

# Appendix C

## **Biological Site Visit**



# memorandum

date September 12, 2019

to Daniel Inloes, AICP, City of Costa Mesa Development Services

cc

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subject Biological Site Visit – EF Education First: International Language Campus

Environmental Science Associates (ESA) conducted a site visit at the EF Education First: International Language Campus site located at 3150 Bear Street in Costa Mesa to characterize the project site and the existing biological resources. Following are the findings of the site visit.

Start of Site Visit: 9:45 a.m., 75° F, 1-3 mph winds, cloudy skies

End of Site Visit: 11:20 a.m., 77° F, 1-3 mph winds, cloudy skies

The Project Site consists of a large neoclassical building surrounded by fountains, gazebos and reflecting ponds. Gardens, several parking areas, a long driveway and manicured turfgrass lawns fill the surrounding landscape. Formerly the headquarters and filming location for the Trinity Broadcasting Network (TBN), the property is now vacant.

The main entrance of the property is framed with date palms (*Phoenix dactylifera*) with a strip of smaller pygmy date palms (*Phoenix roebelinii*) in a center planter. Wrought iron gates give way to a parking lot in the southern and western portions of the site.

Italian cypress (*Cupressus sempervirens*) frame Corinthian columns and balustrades to the east and west of the main buildings. Low hedges of Japanese boxwood (*Buxus japonica*) and Japanese mock orange (*Pittosporum tobira* 'Wheeler's dwarf) surround rose (*Rosa* spp.) and hibiscus (*Hibiscus syriacus*) shrubs.

To the west of the main building, an east facing slope from Bear Street down to the parking lot contains ornamental groundcover of Japanese honeysuckle (*Lonicera japonica*) and common periwinkle (*Vinca majora*). The slope contains large Italian stone pine (*Pinus pinea*), Mexican fan palms (*Washingtonia robusta*) and A lawn between the parking lot and the slope. The turfgrass lawn is planted with camphor (*Cinnamomum camphora*), American sweetgum (*Liquidambar styraciflua*), and white alder (*Alnus rhombifolia*).

To the north of the main building, Mexican fan palms, Brazilian pepper (*Schinus terebinthefolius*) and freeway ice plant (*Carpobrotus edulis*) occur within the easement between the project site and the Interstate 405

Freeway. Tall fescue (*Festuca arundinacea*) lawns to the north also contain mature southern magnolia (*Magnolia grandiflora*) and American sweetgum trees.

To the east of the main building, a long white stucco wall, Brisbane box (*Lophostemon conferta*), and camphor trees provide a visual barrier between the adjacent property owners and the eastern parking lot. Groundcover at the base of the walls include common periwinkle and star jasmine (*Trachelospermum jasminoides*). A restroom and utility building occur in the southeast portion of the site.

South of the main building, a central courtyard with a reflecting pond with fountains are flanked with hedge rows of Indian laurel fig (*Ficus nitida*) and roses. Ornate gazebos surround the fountain and stone angel statues. Smaller hedges of Japanese boxwood, rosemary (*Rosmarinus officianalis*), and dwarf bottlebrush (*Callistemon 'Little Jon'*). Further south, a large hedgerow of Indian laurel fig provides a visual barrier between the southern property boundary and the adjacent office park.

During the site assessment, the following animal species were observed: Japanese white-eye (*Zosterops japonicus*), mourning dove (*Zenaida macroura*), Anna's hummingbird (*Calypte anna*), black phoebe (*Sayornis nigricans*), California ground-squirrel (*Otospermophilus beecheyi*), bushtit (*Psaltriparus minimus*), house finch (*Haemorhous mexicanus*), lesser goldfinch (*Spinus psaltria*), northern mockingbird (*Mimus polyglottos*), song sparrow (*Melospiza melodia*), brush rabbit (*Sylvilagus bachmani*), eastern fox squirrel (*Sciurus niger*), and American crow (*Corvus brachyrhynchos*).

An inventory of plants species is below:

#### **Large Tree's**

*Magnolia grandiflora*  
*Erythrina caffra*  
*Lophostemon confertus*  
*Cinnamomum camphora*  
*Cedrus deodara*  
*Liquidambar styraciflua*  
*Pinus pinea*  
*Washingtonia robusta*  
*Ficus carica*  
*Alnus rhombifolia*  
*Araucaria heterophylla*  
*Schinus terebinthefolius*  
*Ficus retusa*  
*Ficus nitida*  
*Olea europaea*  
*Schinus terebinthefolius*  
*Cupaniopsis anacardioides*

#### **Small Hedges**

*Buxus japonica*  
*Xylosma congestum*  
*Callistemon 'Little Jon'*  
*Calliandra haematocephala*

#### **Groundcover**

*Vinca majora*  
*Lonicera japonica*  
*Trachelospermum jasminoides*  
*Hedera helix*

#### **Around Building**

*Pittosporum tobira 'Wheeler's dwarf'*  
*Buxus japonica*  
*Rosa spp.*  
*Cupressus sempervirens*  
*Liquidambar styraciflua*  
*Magnolia grandiflora*  
*Strelitzia reginae*  
*Calliandra haematocephala*  
*Ficus pumila*  
*Ligustrum japonicum 'texanum'*  
*Phormium tenax*  
*Escallonia 'fradesii'*

**East of the building**

*Bougainvillea caffra*  
*Xylosma congestum*  
*Agapanthus africanus*  
*Ficus nitida*  
*Trachelospermum jasminoides*  
*Olea europaea*  
*Lophostemon conferta*  
*Araucaria heterophylla*  
*Strelitzia reginae*  
*Plumbago auriculata*

**Turfgrass**

*Cynodon dactylon*  
*Festuca arundinaceae*  
*Paspalum dilatatum*  
*Ehrharta calycina*