, barren wash. No mitigation is proposed for impacts to unvegetated, barren wash. Mitigation credit will be awarded at a 1:1 ratio for onsite preservation, 0.5:1 ratio for onsite preservation of non-target habitat, and 0.5:1 for onsite revegetation of construction impacts with alluvial fan sage scrub habitat.

The conceptual mitigation requirements are described in Table 1-3, *Method for Accomplishing Alluvial Scrub Mitigation Requirements*.

**TABLE 1-3
METHOD FOR ACCOMPLISHING ALLUVIAL SCRUB MITIGATION
REQUIREMENTS**

	Impacts to Alluvial Scrub in Department Jurisdiction	Mitigation Components		
		Onsite Conserved Alluvial Scrub (1:1)	Onsite Conserved Non-Target Habitat (0.5:1) 54 Acres	Onsite Alluvial Scrub Revegetation (0.5:1) 45 Acres
	8 acres	136 acres	27 acres	22 acres
Total Mitigation Requirements	1.5:1 (12 acres)	185 acres		

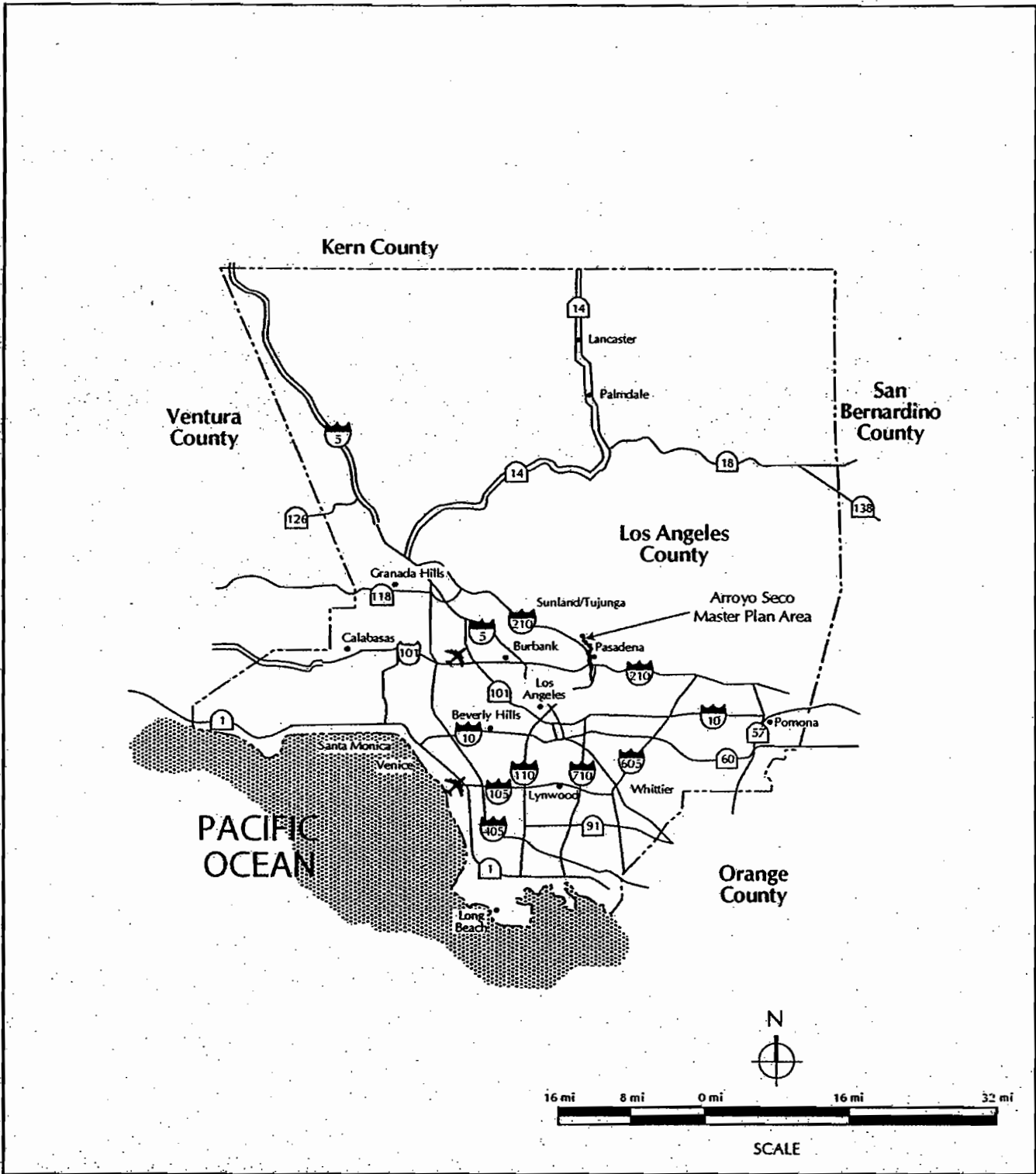
Mitigation for impacts to 8 acres of alluvial scrub within Department jurisdiction results in required mitigation of 12 acres. The 136 acres of alluvial scrub that is conserved on site as part of the project is sufficient to satisfy mitigation requirements for impacts to vegetated areas in Department jurisdiction. However, in addition to conservation of on-site alluvial scrub habitat, the project will result in conservation of 54 acres of coastal sage scrub, southern sycamore-alder riparian woodland, dead riparian woodland, and revegetation of 45 acres of alluvial scrub.

1.3 SCHEDULE

The *Final EIR* and *Addendum No. 1 to the Final EIR* for the project were certified by the City Council of the City of Los Angeles and the project was approved subject to conditions on April 28, 1998. The Applicant expects to initiate construction of the approved project in Fall 1999. The following major milestones have been defined for the project:

- Winter 1998-1999 Complete Streambed Alteration Agreement
- Spring 1998, HEC-6 Analysis
- Summer 1999, Complete Final Plans and Specifications
- Fall 1999, Grubbing
- Spring 2000, Initiate Construction
- Spring 2001, Operate Golf Course

SECTION 2.0
PROJECT DESCRIPTION



LEGEND



Project Location



FIGURE 2.1-1
Regional Map

SECTION 2.0 PROJECT DESCRIPTION

Development of Red Tail Golf and Equestrian would consist of an 18-hole public golf course, an 8,100-square-foot, two-story clubhouse, and a 5,000-square-foot maintenance building approximately 200 parking spaces, and an equestrian facility consisting of three oversized parking spaces intended for horse trailers, hitching posts, and watering troughs. The course would be approximately 6,857 yards in total length. The golf course has been designed to comply with minimum user safety guidelines while converting the smallest possible portion of the site to the golf area. Of the approximately 160 acres of the site that would be encompassed by the golf course, 150 acres would be developed including 104 acres currently planned for fairways, roughs, greens, tees and lakes; and maintenance facility. Although the final grassing plans have not been developed for the golf course, the course is anticipated to include 7 acres for a clubhouse and associated maintenance and parking; 5.66 acres of tees and greens; 42.34 acres of fairways; 51.24 acres of turfed rough and sand bankers; 3.14 acres of lake; and 40.11 acres of revegetated graded land. The remaining 10.23 acres are "waters of the United States" that will remain underdeveloped within the limits of the golf course. All of the 10.23 acres of "waters of the United States" lie within the jurisdiction of the California Department of Fish and Game. The remaining 192 acres of the site would be left undisturbed.

2.1 LOCATION

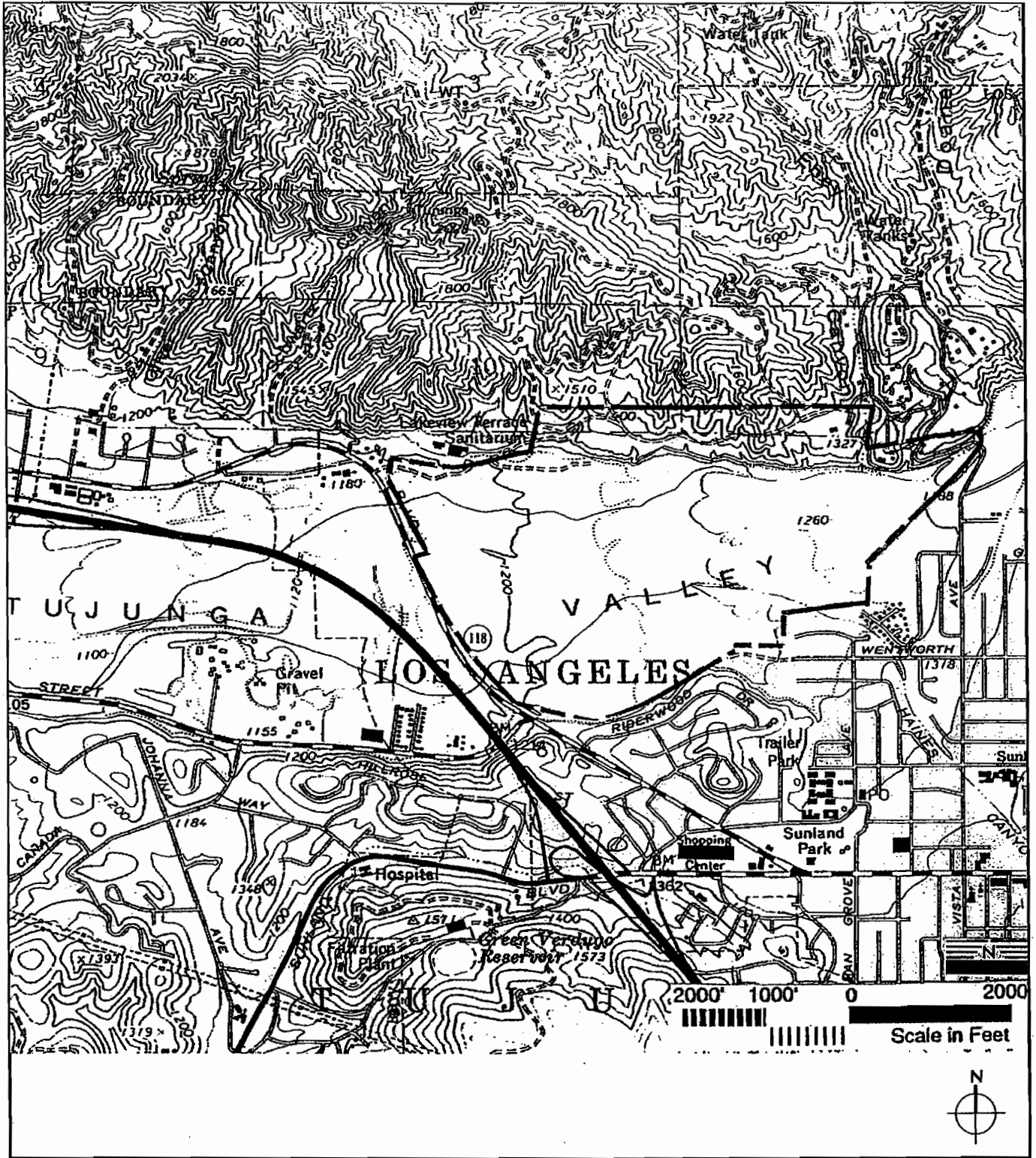
The Red Tail Golf and Equestrian project is located on United States Geological Survey (USGS) topographic map, Sunland quadrangle (Township 2 North, Range 14 West, in the Tujunga Land Grant). The project site is located at 9401 Foothill Boulevard in the Sunland-Tujunga-Lake View Terrace-Shadow Hills District in the City of Los Angeles. The property is bounded by undeveloped land and rural residential housing to the north (the Angeles National Forest boundary is 0.25 mile north of the property); the Big Tujunga Wash and single-family residences to the east (the Angeles National Forest boundary is 1.5 miles to the east of the property), single-family residences to the south, and Foothill Boulevard to the west. The project location is shown on *Figure 2.1-1, Regional Location Map* and *Figure 2.1-2, Vicinity Map*.

2.2 DEVELOPMENT PROJECT

This Long-Term Habitat Management Plan has been prepared to support a Streambed Alteration Agreement for the Red Tail Golf Course and Equestrian Project approved by the City Council of the City of Los Angeles on April 28, 1998. The proposed configuration of the golf course is shown on *Figure 2.2-1, Concept Plan*.

2.3 STATEMENT OF LONG-TERM HABITAT MANAGEMENT PLAN GOALS AND OBJECTIVES

The goal of this *Long-Term Habitat Management Plan* is to define the measures that will be used to ensure compliance with the Conditions of Approval related to biota adopted by the City Council of the City of Los Angeles on April 28, 1998 and the anticipated conditions of the requested Streambed Alteration Agreement.



LEGEND



Project Site



FIGURE 2.1-2
Vicinity Map

