

Initial Study Biological Assessment

Original Initial Study Biological Assessment (ISBA) report date:

Revision report date(s):

Case number:

Permit type:

Applicant:

Case Planner:



Total parcel(s) size:


Assessor Parcel Number(s):

Development proposal description:

Prepared for Ventura County Planning Division by:

As a Qualified Biologist, approved by the Ventura County Planning Division, I hereby certify that this Initial Study Biological Assessment was prepared according to the Planning Division's requirements and that the statements furnished in the report and associated maps are true and correct to the best of my knowledge.

Qualified Biologist (signature): 		Date: 09/13/2023
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Role: Participant mapped data and prepared graphics for the report.		

Initial Study Checklist

This Biological Assessment DID provide adequate information to make recommended CEQA findings regarding potentially significant impacts.

	Project Impact Degree of Effect				Cumulative Impact Degree of Effect			
	N	LS	PS-M*	PS	N	LS	PS-M*	PS
Biological Resources	X				X			
Species	X				X			
Ecological Communities	X				X			
Habitat Connectivity	x	X				X		

N: No impact

LS: Less than significant impact

PS-M: Potentially significant unless mitigation incorporated

PS: Potentially significant

* DO NOT check this box unless the Biological Assessment provided information adequate to develop mitigation measures that reduce the level of impact to less than significant.

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Summary

Pax Environmental, Inc., (Pax) conducted a biological resource survey of the subject property to:

- map vegetation communities;
- inventory flora and fauna;
- assess habitat suitability for potential special-status species;
- map any sensitive biological resources on the site;
- determine if waters or wetlands exist on the property; and,
- record plant and wildlife species observed.

No federally- or state-listed endangered, threatened, or rare animal species were observed within the Survey Area (refer to Section 2.2 for a full description of the Survey Area). There is suitable habitat for special-status wildlife, including southern California legless lizard (*Anniella stebbinsi*), coastal whiptail (*Aspidoscelis tigris stejnegeri*), San Bernardino ringneck snake (*Diadophis punctatus modestus*), and coast horned lizard (*Phrynosoma blainvillii*), while Crotch's bumblebee (*Bombus crotchii*), American bumble bee (*Bombus pensylvanicus*), Dulzura pocket mouse (*Chaetodipus californicus femoralis*), white-tailed kite (*Elanus leucurus*), and California condor (*Gymnogyps californianus*) have a slight potential to occur. There is also suitable habitat present for special-status plant species, including Catalina mariposa lily (*Calochortus catalinae*), while late-flowered mariposa lily (*Calochortus fimbriatus*), umbrella larkspur (*Delphinium umbraculorum*), pale-yellow layia (*Layia heterotricha*), Robinson's pepper grass (*Lepidium virginicum var. robinsonii*), and white-veined monardella (*Monardella hypoleuca ssp. hypoleuca*) have a slight potential to occur. No impacts to sensitive species are anticipated.

Two blue line streams are located within the study area, one in the northern portion and one in the south and east portions. These blue line streams provide a corridor for wildlife to access Santa Paula creek from upland habitats. No project-level impacts to streams or connectivity features are anticipated as the agricultural storage building and the ADU are already existing, and the proposed main residence structure is more than 200 feet (ft.) from the streams.

Section 1: Construction Footprint Description

Development Proposal Description:

Keeley Mircetic (the 'Applicant') is the current owner of Assessor's Parcel Number (APN) 037-0-080-115 (the "Property") (Figure 1).

Planned Development Permit and Conditional Use Permit to legalize request for existing structures including a 1,390 square foot (ft²) agricultural storage building and a 490 ft² accessory dwelling unit (ADU). The request includes a proposed 1,493 ft² main residence (Figure 2). In addition, other structures on the property include a 1,390 ft² garage, 1,320 ft² carport, two sheds of 88 and 105 ft², a 160 ft² shipping container, and animal shade structures of 288 ft², 2,352 ft², and 240 ft².

Under previous ownership, the applicant's agricultural storage building and ADU were developed outside of the proper permitting process of Ventura County.

The applicant is seeking environmental review to meet the requirements of the Ventura County Resource Management Agency, Public Works, and Planning Division and be developed "as is" without environmental encumbrance and Code violations.

Construction Footprint Size

The construction footprint is defined as the agricultural storage building, ADU, and the proposed main residence which constitutes 0.11-acre of the 5.67-acre parcel (Figures 1 and 2). The construction footprint Survey Area (Survey Area) is comprised of these buildings and a 300 ft. buffer. 4.40-acres of the parcel and an additional 7.48-acres of the surrounding parcels including 037-0-080-125, 037-0-080-315, 037-0-020-285, 037-0-020-425, and 037-0-020-435 (Figure 1) were included in the Survey Area which was surveyed by Pax biologists.

Project Design for Impact Avoidance or Minimization

The owner has previously avoided clearing in undisturbed areas and there will be no future development within previously undisturbed areas, minimizing impact to biological resources.

Coastal Zone/Overlay Zones

There are no overlay zones, and the project is located well east of Ventura County's coastal zone.

Zoning

The parcel is completely within the rural exclusive zone. The purpose of rural exclusive zone is to provide for and maintain rural residential areas in conjunction with horticultural activities, and to provide for a limited range of service and institutional uses which are compatible with and complementary to rural residential communities. (Ventura County Non-Coastal Zoning Ordinance Sec. 8104-2.2-8/24/2023).

Elevation

The elevation on the property extends from approximately 1,525 to 1,600 ft. above mean sea level (AMSL).

Other

None

Section 2: Survey Information

2.1 Survey Purpose

Discretionary actions undertaken by public agencies are required to demonstrate compliance with the California Environmental Quality Act (CEQA). The purpose of this Initial Study Biological Assessment (ISBA) is to gather enough information about the biological resources associated with the proposed project, and their potential to be impacted by the project, to make a CEQA Initial Study significance finding for biological resources. In general, ISBAs are intended to:

- Provide an inventory of the biological resources on a project site and the values of those resources.
- Determine if a proposed project has the potential to impact any significant biological resources.
- Recommend project redesign to avoid, minimize or reduce impacts to significant biological resources.
- Recommend additional studies necessary to adequately assess potential impacts, and/or to develop adequate mitigation measures.
- Develop mitigation measures, when necessary, in cases where adequate information is available.

2.2 Survey Area Description

Survey Area Definition (per the Ventura County Planning Division): The physical area a biologist evaluates as part of a biological assessment. This includes all areas that could potentially be subject to direct or indirect impacts from the project including, but not limited to, the construction footprint; areas that would be subject to noise, light, dust, or runoff generated by the project; any required buffer areas (e.g., buffers surrounding wetland habitat). The construction footprint plus a 100 to 300-ft. buffer—beyond the required fire hazard brush clearance boundary (or 20 ft. from the cut/fill boundary or road fire hazard brush clearance boundary – whichever is greater) is generally the size of a Survey Area. Required off-site improvements, such as roads or fire hazard brush clearance, are included in the Survey Area. Survey Areas can extend off the project's

parcel(s) because indirect impacts may cross property lines. The extent of the Survey Area shall be determined by the biologist in consultation with the lead agency.

Survey Area 1 (SA1)

Location

The Mircetic property is in Ventura County east of the City of Ojai, southwest of the City of Santa Paula, and east of Ojai on the foothills of Sulphur Mountain. The property is south of State Highway 150 (Figure 1). It is mapped on the US Geological Survey's 7.5-minute Ojai Quadrangle, unsectioned zone, Township 5 North, Range 23 West.

The Survey Area is comprised of a 300 ft. buffer around the agricultural storage building, ADU, and the proposed main residence. 4.40-acres of the parcel and an additional 7.48-acres of the surrounding parcels, including 037-0-080-125, 037-0-080-315, 037-0-020-285, 037-0-020-425, and 037-0-020-435, are included in the Survey Area buffer (Figure 1). The Survey Area was not flagged.

Survey Area Environmental Setting

The Survey Area is on the foothills of Sulphur Mountain and has a predominantly north facing sloped topography. From south to north, the elevation of the Survey Area ranges from approximately 1,525 to 1,600 ft. AMSL. Disturbance due to past use is high as a result of grading, landscaping, development, and other land use practices.

A blue line drainage extends along two adjacent parcels from the south and east of the Property flowing northeast. An additional blue line drainage extends west to east along the northern portion of the property flowing east. The drainage features are part of the Santa Clara River watershed.

A review of the National Resource Conservation Service (NRCS) Web Soil Survey (USDA NRCS 2023) indicates that the soils listed in Table 1 occur on the property parcel.

Table 1. Soils

Soil Symbol	Map Unit Name	Acres	Percent of Study Area
DbD	Diablo clay, 9 to 15 percent slopes, warm MAAT	5.44	45.81%
SvF2	Soper gravelly loam, 30 to 50 percent slopes, eroded, MLRA 20	6.44	54.19%

Cover

The subject parcel is predominantly graded, cleared, and developed as an equestrian facility. The northernmost portion of the property is predominantly native, but no development or disturbance is proposed in undisturbed areas. Additional areas of native and non-native vegetation are present on surrounding parcels within the survey buffer area and are included in the percentages in Table 2 below.

Table 2. Cover by Category

Land Cover Category	Acres	Percent of Study Area
Native vegetation	2.76	23%
Non-native vegetation	5.45	46%
Recently burned	0.00	0%
Agricultural or grazed	1.99	17%
Bare ground, cleared, or graded	3.50	29%
Buildings, paved Roads, or other impervious cover	0.17	1%
Other (ornamental plantings)	0.57	5%



Figure 1. Project location map and adjacent land uses.



Figure 2. Site, proposed uses, and survey map.

2.3 Methodology

References

Prior to assessing the Survey Area, Pax reviewed the following resources to determine the potential presence of biological resources including special-status species and sensitive habitats that could be affected by the proposed project:

California Department of Fish and Wildlife (CDFW). 2023. California Natural Diversity Database (CNDDDB). Available at: <https://map.dfg.ca.gov/rarefind/view/RareFind.aspx> [accessed March and March and July 2023].

California Department of Fish and Wildlife. 2023. California Sensitive Natural Communities. Dated: May 2023. Available at: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=153609&inline> [accessed May 2023].

California Native Plant Society (CNPS), Rare Plant Program. 2023. Rare Plant Inventory (online edition, v9.5). Website <https://www.rareplants.cnps.org> [accessed May 2023].

CNPS. 2023. A Manual of California Vegetation, Online Edition. <http://www.cnps.org/cnps/vegetation/> [accessed May and July 2023]. California Native Plant Society, Sacramento, CA.

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Consortium of California Herbaria (CCH) [web application]. 2023. Berkeley, California: The Calflora Database [a non-profit organization]. Available: <http://www.calflora.org/> [accessed May 2023].

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Sibley, D.A. 2003. The Sibley Field Guide to Birds of Western North America. New York. Alfred A. Knopf.

Stebbins, R.C. and S.M. McGinnis. 2012. Field Guide to the Amphibians and Reptiles of California. University of California Press, Berkeley, California, USA.

U.S. Fish and Wildlife Service, National Wetlands Inventory. 2023. Available at: <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/> [accessed May 2023].

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS). 2023 Web Soil Survey. National Cooperative Soil Survey. Available at: <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm> [accessed May 2023].

United States Department of Interior (USDI), U.S. Geologic Survey (USGS). 2023 National Cooperative Geologic Mapping Program. National Geologic Map Database. Available at: http://ngmdb.usgs.gov/ngmdb/ngmdb_home.html [accessed May 2023].

Ventura County Planning Division (VCPD). 2022. Ventura County Locally Important Species. Ventura, California. Website (<https://vcrma.org/docs/images/pdf/planning/conservation/2022-Locally-Important-Plant-List.pdf>) [accessed May 2023].

Williams, P.H., Thorp, R.W., Richardson, L.L., and Colla, S.R. 2014. *Bumble Bees of North America: An Identification Guide*. Princeton University Press.

Pax senior biologist Andy Fredell performed a survey of the project site on March 23, 2023. Andy Fredell and Pax senior botanist Scott Bond Tomkinson performed focused botanical and wildlife surveys of the project site on May 19 and July 13, 2023. The surveyors mapped the existing vegetation communities and assessed the habitat suitability for potential special-status species. In addition, important features on site for wildlife movement were assessed, sensitive biological resources on-site were documented, and observations of plants and wildlife were recorded to species level. The entire Survey Area was surveyed using meandering transects as summarized in Table 4.

Table 3. Survey Dates and Details

Survey Date & Details							
Survey Key (1)	Survey Date (2)	Survey Area Map Key(s) (3)	Survey Type (4)	Time Period (5)	Methods/Constraints (6)	GPS (7)	Surveyors
SD1	3/23/2023	SA	ISBA	11:00 AM to 1:00 PM	The project manager conducted the survey by walking meandering transects within the Survey Area. Areas of the private property that were within the Survey Area were surveyed visually using binoculars where necessary. This survey was focused on wetland features but also covered plants and animals.	Juniper Geode Sub-meter accuracy with ESRI Field Map Application	Andy Fredell

Survey Date & Details							
Survey Key (1)	Survey Date (2)	Survey Area Map Key(s) (3)	Survey Type (4)	Time Period (5)	Methods/Constraints (6)	GPS (7)	Surveyors
SD2	5/19/2023	SA	ISBA, Botanical	12:00 PM to 3:00 PM	The project manager and one experienced biologist conducted the survey by walking meandering transects within the Survey Area. Areas of the private property that were within the Survey Area were surveyed visually using binoculars where necessary. This survey covered plants, animals, and wetland features.	Juniper Geode Sub-meter accuracy with ESRI Field Map Application	Scott Bond Tomkinson, Andy Fredell
SD3	7/13/2023	SA	ISBA, Botanical	10:00 AM to 12:00 PM	Additional surveys and data collection were conducted. This survey covered plants and animals.	Juniper Geode Sub-meter accuracy with ESRI Field Map Application	Scott Bond Tomkinson, Andy Fredell
ISBA Initial Study Biological Assessment Botanical Botanical Survey							

Section 3: Biological Inventory

See Appendix One for an overview of the types of biological resources that are protected in Ventura County.

3.1 Ecological Communities: Plant Communities, Physical Features and Wetland

Pax biologists examined rare and locally important plant community maps prior to conducting the field survey. Maps from the USFWS and CDFW, including a CNDDDB search for sensitive species cover a 10-mile radius from the Survey Area.

Plant Communities

Locally important or rare plant communities were found within the Survey Area(s).

Major Plant Communities Summary

Five plant communities occur within the Survey Area and are summarized below and in Table 5.

PC1 - Chamise – Sage chaparral (*Adenostoma fasciculatum* – *Salvia* spp. Shrubland Alliance)

This alliance dominates the southeasternmost corner of the Survey Area and is entirely outside of the subject parcel boundaries. As this area has not, nor will be affected by the proposed project, and permission was not granted to access this area, this area was surveyed with binoculars. There is potential for rare plants to occur in this area, but due to survey limitations it was not possible to determine their occurrence or absence. Dominant plant species observed include chamise (*Adenostoma fasciculatum*), black sage (*Salvia mellifera*), and California sagebrush (*Artemisia californica*). Other plant species observed include California buckwheat (*Eriogonum fasciculatum*) and deerweed (*Acmispon glaber*).

PC2 – Coast live oak woodland and forest (*Quercus agrifolia* Forest and Woodland Alliance)

This alliance dominates the canyons to the north, east, and south of the project area. Areas outside of the subject parcel were not surveyed due to access restrictions. The oak woodland on the northern portion of the parcel is of high quality and supports a wide variety of plant species, accounting for a large percentage of the observed plants as documented in the provided plant observation list. The coast live oak (*Quercus agrifolia*) understory is dominated by poison oak (*Toxicodendron diversilobum*), and the woodland edges support purple sage (*Salvia leucophylla*). A small population (less than 10 individuals) of southern California black walnut (*Juglans californica*) was also observed within this area but did not qualify as an independent plant community.

PC3 – Developed or Disturbed

Developed and disturbed areas account for a majority of the subject parcel's current land use. These areas have been graded and predominantly support a developed equestrian facility. Prior to grading and development, as inferred from historic satellite imagery, this area would have likely supported a mosaic of coast live oak woodland and forest, wild oats and annual brome grasslands, and chamise – sage chaparral.

PC4 – Undifferentiated Exotic Vegetation

These areas are landscaped portions of the subject parcel and an observed stand of exotic trees to the south of the subject parcel. Exotic species include iron bark eucalyptus, rosemary, and several planted coast live oaks (*Quercus agrifolia*).

PC5 – Wild oats and annual brome grasslands (*Avena* spp. – *Bromus* spp. Herbaceous Semi-Natural Alliance)

This alliance surrounds the subject parcel on most sides to some extent. The area dominated by this community to the east of the subject parcel appears to have been type converted from chamise – sage chaparral after the Thomas Fire, as inferred from historic satellite imagery. These areas are grazed by cattle at least on the eastern side of the subject parcel. Dominant species include wild oats (*Avena*

fatua & *Avena barbata*), ripgut brome (*Bromus diandrus*), tumbleweed (*Salsola tragus*), coastal heron's bill (*Erodium cicutarium*). Native species that were observed at a lower percentage include turkey-mullein (*Croton setiger*), clustered tarweed (*Deinandra fasciculata*), and American bird's foot trefoil (*Acmispon americanus*)

Table 4. Plant Communities Located Within the Study Area.

Plant Communities								
Map Key (1)	MCV Alliance	MCV Association	Misc. (2)	Status (3)	Condition (4)	Acres Total	Acres Impacted	Comments (5)
PC1	Chamise – Sage chaparral	Adenostoma fasciculatum – Salvia mellifera		N/A	Intact	1.06	0	Located on adjacent parcel
PC2	Coast live oak woodland and forest	Quercus agrifolia / Toxicodendron diversilobum		Cal OWA LIC	Intact	1.70	0	Outside of development envelope
PC3	N/A	N/A	Developed disturbed	N/A		3.67	0	Structures footprints and disturbance already existing, no additional disturbance proposed
PC4	N/A	N/A	Undifferentiated exotic vegetation	N/A		0.57	0	Existing ornamental plantings
PC5	Wild oats and annual brome grasslands	Bromus diandrus – Avena spp.		N/A		4.89	0	Not present within subject parcel, only observed in surrounding areas
Totals						11.88	0	
LIC Locally Important Plant Community ESHA Environmentally Sensitive Habitat Areas (Coastal Zone) CDFG Rare: G1 or S1 Critically Imperiled Globally or Subnationally (state) G2 or S2 Imperiled Globally or Subnationally (state) G3 or S3 Vulnerable to extirpation or extinction Globally or Subnationally (state) Cal OWA Protected by the California Oak Woodlands Act								

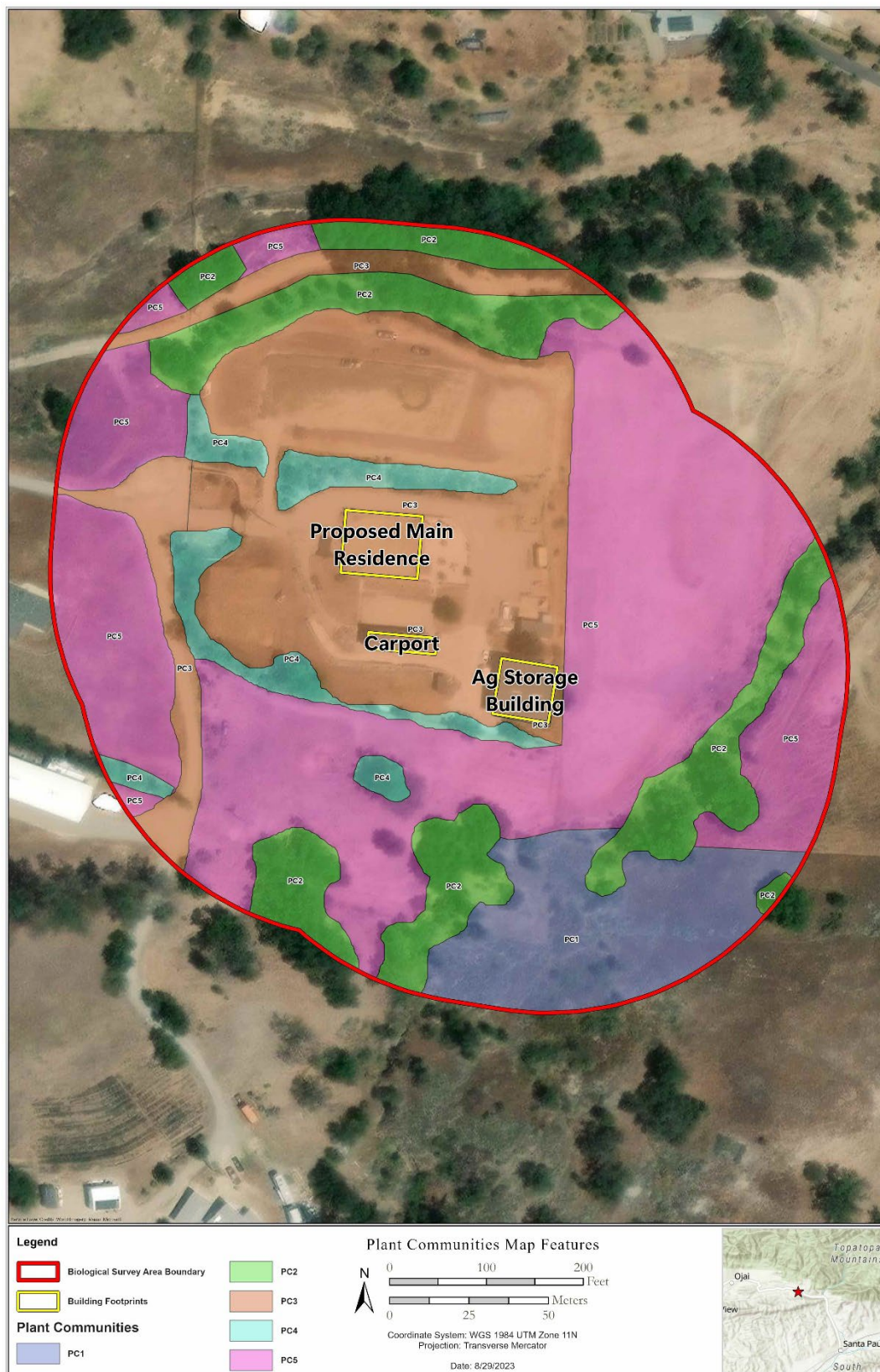


Figure 3. Vegetation communities in the Survey Area.

Waters and Wetlands

See Appendix One for an overview of the local, state, and federal regulations protecting waters, wetlands, and riparian habitats. Wetlands are complex systems; delineating their specific boundaries, functions, and values generally takes a level of effort beyond the scope of an Initial Study Biological Assessment (ISBA). The goal of the ISBA, with regard to waters and wetlands, is simply to identify whether they may exist or not and to determine the potential for impacts to them from the proposed project. This much information can be adequate for designing projects to avoid impacts to waters and wetlands. Additional studies are generally warranted to delineate specific wetland boundaries and to develop recommendations for impact minimization or impact mitigation measures.

Waters and/or wetlands were found within the Survey Area(s).

Waters and Wetlands Summary

Two waters blue line drainages are present within the study area, one on the north portion (W1) and one on the south and east portion (W2). Both are fed by runoff and do not contain riparian vegetation. The National Wetland Inventory (NWI) defines drainage W1 as palustrine forested and seasonally flooded. Drainage W2 is defined as palustrine forested and seasonally flooded on its southern portion and intermittent riverine streambed that is seasonally flooded on its northern portion. Drainage W1 was flowing during the March and May 2023 surveys but dry during the July 2023 survey. W2 was flowing during the March 2023 survey and dry during the May and July 2023 surveys. Table 6 summarizes the characteristics of these two waters’ features.

The significance of these water features is considered unknown for the purposes of this report however a 100 ft. buffer has been generated as a general precaution. No impacts to either of these waters’ features are anticipated as the agricultural storage building and ADU are already existing, and the proposed residence is greater than 200 ft. from the waters feature. A 100 ft. buffer has been created to avoid any impacts.

In addition to the 100 ft. buffer, the 200 ft. Ventura County surface water feature buffer is also shown in Figure 4. This is further discussed in section 3.3 Wildlife Connectivity.

Table 5. Waters and wetlands

Waters and Wetlands						
Map Key (1)	Wetland Type (2)	Wetland Name (if any)	Wetland Status (3) (if known)	Wetland/Water Size (4)	Hydrologic Status (5)	Primary Water Source (6)
W1	Blue Line Stream/drainage	Unnamed	Unknown	0.37 acre	Dry	Runoff

Waters and Wetlands						
Map Key (1)	Wetland Type (2)	Wetland Name (if any)	Wetland Status (3) (if known)	Wetland/Water Size (4)	Hydrologic Status (5)	Primary Water Source (6)
W2	Blue Line Stream/drainage	Unnamed	Unknown	0.25 acre	Flowing	Runoff
USACE U.S. Army Corps of Engineers regulated CDFW California Department of Fish & Wildlife regulated County County General Plan protected wetland WPD Co. Watershed Protection District (red-line stream)						
Waters and Wetlands (continued)						
Map Key	County Wetland Significance (7)	Wetland Distance from Project (8)	Comments (9)			
W1	Unknown	150'	Drainage is a tributary of Santa Paula Creek. Contains healthy, relatively undisturbed non-riparian habitat with few invasive species.			
W2	Unknown	150	Drainage is a tributary of Santa Paula Creek. Contains healthy, relatively undisturbed non-riparian habitat with few invasive species.			

Table 6. Water/wetland buffers

Water/Wetland Buffers		
Map Key (1)	Recommended Buffer (2)	Comments
W1	100 ft.	No impacts are anticipated from the project as the agricultural storage building and ADU are already existing, and the proposed residence is greater than 200 ft. from the waters feature. A 100 ft. buffer has been created to avoid any impacts.
W2	100 ft.	No impacts are anticipated from the project as the agricultural storage building and ADU are already existing, and the proposed residence is greater than 200 ft. from the waters feature. A 100 ft. buffer has been created to avoid any impacts.



Figure 4. Wetland and surface water within the Survey Area.

3.2 Species

Observed Species

A total of 132 plant species were observed within the Survey Area, including 65 native species (49%) and 67 non-native species (51%). A total of 39 wildlife species were observed or detected within the Survey Area. Refer to Appendix 2 for a list of observed plant and wildlife species.

Protected Trees

Six protected trees are within 100 ft. of the construction footprint. It appears that these trees were planted in the past and are not natural. No impacts are anticipated because the agricultural storage building and ADU are already existing, and the proposed residence is not in the dripline of any of the trees.

Table 7. Protected trees within 100 ft. of the project footprint

Protected Trees				
Map Key (1)	Species (2)	Common Name	Girth (3) (circumference)	Impact (4)
T1	<i>Quercus agrifolia</i>	Coast live oak	37.7 inches	None
T2	<i>Quercus agrifolia</i>	Coast live oak	81.6 inches	None
T3	<i>Quercus agrifolia</i>	Coast live oak	84.8 inches	None
T4	<i>Quercus agrifolia</i>	Coast live oak	44.0 inches	None
T5	<i>Quercus agrifolia</i>	Coast live oak	37.7 inches	None
T6	<i>Quercus agrifolia</i>	Coast live oak	34.6 inches	None

Special-Status Species and Nests

See Appendix One for definitions of the types of special-status species that have federal, state, or local protection and for more information on the regulations that protect birds' nests.

Special-status species were observed or have a moderate to high potential to occur within the Survey Area(s).

Habitat suitable for nests of birds protected under the Migratory Bird Treaty Act does exist within the Survey Area(s).

Special-Status Species Summary

No sensitive species were observed on the property.

Potential Species

The table below lists all special-status species that could potentially occur at the Project site and that are recorded in the CNDDDB within 10 miles of the Survey Area.

Definitions of Low, Moderate and High Potential to Occur

When reviewing proposed projects for impacts to special-status species, habitat suitability, species' preferred habitats, known range of the species, and quality of habitat on the project site are reviewed, as well as past recorded occurrences of the species on or near the project site. If the species was not observed on the project site, the potential for the species to occur on the site must be described. The potential can be low, moderate, or high. These degrees of potential for species occurrence are generally defined below.

High potential for occurrence: (1) The habitat on the project site is the species' preferred habitat and is in good condition (has not been degraded by human disturbance); and/or (2) there is record of the species occurring on or adjacent to the project site.

Moderate potential for occurrence: (1) The habitat on the project site is the species' preferred habitat, but it has been disturbed or disturbance encompasses the project site, reducing the quality of the habitat to below a high likelihood that the species would inhabit it; or (2) the habitat on the project site is not the species' preferred habitat, but it contains a similar structure to the preferred habitat and the species has been observed in this habitat type; or (3) the habitat on the project site is not the species' preferred habitat, but there is record of the species occurring in the immediate vicinity of the project site, and there is potential for the species to forage within the habitat on-site.

Low potential for occurrence: The habitat on the project site is not the species' preferred habitat, the habitat is highly disturbed, and/or there are no records of the species occurring on or near the project site.

Observed and Potentially Occurring Special-Status Species						
Map Key (1)	Survey/ Source (2)	Scientific Name (3)	Common Name	Species' Status (4)	Potential to Occur (5)	Habitat Requirements (6)
SSP1	CNDDB	<i>Acanthoscyphus parishii</i> var. <i>abramsii</i>	Abrams' oxytheca	S1S2, 1B.2	No	Chaparral with sandy soils between 6,200–8,500 ft. elevation. Bloom period: June – Oct. No suitable habitat.
SSP2	CNDDB	<i>Aphyllon validum</i> ssp. <i>validum</i>	Rock Creek broomrape	S2, 1B.2	No	Chaparral and pinyon-juniper woodland on decomposed granite slopes between 4,100 – 6,560 ft. elevation. Bloom period: May - Sep. No suitable habitat.
SSP3	CNDDB	<i>Astragalus didymocarpus</i> var. <i>milesianus</i>	Miles' milk-vetch	S2, 1B.2	No	Clay soils in coastal scrub between 164 and 1,263 ft. elevation. Bloom period: May- Sept. No suitable habitat.
SSP4	CNDDB	<i>Astragalus pycnostachyus</i> var. <i>lanosissimus</i>	Ventura Marsh milk-vetch	FE, SE, G2T1S1, 1B.1	No	Marshes, swamps, and coastal scrub or dune between 0 – 200 ft. elevation. Bloom period: May - Oct.

Observed and Potentially Occurring Special-Status Species						
Map Key (1)	Survey/ Source (2)	Scientific Name (3)	Common Name	Species' Status (4)	Potential to Occur (5)	Habitat Requirements (6)
SSP5	CCH, CalFlora	<i>Calochortus catalinae</i>	Catalina mariposa-lily	4.2, S3S4	High	Grows in Chaparral, Valley Grassland, Foothill Woodland, Coastal Sage Scrub, particularly in heavy soils, open grassland, or scrub. Observed adjacent to Survey Area, with other known occurrences within 5 miles.
SSP6	CNDDDB	<i>Calochortus fimbriatus</i>	Late-flowered mariposa-lily	G3S3, 1B.3	Low	Chaparral, cismontane woodland, riparian woodland.in dry, open coastal woodland, chaparral; on serpentine less than 3,000 ft. elevation. Bloom period: June- Aug. Marginally suitable habitat.
SSP7	CNDDDB	<i>Calochortus palmeri</i> var. <i>palmeri</i>	Palmer's mariposa-lily	G3T2S2, 1B.2	No	Meadows and seeps, chaparral, and lower montane coniferous forests between 3,937 - 7,218 ft. elevation. Bloom period: Apr. - Jul. No suitable habitat.
SSP8	CNDDDB	<i>Calochortus plummerae</i>	Plummer's mariposa-lily	4.2	No	Dry, rocky chaparral and yellow pine forests below 5,577 ft. elevation. Bloom period: May - Jul. No suitable habitat, no nearby records.
SSP9	CNDDDB	<i>Delphinium umbraculorum</i>	Umbrella larkspur	G3S3, 1B.3	Low	Mesic sites in cismontane woodland and chaparral between 1,312 and 6,810 ft. elevation. Bloom period: April- June. No suitable habitat, only one nearby record.
SSP10	CNDDDB	<i>Fritillaria ojaiensis</i>	Ojai fritillary	G3S3, 1B.2	No	Rocky soils among broad-leaved upland forest (mesic), chaparral, lower montane coniferous forest, and cismontane woodland between 310 and 3,740 ft. elevation. Bloom period: Feb.- May. No suitable habitat.
SSP11	CNDDDB	<i>Horkelia cuneata</i> var. <i>puberula</i>	Mesa horkelia	S1, 1B.1	No	Closed-cone coniferous forest, coastal scrub, coastal dunes, chaparral between 15 and 1,410 ft. elevation. Bloom period: Feb.-July. No suitable habitat, beyond known elevation range.

Observed and Potentially Occurring Special-Status Species						
Map Key (1)	Survey/ Source (2)	Scientific Name (3)	Common Name	Species' Status (4)	Potential to Occur (5)	Habitat Requirements (6)
SSP12	CNDDDB	<i>Imperata brevifolia</i>	California satintail	G3S3, 2B.1	No	Mesic sites in coastal scrub, chaparral, riparian scrub, Mojavean desert scrub, and meadows/seeps between 10 – 4,905 ft. elevation. Bloom period: Mar.–May. No suitable habitat.
SSP13	CNDDDB	<i>Layia heterotricha</i>	Pale-yellow layia	G2S2, 1B.1	Low	Cismontane woodland, coastal scrub, pinyon and juniper woodland, and valley/foothill grassland between 295 – 5,905 ft. elevation. Bloom period: Mar.–June. Marginal habitat, no nearby records.
SSP14	CNDDDB	<i>Lepidium virginicum</i> var. <i>robinsonii</i>	Robinson's pepper-grass	S3, 4.3	Low	Dry, disturbed areas, bottomland, riverbanks, meadows, fields pastures, cliffs, scrub below 9186 ft. elevation. Bloom period: Jan. - Jul. Marginal habitat, only one nearby record.
SSP15	CNDDDB	<i>Monardella hypoleuca</i> ssp. <i>hypoleuca</i>	White-veined monardella	S3, 1B.3	Low	Dry slopes in chaparral, cismontane woodland less than 5,000 ft. elevation. Bloom period: May- Oct. Marginal habitat, few nearby records.
SSP16	CNDDDB	<i>Navarretia ojaiensis</i>	Ojai navarretia	G2S2, 1B.1	No	Clay soils in chaparral, cismontane woodland, and coastal scrub between 900 – 3,280 ft. elevation. Bloom period: Jan. - Apr. No suitable habitat.
SSP17	CNDDDB	<i>Pseudognaphalium leucocephalum</i>	White rabbit-tobacco	S2, 2B.2	No	Riparian woodland, cismontane woodland, coastal scrub, chaparral with sandy, gravelly soils between 115 & 1,690 ft. elevation. Bloom period: Aug. - Nov. No suitable substrate.
SSP18	CNDDDB	<i>Sagittaria sanfordii</i>	Sanford's arrowhead	G3S3, 1B.2	No	Marshes and swamps between 0 – 1,985 ft. elevation. Bloom period: May - Jun. No suitable substrate

Observed and Potentially Occurring Special-Status Species						
Map Key (1)	Survey/Source (2)	Scientific Name (3)	Common Name	Species' Status (4)	Potential to Occur (5)	Habitat Requirements (6)
INVERTEBRATES						
SSP19	CNDDB	<i>Bombus crotchii</i>	Crotch's Bumblebee	SC, G2, S2	Low	Crotch's bumblebee is restricted to coastal California east towards the Sierra-Cascade Crest and, less commonly, in western Nevada. It prefers open grasslands and scrub and nests underground. This species' food plants include <i>Asclepias</i> , <i>Chaenactis</i> , <i>Lupinus</i> , <i>Medicago</i> , <i>Phacelia</i> , and <i>Salvia</i> , some of which were present in the Survey Area.
SSP20	CNDDB	<i>Bombus pensylvanicus</i>	American bumble bee	G3G4, S2	Low	This American bumble bee is widespread in the desert west and adjacent areas of California and Oregon. It nests mostly on the surface of the ground, among long grass, but occasionally underground. Adults are generalized nectar and pollen gathers. Food plants include <i>Astragalus</i> , <i>Cirsium</i> , <i>Cornus</i> , <i>Dalea</i> , <i>Helianthus</i> , <i>Kallstroemia</i> , <i>Liatris</i> , <i>Mentzelia</i> , <i>Silphium</i> , <i>Solanum</i> , <i>Trifolium</i> , and <i>Vicia</i> , some of which were present in the Survey Area.
SSP21	CNDDB	<i>Linderiella occidentalis</i>	California linderiella	G2G3, S2S3	No	California linderella is one of the most widely distributed of the California endemic large branchiopods and is documented throughout the Central Valley to the Coast including near Sulfur Mountain in Ventura County. Found in a variety of natural, and artificial, seasonally ponded habitat types including vernal pools, swales, ephemeral drainages, stock ponds, reservoirs, ditches, backhoe pits, and ruts caused by vehicular activities. There is no suitable habitat in the Survey Area and the most recent record within 10-miles is from 1986.
FISHES						
SSP22	CNDDB	<i>Catostomus santaanae</i>	Santa Ana sucker	FT, G1	No	The Santa Ana sucker inhabits the Santa Ana, Santa Clara, San Gabriel, and Los Angeles rivers of Southern California. There is no suitable habitat in the Survey Area due to the absence of permanent or near permanent water.

Observed and Potentially Occurring Special-Status Species						
Map Key (1)	Survey/Source (2)	Scientific Name (3)	Common Name	Species' Status (4)	Potential to Occur (5)	Habitat Requirements (6)
SSP23	CNDDB	<i>Gasterosteus aculeatus williamsoni</i>	Unarmored threespine stickleback	FE, SE, GST1	No	The unarmored threespine stickleback inhabits southern California coastal streams. There is no suitable habitat in the Survey Area due to the absence or permanent or near permanent water.
SSP24	CNDDB	<i>Gila orcuttii</i>	Arroyo chub	SSC, G2	No	Arroyo chub occur in coastal streams of Southern California in sandy and muddy bottoms of flowing pools and intermittent streams. There is no suitable habitat in the Survey Area due to the absence or permanent or near permanent water.
SSP25	CNDDB	<i>Oncorhynchus mykiss irideus</i> pop. 10	Steelhead	FE, G5T1Q	No	Depending on what phase of their life history strategy they are in, steelhead live in freshwater rivers and streams, estuaries, and marine environments. Steelhead occupy freshwater streams or lakes during spawning and then migrate back through brackish water to the open ocean to live during their adult non-spawning phase of their life cycle. Steelhead spend most of the year in estuaries or open ocean and only return to fresh water to spawn. There is no suitable habitat in the Survey Area due to the absence or permanent or near permanent water.
AMPHIBIANS						
SSP26	CNDDB	<i>Anaxyrus californicus</i>	Arroyo toad	FE, SSC, G2G3, S2	No	The arroyo toad occurs in semi-arid habitats near washes or intermittent streams with low-flow pools, alluvial benches or upland habitats that include friable soils for burrowing. There is no suitable habitat in the Survey Area due to the absence or permanent or near permanent water.
SSP27	CNDDB	<i>Rana boylei</i>	Foothill yellow-legged frog	SCT, S3	No	The foothill yellow-legged frog occurs in rocky streams in valley-foothill hardwood, valley-foothill hardwood-conifer, valley-foothill riparian in Ponderosa pine, mixed conifer, coastal scrub, mixed chaparral, and wet meadow habitat types from sea level to 6,000 feet. in elevation. There is no suitable habitat in the Survey Area due to the absence or permanent or near permanent water.

Observed and Potentially Occurring Special-Status Species						
Map Key (1)	Survey/Source (2)	Scientific Name (3)	Common Name	Species' Status (4)	Potential to Occur (5)	Habitat Requirements (6)
SSP28	CNDDB	<i>Rana draytonii</i>	California red-legged frog		No	The California red-legged frog occurs in lowlands and foothills in or near deep permanent water sources with dense, shrubby or emergent riparian vegetation. There is no suitable habitat in the Survey Area due to the absence of permanent or near permanent water.
REPTILES						
SSP29	CNDDB	<i>Anniella stebbinsi</i>	Southern California legless lizard	SSC, S3	Moderate	Legless lizards live mostly underground, burrowing in loose sandy moist warm soil with plant cover, and foraging in moist leaf litter. Occurs in sparsely vegetated areas of beach dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks. Leaf litter under trees and bushes in sunny areas. Suitable habitat exist within the oak woodlands on the north and south portions of the Survey Area.
SSP31	CNDDB	<i>Aspidoscelis tigris stejnegeri</i>	Coastal whiptail	SSC, S3	High	The coastal western whiptail is a lizard that occurs in coastal Southern California, west of the Peninsular Ranges from Ventura County south into Baja California, Mexico. It occurs in a variety of plant communities and habitats including chaparral, woodland, and riparian woodlands (Stebbins 2003). Their diet consists of small invertebrates, including spiders, scorpions, centipedes, termites, and small lizards. Suitable habitat is present within the native plant communities and adjacent communities of the Survey Area.
SSP32	CNDDB	<i>Diadophis punctatus modestus</i>	San Bernardino ringneck snake		Moderate	The ring-necked snake prefers moist habitats, including wet meadows, rocky hillsides, gardens, farmland, grassland, chaparral, mixed coniferous forests, and woodlands. Suitable habitat exist within the oak woodlands, chamise, and adjacent communities of the Survey Area.

Observed and Potentially Occurring Special-Status Species						
Map Key (1)	Survey/Source (2)	Scientific Name (3)	Common Name	Species' Status (4)	Potential to Occur (5)	Habitat Requirements (6)
SSP30	CNDDB	<i>Actinemys pallida</i>	Southwestern pond turtle	SSC	No	The western pond turtle is an aquatic species found in ponds, marshes, rivers, streams, and irrigation ditches, usually with aquatic vegetation. Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 2,000 feet from water for egg-laying. There is no suitable habitat in the Survey Area due to the absence or permanent or near permanent ponded water.
SSP33	CNDDB	<i>Phrynosoma blainvillii</i>	Coast Horned Lizard	SSC, S3S4	Moderate	The coast horned lizard frequents a wide variety of habitats but is most common in lowlands along sandy washes with scattered low bushes. This species requires open areas for sunning, bushes for cover, patches of loose soil, and an abundant supply of ants and other insects. Suitable habitat is present within the native plant communities and adjacent non-native communities of the Survey Area.
SSP34	CNDDB	<i>Thamnophis hammondi</i>	Two-striped Gartersnake	SSC, S3	No	The two-stripe garter snake occurs in coastal California from vicinity of Salinas to northwest Baja California. It can be found from sea level to about 7,000 feet. This highly aquatic species is found in or near permanent fresh water and often along streams with rocky beds and riparian growth. There is no suitable habitat in the Survey Area due to the absence or permanent or near permanent water.
SSP35	CNDDB	<i>Thamnophis sirtalis infernalis</i>	South Coast Garter Snake	SSC	No	South Coast garter snakes are distributed widely in coastal habitats but requires permanent or near-permanent bodies of water such as marshland, shallow water, and dunes. The sag ponds in the San Andreas Fault rift zone and freshwater coastal marshes are their primary habitat. <i>T. s. infernalis</i> also temporarily occurs in grassland and some woodland. There is no suitable habitat in the Survey Area due to the absence or permanent or near permanent water.
BIRDS						

Observed and Potentially Occurring Special-Status Species						
Map Key (1)	Survey/Source (2)	Scientific Name (3)	Common Name	Species' Status (4)	Potential to Occur (5)	Habitat Requirements (6)
SSP36	CNDDB	<i>Agelaius tricolor</i>	Tricolored blackbird	ST, S1	No	Tricolored blackbirds occur in large freshwater marshes with cattail, bulrush, or tule. They forage in open habitats such as farm fields, pastures, cattle pens, large lawns. Largely endemic to California, they require open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony. This species typically nests in marshy or streamside areas with dense vegetation. There is no suitable habitat in the Survey Area due to the absence of permanent or near permanent water.
SSP37	CNDDB	<i>Athene cunicularia</i>	Burrowing owl	SSC, S3	No	Burrowing owls occur in open, treeless areas with low, sparse vegetation, and gently sloping terrain. Habitats include grasslands, prairies, deserts, and steppe environments, on pastures, agricultural fields, road embankments, urban vacant lots, airfields, golf courses. Associated with high densities of burrowing mammals. The absence of sufficiently sized burrows and openings, topography, and dense vegetation make this species' presence unlikely within the Survey Area.
SSP38	CNDDB	<i>Coccyzus americanus occidentalis</i>	Western yellow-billed cuckoo	FT, SE	No	The yellow-billed cuckoo is a riparian forest nester, along the broad, lower flood-bottoms of larger river systems. It nests in riparian willow thickets; often mixed with cottonwoods, with lower story of blackberry, nettles, or wild grape; no such habitat occurs within the Survey Area.
SSP39	CNDDB	<i>Elanus leucurus</i>	White-tailed kite	SFP, S3	Low (foraging) No (nesting habitat)	White-tailed kites occur in savannas, open woodlands, marshes, oak and desert grasslands, river valleys, partially cleared lands, and cultivated fields. They require trees for perching and nesting. Suitable foraging habitat is present within the nearby agricultural and open space areas but only marginal nesting habitat is present within the Survey Area.

Observed and Potentially Occurring Special-Status Species						
Map Key (1)	Survey/Sour ce (2)	Scientific Name (3)	Common Name	Species' Status (4)	Potential to Occur (5)	Habitat Requirements (6)
SSP40	CNDDB	<i>Empidonax traillii extimus</i>	Southwestern willow flycatcher	FE, SE, G5T2	No	Southwestern willow flycatcher migrates widely throughout California and is detected in a variety of wetland and upland habitats. It breeds in dense riparian habitats along rivers, streams, or other wetlands. The vegetation can be dominated by dense growths of willows (<i>Salix</i> sp.), mulefat (<i>Baccharis</i> sp.), or other shrubs and medium-sized trees. Nesting habitat may also have an overstory of cottonwood (<i>Populus</i> sp.), tamarisk (<i>Tamarix</i> sp.), or other trees. No suitable habitat is present within the Survey Area.
SSP41	CNDDB	<i>Gymnogyps californianus</i>	California condor	FE, SE, S1	Low (foraging) No (nesting habitat)	California condors use expansive open grasslands and sparse oak woodlands for foraging. They roost on trees or snags, or on isolated rocky outcrops and cliffs. Nests are placed in remote shallow caves and rock crevices on cliffs. This species has been detected in mountains north and east of the Survey Area; it may fly over or forage there.
SSP42	CNDDB	<i>Poliophtila californica</i>	Coastal California gnatcatcher	FT, SSC, S2	No	Coastal California gnatcatchers occur in coastal sage scrub dominated by California sagebrush. Other habitats include desert scrub, and coastal dune scrub. They have been recorded 5 miles northwest and southeast of the Survey Area, but this area lacks the ideal shrub composition and density to support the species.
SSP43	CNDDB	<i>Riparia riparia</i>	bank swallow	ST, S3	No	Bank swallows occur in riparian ecosystems, particularly rivers in the larger lowland valleys where alluvial soils exist. Nesting colonies are located in vertical banks or bluffs in friable soils. They tend to avoid forests, woodlands, or areas where they cannot find appropriate nesting habitats. No suitable habitat for this species is present within the Survey Area.

Observed and Potentially Occurring Special-Status Species						
Map Key (1)	Survey/Sour ce (2)	Scientific Name (3)	Common Name	Species' Status (4)	Potential to Occur (5)	Habitat Requirements (6)
SSP44	CBDDDB	<i>Setophaga petechia</i>	Yellow warbler	SSC, S3S4	No	Yellow warblers breed in shrubby thickets and woods, particularly along wetted water courses and wetlands. They are often associated with tall willows (<i>Salix</i> spp.), alders (for example, <i>Alnus rhombifolia</i>), and cottonwoods (<i>Populus</i> spp.) across North America. There is no suitable habitat in the Survey Area due to the absence or permanent or near permanent water.
SSP45	CNDDB	<i>Vireo bellii pusillus</i>	Least Bell's vireo	FE, S, S2	No	Obligate riparian species during breeding season. Prefer early successional riparian habitat where flowing water is present. There is no suitable habitat in the Survey Area due to the absence or permanent or near permanent water.
MAMMALS						
SSP46	CNDDB	<i>Antrozous pallidus</i>	Pallid Bat	SSC	Low	The pallid bat inhabits deserts, grasslands, shrublands, woodlands, and forests. It is most common in open, dry habitats with rocky areas that it uses for roosting. Roosts must protect bats from elevated temperatures. No suitable roosting sites occur in the Survey Area, but this species may still use the airspace above it as foraging habitat; it is not expected to occur there, except incidentally.
SSP47	CNDDB	<i>Chaetodipus californicus femoralis</i>	Dulzura pocket mouse	SSC, G5T3, S3	Low	Coastal scrub, chaparral, and grasslands, especially at the interface of chaparral and grassland. Suitable habitat is present however the nearest record is greater than 8-miles away with no recent records of note.

Observed and Potentially Occurring Special-Status Species						
Map Key (1)	Survey/Source (2)	Scientific Name (3)	Common Name	Species' Status (4)	Potential to Occur (5)	Habitat Requirements (6)
SSP48	CNDDB	<i>Lasiurus cinereus</i>	Hoary Bat	SSC, S4	Low	The hoary bat is associated with desert areas, in particular riparian habitats and oases. Palms may be a vital component of the species' roosting and nesting habitat and there is some speculation that the species is expanding its range with the spreading use of palms as ornamental trees. Individuals roost in trees, hanging from the underside of a leaf. They are commonly found in the southwestern U.S. roosting in the skirt of dead fronds in both native and non-native palm trees. No suitable roosting sites occur in the Survey Area, but this species may still use the airspace above it as foraging habitat; it is not expected to occur there, except incidentally.
SSP49	CNDDB	<i>Taxidea taxus</i>	American Badger	SSC	No	Badgers prefer relatively flat or gently sloping areas with friable soils, and relatively open, uncultivated ground. Grasslands, savannas, and mountain meadows near timberline are also used. Burrows with tell-tale scratch-marks on the burrow entrance sides indicate the likely presence of this species. Limited habitat is present within the construction Survey Area and no sign or burrows were found during the surveys.

Special-Status Species (continued)				
Map Key	Adequate Habitat (growing conditions Onsite)	Adequate Habitat Size (7)	Acreage Impacted	Comments (8)
SSP5	Yes	Yes	0	Observed adjacent to Survey Area, with other known occurrences within 5 miles.
SSP29	Yes	Yes	0	Suitable habitat exists within the oak woodlands on the north and south portions of the Survey Area.
SSP30	Yes	Yes	0	Suitable habitat is present within the native plant communities and adjacent communities of the Survey Area.

Special-Status Species (continued)				
Map Key	Adequate Habitat (growing conditions Onsite)	Adequate Habitat Size (7)	Acreage Impacted	Comments (8)
SSP31	Yes	Yes	0	Suitable habitat exists within the oak woodlands, chamise, and adjacent communities of the Survey Area.
SSP33	Yes	Yes	0	Suitable habitat is present within the native plant communities and adjacent non-native communities of the Survey Area.
FE Federal Endangered FT Federal Threatened FC Federal Candidate Species FSC Federal Species of Concern SFP California Fully Protected Species SE California Endangered ST California Threatened SR California Rare SSC California Species of Special Concern CDFG/NatureServe Rank G1 or S1 - Critically Imperiled Globally or Subnationally (state) G2 or S2 - Imperiled Globally or Subnationally (state) G3 or S3 - Vulnerable to extirpation or extinction Globally or Subnationally (state) California Rare Plant Rank (RPR) RPR 1A - California Native Plant Society/CDFG listed as presumed to be extinct. RPR 1B - California Native Plant Society/CDFG listed as rare or endangered in California and elsewhere. RPR 2 - California Native Plant Society/CDFG listed as rare or endangered in California but more common elsewhere. RPR 3 - California Native Plant Society/CDFG listed as in need of more information. RPR 4 - California Native Plant Society/CDFG listed as of limited distribution or infrequent throughout a broader area in California. LIS Locally Important Species				

Nesting Bird Summary

The existing trees and shrubs associated with vegetation in the Survey Area provide suitable nesting, roosting, and perching habitat for migratory birds, including raptors. Barn swallows were observed nesting in the agricultural storage building during both May and July 2023 surveys. Although some species reuse their nests from year to year, most construct new nests. Nesting birds, protected by the MBTA and California Fish and Game (CFG) Codes, nest within the Survey Area.

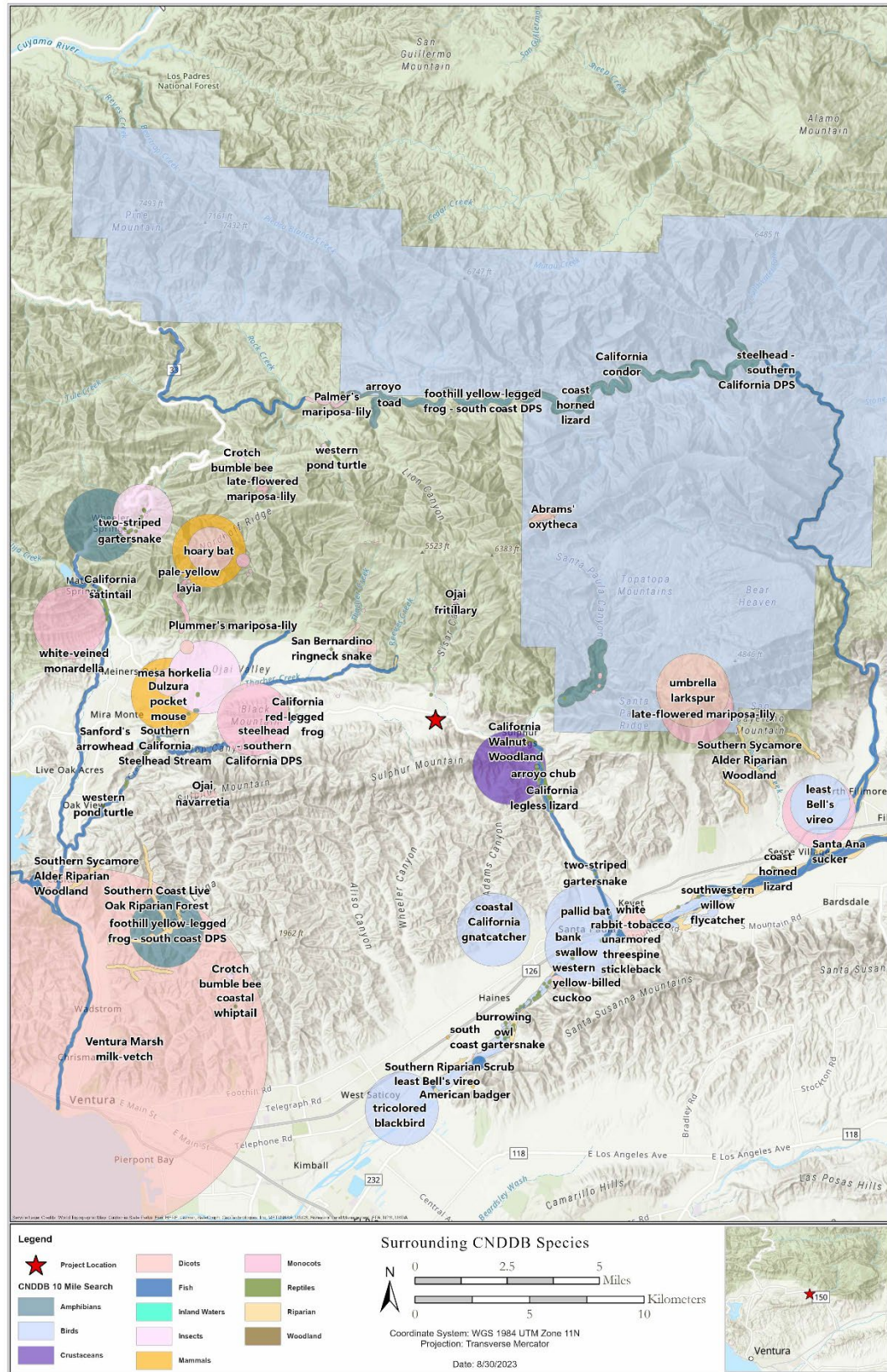


Figure 5. CNDDDB mapped sensitive species habitat within ten (10) miles of the Survey Area.

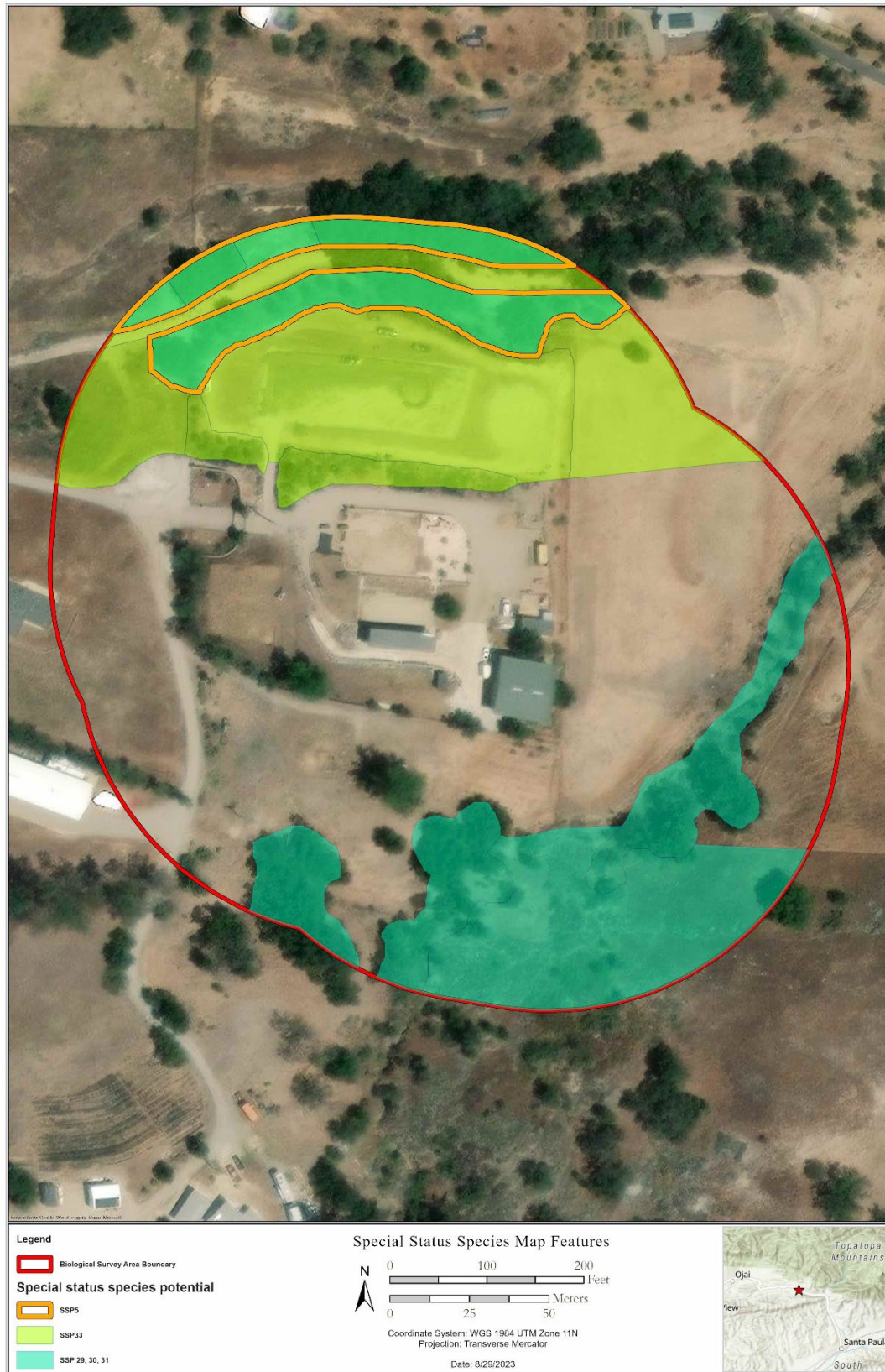


Figure 6. Sensitive species with high or moderate occurrence probabilities map.

3.3 Wildlife Movement and Connectivity

(Initial Study Checklist D)

Background Research

Before conducting the field visit, Pax biologists examined available information, analyzing potential habitat and connectivity features. Following review of available information including the wildlife corridors map, waterbodies of Ventura County, and other documents, Pax completed the analysis shown in Figure Figures 4 and 7.

Wildlife movement or connectivity features, or evidence thereof, were found within the Survey Area(s).

The parcel and Survey Area are located within the Sierra Madre–Castaic Regional Wildlife Corridor (Figure 7). Creeks and canyons are often used by wildlife to move between foraging areas, as natal dispersal routes, and natural migration corridors as “paths of least resistance.” The surface water features on the east and south portions of the study area likely provide dispersal and migratory corridors for wildlife to access Santa Paula Creek from the upland portions of Sulphur Mountain (Figure 4). The survey did not document obvious tracks and other signs of being routinely used by medium to large mammals on a routine basis. Table 8 below summarizes the characteristics of the two surface water connectivity features and the map keys pertain to Figure 4.

Table 8. Connectivity features within the study area.

Connectivity Features							
Map Key (1)	Type of Connectivity Feature (2)	Description (3)	Species Observed (4)	Evidence (5)	Functional Group/Species Expected (6)	Habitats Connected (7)	Comments
W1	corridor	watercourse	none	none	Mammals, birds, reptiles	Sulphur Mountain to Santa Paula Creek	
W2	corridor	watercourse	none	none	Mammals, birds, reptiles	Sulphur Mountain to Santa Paula Creek	

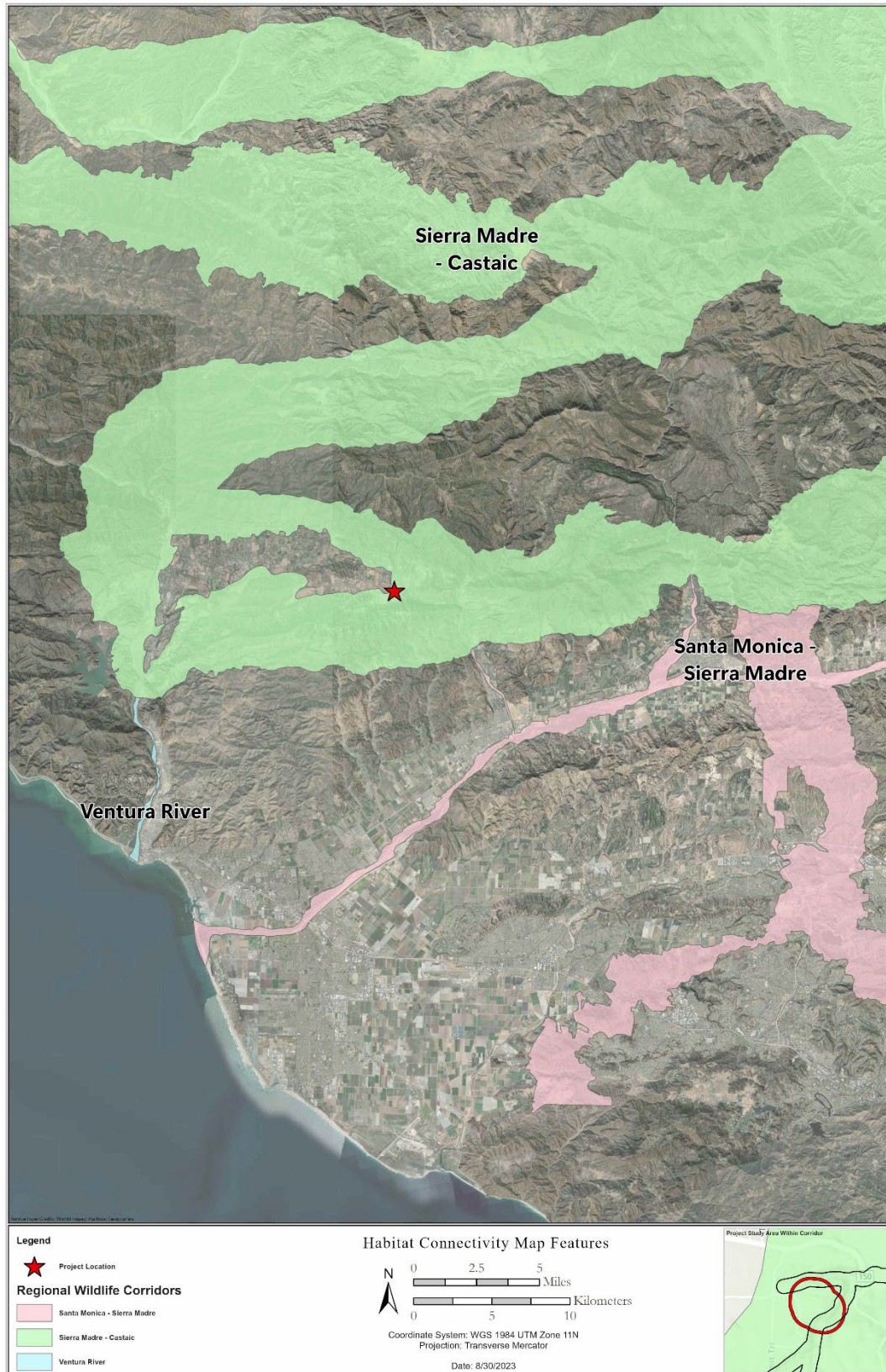


Figure 7. Wildlife movement and connectivity.

Section 4: Recommended Impact Assessment & Mitigation

4.1 Sufficiency of Biological Data

Additional information needed to make CEQA findings and develop mitigation measures:

The site surveys have provided sufficient resource data to complete the biological section of the initial study.

Additional biology-related surveys or permits needed prior to issuance of land use permit:

No additional biology-related surveys or permits are needed prior to issuance of the land use permit.

4.2 Impacts and Mitigation

Impacts

A. Species

Project: NS; Cumulative: NS

No project or cumulative impacts are anticipated to any species; the agricultural storage building and ADU are already existing and the fire clearance buffer (where vegetation is present) does not include suitable habitat for sensitive species. In addition, the proposed main residence structure is well within disturbed and developed land.

Impacts to nesting birds are also unlikely because the agricultural storage building and ADU are already existing.

B. Ecological Communities

Project: NS; Cumulative: NS

Sensitive Plant Communities

No project or cumulative impacts are anticipated to any species; the agricultural storage building and ADU are already existing, and the fire clearance buffer does not include any sensitive plant communities. In addition, the proposed main residence structure is well within disturbed and developed land.

Waters and Wetlands

To minimize impacts, the project applicant has designed features that allow potential flow to continue through the site uninterrupted. The applicant has also avoided walnut woodlands in the project's design. This avoidance will be secured with fencing during and following construction. Since avoidance is the applicant's preference, potential impacts to nesting birds would be the most likely impacts. The following section summarizes and discusses impacts to natural resources and provides mitigation measures for impacts to reduce them to an insignificant level. Where several measures are available to mitigate an impact, the options are discussed and the basis for selecting a particular measure is



identified. Formulation of mitigation measures is not deferred, but where ambiguity exists, we specify mitigation performance standards for significant effects.


C. Habitat Connectivity (migration corridors)**Project: LS; Cumulative: LS**



Project and cumulative level impacts from this project are less than significant. The project footprint is within the Sierra Madre Castaic regional corridor; however, implementation of the project will not affect regional level wildlife movement. Locally, the known surface water feature that is within the 200 ft. of the agricultural barn and ADU will continue to allow wildlife to move through the property. To ensure the project and cumulative level impacts are less than significant no outside lighting is present within the 200 ft. surface water feature on either the agricultural storage building or ADU.



Section 5: Photos

Photos	
Location	
APN 108-0-100-025	
Map Key	
P3	
View Direction	
Southeast	
Description	
View of the agricultural storage building with the paved driveway in the foreground.	
Location	
APN 108-0-100-025	
Map Key	
P4	
View Direction	
East northeast	
Description	
View of existing ADU on the right and Conex box on the left with the driveway in the foreground.	

Photos	
Location	
APN 108-0-100-025	
Map Key	
P3	
View Direction	
Northeast	
Description	
This photo shows the fence line adjacent to the agricultural storage building with the agricultural field on the adjacent property in the foreground and the blue line stream (W2) in the background.	
Location	
APN 108-0-100-025	
Map Key	
P4	
View Direction	
South	
Description	
View of the southern blue line stream (W2) with oak woodland and chamise vegetation communities in the background.	

Photos	
Location	
APN 108-0-100-025	
Map Key	
P5	
View Direction	
North northeast	
Description	<p>This photo shows the fence line adjacent to the ADU with the agricultural field on the adjacent property in the foreground.</p>
Location	
APN 108-0-100-025	
Map Key	
P6	
View Direction	
East northeast	
Description	<p>This photo shows the fence line adjacent to the agricultural storage building with the agricultural field on the adjacent property in the foreground and the blue line stream (W2) in the background.</p>

Photos	
Location	
APN 108-0-100-025	
Map Key	
P7	
View Direction	
East northeast	
Description	
View of the ADU with the adjacent property agricultural field in the background.	
Location	
APN 108-0-100-025	
Map Key	
P8	
View Direction	
Northwest	
Description	
View of the horse facilities and ornamental plantings north of the proposed residence with blue line stream (W1) in the background.	

Photos	
Location	
APN 108-0-100-025	
Map Key	
P9	
View Direction	
North	
Description	
View of the horse facilities north of the proposed residence with blue line stream (W1) in the background.	
Location	
APN 108-0-100-025	
Map Key	
P10	
View Direction	
Southeast	
Description	
View of the proposed location of the residence with the agricultural storage building in the background.	

Photos	
Location	
APN 108-0-100-025	
Map Key	
P11	
View Direction	
North	
Description	
View of the horse facilities and the blue line stream (W1) in the background.	
Location	
APN 108-0-100-025	
Map Key	
P12	
View Direction	
East	
Description	
View of the horse facilities and with the agricultural storage building in the background.	

Appendix One

Summary of Biological Resource Regulations

The Ventura County Planning Division (Division), as “lead agency” under CEQA for issuing discretionary land use permits, uses the relationship of a potential environmental effect from a proposed project to an established regulatory standard to determine the significance of the potential environmental effect. This Appendix summarizes important biological resource regulations which are used by the Division’s biologists (consultants and staff) in making CEQA findings of significance:

- Sensitive-Status Species Regulations
- Nesting Bird Regulations
- Plant Community Regulations
- Tree Regulations
- Waters and Wetlands Regulations
- Coastal Habitat Regulations
- Wildlife Migration Regulations
- Locally Important Species/Communities Regulations

Sensitive-Status Species Regulations

Federally Protected Species

Ventura County is home to 29 federally listed endangered and threatened plant and wildlife species. The U.S. Fish and Wildlife Service (USFWS) regulates the protection of federally listed endangered and threatened plant and wildlife species.

FE (Federally Endangered): A species that is in danger of extinction throughout all or a significant portion of its range.

FT (Federally Threatened): A species that is likely to become endangered in the foreseeable future.

FC (Federal Candidate): A species for which USFWS has sufficient information on its biological status and threats to propose it as endangered or threatened under the Endangered Species Act (ESA), but for which development of a proposed listing regulation is precluded by other higher priority listing activities.

FSC (Federal Species of Concern): A species under consideration for listing, for which there is insufficient information to support listing currently. These species may or may not be listed in the future, and many of these species were formerly recognized as “Category-2 Candidate” species.

The USFWS requires permits for the “take” of any federally listed endangered or threatened species. “Take” is defined by the USFWS as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct; may include significant habitat modification or degradation if it kills or injures wildlife by significantly impairing essential behavioral patterns including breeding, feeding, or sheltering.”

The Endangered Species Act (ESA) does not provide statutory protection for candidate species or species of concern, but USFWS encourages conservation efforts to protect these species. USFWS can set up voluntary Candidate Conservation Agreements and Assurances, which provide non-Federal landowners (public and private) with the assurance that if they implement various conservation activities to protect a given candidate species, they will not be subject to additional restrictions if the species becomes listed under the ESA.

State Protected Species

The California Department of Fish and Game (CDFG) [now, the California Department of Fish and Wildlife, or CDFW] regulates the protection of endangered, threatened, and fully protected species listed under the California Endangered Species Act. Some species may be jointly listed under the State and Federal Endangered Species Acts.

SE (California Endangered): A native species or subspecies 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.

ST (California Threatened): A native species or subspecies 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."

SFP (California Fully Protected Species): This designation originated from the State's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, mammals, amphibians, reptiles, and birds. Most fully protected species have also been listed as threatened or endangered species under the more recent endangered species laws and regulations.

SR (California Rare): A species, subspecies, or variety of plant is rare under the Native Plant Protection Act when, although not presently threatened with extinction, it is in such small numbers throughout its range that it may become endangered if its present environment worsens. Animals are no longer listed as rare; all animals listed as rare before 1985 have been listed as threatened.

SSC (California Species of Special Concern): Animals that are not listed under the California Endangered Species Act, but which nonetheless 1) are declining at a rate that could result in listing, or 2) historically occurred in low numbers and known threats to their persistence currently exist.

The CDFG requires permits for the “take” of any State-listed endangered or threatened species. Section 2080 of the Fish and Game Code prohibits "take" of any species that the California Fish and Game Commission determines to be endangered or threatened. “Take” is defined in Section 86 of the Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."

The California Native Plant Protection Act protects endangered and rare plants of California. Section 1908, which regulates plants listed under this act, states: “no person shall import into this state, or take, possess, or sell within this state, except as incident to the possession or sale of the real property on which the plant is growing, any native plant, or any part or product thereof, that the commission determines to be an endangered native plant or rare native plant, except as otherwise provided in this chapter.”

Unlike endangered, threatened, and rare species, for which a take permit may be issued, California Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.

The California Endangered Species Act does not provide statutory protection for California species of special concern, but they should be considered during the environmental review process.

California Rare Plant Ranks (RPR)

Plants with 1A, 1B, 2 or 4 should always be addressed in CEQA documents. Plants with a RPR 3 do not need to be addressed in CEQA documents unless there is sufficient information to demonstrate that a RPR 3 plant meets the criteria to be listed as a RPR 1, 2, or 4.

RPR 1A: Plants presumed to be extinct because they have not been seen or collected in the wild in California for many years. This list includes plants that are both presumed extinct in California, as well as those plants which are presumed extirpated in California. A plant is extinct in California if it no longer occurs in or outside of California. A plant that is extirpated from California has been eliminated from California but may still occur elsewhere in its range.

RPR 1B: Plants that are rare throughout their range with the majority of them endemic to California. Most of the plants in List 1B have declined significantly over the last century.

RPR 2: Plants that are rare throughout their range in California but are more common beyond the boundaries of California. List 2 recognizes the importance of protecting the geographic range of widespread species.

Plants identified as RPR 1A, 1B, and 2 meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code and are eligible for state listing.

RPR 3: A review list for plants for which there is inadequate information to assign them to one of the other lists or to reject them.

RPR 4: A watch list for plants that are of limited distribution in California.

Global and Subnational Rankings

Though not associated directly with legal protections, species have been given a conservation status rank by NatureServe, an international non-profit conservation organization that is the leading source for information about rare and endangered species and threatened ecosystems. The Ventura County Planning Division considers the following ranks as sensitive for the purposes of CEQA impact assessment (G = Global, S = Subnational or State):

- G1 or S1 - Critically Imperiled
- G2 or S2 – Imperiled
- G3 or S3 - Vulnerable to extirpation or extinction

Locally Important Species

Locally important species' protections are addressed below under "Locally Important Species/Communities Regulations."

For lists of some of the species in Ventura County that are protected by the above regulations, go to http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

Migratory Bird Regulations

The Federal Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code (3503, 3503.5, 3511, 3513 and 3800) protect most native birds. In addition, the federal and state endangered species acts protect some bird species listed as threatened or endangered. Project-related impacts to birds protected by these regulations would normally occur during the breeding season, because unlike adult birds, eggs and chicks are unable to escape impacts.

The MBTA implements various treaties and conventions between the U.S. and Canada, Japan, Mexico, and Russia for the protection of migratory birds, which occur in two of these countries over the course of one year. The Act maintains that it is unlawful to pursue, hunt, take, capture, or kill; attempt to take, capture or kill; possess, offer to, or sell, barter, purchase, deliver or cause to be shipped, exported, imported, transported, carried, or received any migratory bird, part, nest, egg or product, manufactured or not. Bird species protected under the provisions of the MBTA are identified by the List of Migratory Birds (Title 50 of the Code of Federal Regulations, Section 10.13 as updated by the 1983 American Ornithologists' Union (AOU) Checklist and published supplements through 1995 by the USFWS).

CDFG Code 3513 upholds the MBTA by prohibiting any take or possession of birds that are designated by the MBTA as migratory nongame birds except as allowed by federal rules and regulations promulgated pursuant to the MBTA. In addition, there are CDFG Codes (3503, 3503.5, 3511, and 3800) which further protect nesting birds and their parts, including passerine birds, raptors, and state "fully protected" birds.

NOTE: These regulations protect almost all native nesting birds, not just sensitive status birds.

Plant Community Regulations

Plant communities are provided legal protection when they provide habitat for protected species or when the community is in the coastal zone and qualifies as environmentally sensitive habitat area (ESHA).

Global and Subnational Rankings

Though not associated directly with legal protections, plant communities have been given a conservation status rank by NatureServe, an international non-profit conservation organization that is the leading source for information about rare and endangered species and threatened ecosystems. The Ventura County Planning Division considers the following ranks as sensitive for the purposes of CEQA impact assessment (G = Global, S = Subnational or State):

- G1 or S1 - Critically Imperiled
- G2 or S2 - Imperiled
- G3 or S3 - Vulnerable to extirpation or extinction

CDFW Rare

Rare natural communities are those communities that are of highly limited distribution. These communities may or may not contain rare, threatened, or endangered species. Though the Native Plant Protection Act and the California Endangered Species Act provide no legal protection to plant communities, CDFW considers plant communities that are ranked G1-G3 or S1-S3 (as defined above) to be rare or sensitive, and therefore these plant communities should be addressed during CEQA review.

Environmentally Sensitive Habitat Areas

The Coastal Act specifically calls for protection of “environmentally sensitive habitat areas” or ESHA, which it defines as: “Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments” (Section 30107.5).

ESHA has been specifically defined in the Santa Monica Mountains. For ESHA identification in this location, the Coastal Commission, the agency charged with administering the Coastal Act, has described the habitats that are considered ESHA. A memo from a Coastal Commission biologist that describes ESHA in the Santa Monica Mountains can be found at:

http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

Locally Important Communities

The Ventura County Initial Study Assessment Guidelines defines a locally important community as one that is considered by qualified biologists to be a quality example characteristic of or unique to the

County or region, with this determination being made on a case-by-case basis. The County has not developed a list of locally important communities but has deemed oak woodlands to be a locally important community through the County's *Oak Woodland Management Plan*.

Tree Regulations

Selected trees are protected by the Ventura County Tree Protection Ordinance, found in Section 8107-25 of the Ventura County Non-Coastal Zoning Ordinance. This ordinance, which applies in the unincorporated areas of the County outside the coastal zone, regulates—through a tree permit program—the removal, trimming of branches or roots, or grading or excavating within the root zone of a "protected tree." Individual trees are the focus of the ordinance, while oak woodlands are additionally protected as "locally important communities."

The ordinance allows removal of five protected trees (only three of which can be oaks or sycamores; none of which can be heritage or historical trees) through a ministerial permit process. Removal of more/other than this may trigger a discretionary tree permit.

If a proposed project cannot avoid impacts to protected trees, mitigation of these impacts (such as replacement of lost trees) is addressed through the tree permit process—**unless the impacts may affect biological resources beyond the tree itself**, such as to sensitive status species that may be using the tree, nesting birds, the tree's role as part of a larger habitat, etc. These secondary impacts have not been addressed through the tree permit program and must be addressed by the biologist in the biological assessment in accordance with the California Environmental Quality Act (CEQA).

A tree permit does not, however, substitute as mitigation for impacts to oak woodlands. The Public Resources Code requires that when a county is determining the applicability of CEQA to a project, it must determine whether that project "may result in a conversion of oak woodlands that will have a significant effect on the environment." If such effects (either individual impacts or cumulative) are identified, the law requires that they be mitigated. Acceptable mitigation measures include, but are not limited to, conservation of other oak woodlands using conservation easements and planting replacement trees, which must be maintained for seven years. In addition, only 50% of the mitigation required for significant impacts to oak woodlands may be fulfilled by replanting oak trees.

The following trees are protected in the specified zones. Girth is measured at 4.5 feet from the midpoint between the uphill and downhill side of the root crown.

PROTECTED TREES			
Common Name/Botanical Name (Genus species)	Girth Standard (Circumference)	Applicable Zones	
		All Base Zones	SRP1
Alder (<i>Alnus</i> all species)	9.5 in.		X
Ash (<i>Fraxinus</i> all species)	9.5 in.		X
Bay (<i>Umbellularia californica</i>)	9.5 in.		X

Cottonwood (<i>Populus</i> all species)	9.5 in.		X
Elderberry (<i>Sambucus</i> all species)	9.5 in.		X
Big Cone Douglas Fir (<i>Pseudotsuga macrocarpa</i>)	9.5 in.		X
White Fir (<i>Abies concolor</i>)	9.5 in.		X
Juniper (<i>Juniperus californica</i>)	9.5 in.		X
Maple (<i>Acer macrophyllum</i>)	9.5 in.		X
Oak (Single) (<i>Quercus</i> all species)	9.5 in.	X	X
Oak (Multi) (<i>Quercus</i> all species)	6.25 in.	X	X
Pine (<i>Pinus</i> all species)	9.5 in.		X
Sycamore (<i>Platanus</i> all species)	9.5 in.	X	X
Walnut (<i>Juglans</i> all species)	9.5 in.		X
Historical Tree ³ (any species)	(any size)	X	X
Heritage Tree ⁴ (any species)	90.0 in.	X	X

X Indicates the zones in which the subject trees are considered protected trees.

1. SRP - Scenic Resource Protection Overlay Zone

2. SHP - Scenic Highway Protection Overlay Zone

3. Any tree or group of trees identified by the County or a city as a landmark or identified on the Federal or California Historic Resources Inventory to be of historical or cultural significance or identified as contributing to a site or structure of historical or cultural significance.

4. Any species of tree with a single trunk of 90 or more inches in girth or with multiple trunks, two of which collectively measure 72 inches in girth or more. Species with naturally thin trunks when full grown or naturally large trunks at an early age, or trees with unnaturally enlarged trunks due to injury or disease must be at least 60 feet tall or 75 years old.

Waters and Wetlands Regulations

Numerous agencies control what can and cannot be done in or around streams and wetlands. If a project affects an area where water flows, ponds or is present even part of the year, it is likely to be regulated by one or more agencies. Many wetland or stream projects will require three main permits or approvals (in addition to CEQA compliance). These are:

- • 404 Permit (U.S. Army Corps of Engineers)
- • 401 Certification (California Regional Water Quality Control Board)
- • Streambed Alteration Agreement (California Department of Fish and Game)

For a more thorough explanation of wetland permitting, see the Ventura County's "Wetland Project Permitting Guide" at http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

404 Permit (U.S. Army Corps of Engineers)

Most projects that involve streams or wetlands will require a 404 Permit from the U.S. Army Corps of Engineers (USACE). Section 404 of the federal Clean Water Act is the primary federal program regulating activities in wetlands. The Act regulates areas defined as “waters of the United States.” This includes streams, wetlands in or next to streams, areas influenced by tides, navigable waters, lakes, reservoirs, and other impoundments. For nontidal waters, USACE jurisdiction extends up to what is referred to as the “ordinary high-water mark” as well as to the landward limits of adjacent Corps-defined wetlands, if present. The ordinary high-water mark is an identifiable natural line visible on the bank of a stream or water body that shows the upper limit of typical stream flow or water level. The mark is made from the action of water on the streambank over the course of years.

Permit Triggers: A USACE 404 Permit is triggered by moving (discharging) or placing materials—such as dirt, rock, geotextiles, concrete, or culverts—into or within USACE jurisdictional areas. This type of activity is also referred to as a “discharge of dredged or fill material.”

401 Certification (Regional Water Quality Control Board)

If your project requires a USACE 404 Permit, then you will also need a Regional Water Quality Control Board (RWQCB) 401 Certification. The federal Clean Water Act, in Section 401, specifies that states must certify that any activity subject to a permit issued by a federal agency, such as the USACE, meets all state water quality standards. In California, the state and regional water boards are responsible for certification of activities subject to USACE Section 404 Permits.

Permit Trigger: A RWQCB 401 Certification is triggered whenever a USACE 404 Permit is required, or whenever an activity could cause a discharge of dredged or fill material into waters of the U.S. or wetlands.

Streambed Alteration Agreement (California Department of Fish and Game)

If your project includes alteration of the bed, banks or channel of a stream, or the adjacent riparian vegetation, then you may need a Streambed Alteration Agreement from the California Department of Fish and Game (CDFG). The California Fish and Game Code, Sections 1600-1616, regulates activities that would alter the flow, bed, banks, channel or associated riparian areas of a river, stream, or lake. The law requires any person, state or local governmental agency or public utility to notify CDFG before beginning an activity that will substantially modify a river, stream, or lake.

Permit Triggers: A Streambed Alteration Agreement (SAA) is triggered when a project involves altering a stream or disturbing riparian vegetation, including any of the following activities:

- Substantially obstructing or diverting the natural flow of a river, stream, or lake
- Using any material from these areas
- Disposing of waste where it can move into these areas.

Some projects that involve routine maintenance may qualify for long-term maintenance agreements from CDFG. Discuss this option with CDFG staff.

Ventura County General Plan

The Ventura County General Plan contains policies which also strongly protect wetland habitats.

Biological Resources Policy 1.5.2-3 states:

Discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream (as identified on the latest USGS 7½ minute quad map), shall be evaluated by a County approved biologist for potential impacts on wetland habitats. Discretionary development that would have a significant impact on significant wetland habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level; or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.

Biological Resources Policy 1.5.2-4 states:

Discretionary development shall be sited a minimum of 100 feet from significant wetland habitats to mitigate the potential impacts on said habitats. Buffer areas may be increased or decreased upon evaluation and recommendation by a qualified biologist and approval by the decision-making body. Factors to be used in determining adjustment of the 100-foot buffer include soil type, slope stability, drainage patterns, presence, or absence of endangered, threatened or rare plants or animals, and compatibility of the proposed development with the wildlife use of the wetland habitat area. The requirement of a buffer (setback) shall not preclude the use of replacement as a mitigation when there is no other feasible alternative to allowing a permitted use, and if the replacement results in no net loss of wetland habitat. Such replacement shall be "in kind" (i.e., same type and acreage), and provide wetland habitat of comparable biological value. On-site replacement shall be preferred wherever possible. The replacement plan shall be developed in consultation with California Department of Fish and Wildlife.

Coastal Habitat Regulations

Ventura County's Coastal Area Plan and the Coastal Zoning Ordinance, which constitute the "Local Coastal Program" (LCP) for the unincorporated portions of Ventura County's coastal zone, ensure that the County's land use plans, zoning ordinances, zoning maps, and implemented actions meet the requirements of, and implement the provisions and policies of California's 1976 Coastal Act at the local level.

Environmentally Sensitive Habitats

The Coastal Act specifically calls for protection of "environmentally sensitive habitat areas" or ESHA, which it defines as: "Any area in which plant or animal life or their habitats are either rare or especially

valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments” (Section 30107.5).

Section 30240 of the Coastal Act states:

- (a) "Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas."
- (b) "Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas and shall be compatible with the continuance of such habitat areas."

There are three important elements to the definition of ESHA. First, a geographic area can be designated ESHA either because of the presence of individual species of plants or animals or because of the presence of a particular habitat. Second, in order for an area to be designated as ESHA, the species or habitat must be either rare or it must be especially valuable. Finally, the area must be easily disturbed or degraded by human activities.

Protection of ESHA is of particular concern in the southeastern part of Ventura County, where the coastal zone extends inland (~5 miles) to include an extensive area of the Santa Monica Mountains. For ESHA identification in this location, the Coastal Commission, the agency charged with administering the Coastal Act, has described the habitats that are considered ESHA. A memo from a Coastal Commission biologist that describes ESHA in the Santa Monica Mountains can be found at: http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

The County's Local Coastal Program outlines other specific protections to environmentally sensitive habitats in the Coastal Zone, such as to wetlands, riparian habitats, dunes, and upland habitats within the Santa Monica Mountains (M Overlay Zone). Protections in some cases are different for different segments of the coastal zone.

Copies of the Coastal Area Plan and the Coastal Zoning Ordinance can be found at: <http://www.ventura.org/rma/planning/Programs/local.html>.

Wildlife Migration Regulations

The Ventura County General Plan specifically includes wildlife migration corridors as an element of the region's significant biological resources. In addition, protecting habitat connectivity is critical to the success of special status species and other biological resource protections. Potential project impacts to wildlife migration are analyzed by biologists on a case-by-case basis. The issue involves both a macro-scale analysis—where routes used by large carnivores connecting very large core habitat areas may be impacted—as well as a micro-scale analysis—where a road or stream crossing may impact localized movement by many different animals.

Locally Important Species/Communities Regulations

Locally important species/communities are considered to be significant biological resources in the Ventura County General Plan.

Locally Important Species

The Ventura County General Plan defines a Locally Important Species as a plant or animal species that is not an endangered, threatened, or rare species, but is considered by qualified biologists to be a quality example or unique species within the County and region. The following criteria further define what local qualified biologists have determined to be Locally Important Species:

Locally Important Animal Species Criteria

Taxa for which habitat in Ventura County is crucial for their existence either globally or in Ventura County. This includes:

- Taxa for which the population(s) in Ventura County represents 10 percent or more of the known extant global distribution; or
- Taxa for which there are five or fewer *element occurrences*, or less than 1,000 individuals, or less than 2,000 acres of habitat that sustains populations in Ventura County; or,
- Native taxa that are generally declining throughout their range or are in danger of extirpation in Ventura County.

Locally Important Plant Species Criteria

- Taxa that are declining throughout the extent of their range AND have five (5) or fewer element occurrences in Ventura County.

The County maintains a list of locally important species, which can be found on the Planning Division website at: http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html. *This list should not be considered comprehensive.* Any species that meets the criteria qualifies as locally important, whether or not it is included on this list.

Locally Important Communities

The Ventura County Initial Study Assessment Guidelines defines a locally important community as one that is considered by qualified biologists to be a quality example characteristic of or unique to the County or region, with this determination being made on a case-by-case basis. The County has not developed a list of locally important communities. Oak woodlands have however been deemed by the Ventura County Board of Supervisors to be a locally important community.

The state passed legislation in 2001, the Oak Woodland Conservation Act, to emphasize that oak woodlands are a vital and threatened statewide resource. In response, the County of Ventura prepared and adopted an Oak Woodland Management Plan that recommended, among other things, amending the County's Initial Study Assessment Guidelines to include an explicit reference to oak woodlands as

part of its definition of locally important communities. The Board of Supervisors approved this management plan and its recommendations.

Appendix Two

Species Observed

Species Observed			
Scientific Name	Common Name	Native (1)	Family/Notes (2)
PLANTS			
<i>Acmispon americanus</i>	American bird's foot trefoil	native	Fabaceae
<i>Acmispon glaber</i>	Deerweed	native	Fabaceae
<i>Acmispon strigosus</i>	Strigose lotus	native	Fabaceae
<i>Acourtia microcephala</i>	Sacapellote	native	Asteraceae
<i>Adenostoma fasciculatum</i>	Chamise	native	Rosaceae
<i>Agave americana</i>	American century plant	introduced	Agavaceae
<i>Amaranthus albus</i>	Tumbleweed	introduced	Amaranthaceae
<i>Amaranthus blitoides</i>	Prostrate pigweed	native	Amaranthaceae
<i>Amsinckia menziesii</i>	Fiddleneck	native	Boraginaceae
<i>Anthemis cotula</i>	Dog fennel	introduced	Asteraceae
<i>Artemisia californica</i>	Coastal sage brush	native	Asteraceae
<i>Artemisia douglasiana</i>	California mugwort	native	Asteraceae
<i>Asclepias fascicularis</i>	narrow leaf milkweed	native	Apocynaceae
<i>Avena fatua</i>	Wildoats	invasive introduced	Poaceae
<i>Baccharis pilularis</i>	Coyote brush	native	Asteraceae
<i>Baccharis salicifolia</i>	Mule fat	native	Asteraceae
<i>Bloomeria crocea</i>	Golden stars	native	Themidaceae
<i>Brassica nigra</i>	Black mustard	invasive introduced	Brassicaceae
<i>Brickellia californica</i>	California brickellia	native	Asteraceae
<i>Bromus catharticus</i>	Rescue grass	introduced	Poaceae
<i>Bromus diandrus</i>	Ripgut brome	invasive introduced	Poaceae
<i>Bromus hordeaceus</i>	Soft chess	invasive introduced	Poaceae
<i>Bromus rubens</i>	Red brome	invasive introduced	Poaceae
<i>Calochortus catalinae</i>	Catalina mariposa	native	Liliaceae
<i>Calystegia macrostegia</i>	Island morning glory	native	Convolvulaceae
<i>Carduus pycnocephalus</i>	Italian thistle	invasive introduced	Asteraceae
<i>Centaurea melitensis</i>	Tocalote	invasive introduced	Asteraceae

Species Observed			
Scientific Name	Common Name	Native (1)	Family/Notes (2)
<i>Centaurea solstitialis</i>	Yellow starthistle	invasive introduced	Asteraceae
<i>Chenopodium album</i>	Lambs' quarters	introduced	Chenopodiaceae
<i>Clarkia purpurea</i>	Purple clarkia	native	Onagraceae
<i>Claytonia parviflora</i> ssp. <i>parviflora</i>	Miner's lettuce	native	Montiaceae
<i>Collinsia heterophylla</i>	Chinese houses	native	Plantaginaceae
<i>Cordylanthus rigidus</i>	Rigid bird's beak	native	Orobanchaceae
<i>Croton setiger</i>	Turkey-mullein	native	Euphorbiaceae
<i>Cyperus esculentus</i>	Nut grass	native	Cyperaceae
<i>Deinandra fasciculata</i>	Clustered tarweed	native	Asteraceae
<i>Dendromecon rigida</i>	Bush poppy	native	Papaveraceae
<i>Diplacus longiflorus</i>	southern bush monkeyflower	native	Phrymaceae
<i>Dipterostemon capitatus</i>	Blue dicks	native	Themidaceae
<i>Echium candicans</i>	Pride of madeira	invasive introduced	Boraginaceae
<i>Epilobium brachycarpum</i>	Willow herb	native	Onagraceae
<i>Epilobium canum</i>	California fuchsia	native	Onagraceae
<i>Epilobium ciliatum</i> ssp. <i>ciliatum</i>	Willow herb	native	Onagraceae
<i>Erigeron bonariensis</i>	Flax-leaved horseweed	introduced	Asteraceae
<i>Erigeron canadensis</i>	Canada horseweed	native	Asteraceae
<i>Eriogonum fasciculatum</i>	California buckwheat	native	Polygonaceae
<i>Erodium cicutarium</i>	Coastal heron's bill	invasive introduced	Geraniaceae
<i>Eucalyptus sideroxylon</i>	Red iron bark	introduced	Myrtaceae
<i>Eucrypta chrysanthemifolia</i>	Spotted eucrypta	native	Boraginaceae
<i>Euphorbia maculata</i>	Spotted spurge	introduced	Euphorbiaceae
<i>Euphorbia peplus</i>	Petty spurge	introduced	Euphorbiaceae
<i>Festuca myuros</i>	Rattail sixweeks grass	invasive introduced	Poaceae
<i>Festuca perennis</i>	Italian rye grass	invasive introduced	Poaceae
<i>Festuca pratensis</i>	Meadow fescue	introduced	Poaceae
<i>Foeniculum vulgare</i>	Fennel	invasive introduced	Apiaceae
<i>Galium angustifolium</i> ssp. <i>angustifolium</i>	Narrow leaved bedstraw	native	Rubiaceae
<i>Galium aparine</i>	Cleavers	native	Rubiaceae

Species Observed			
Scientific Name	Common Name	Native (1)	Family/Notes (2)
<i>Gastridium phleoides</i>	Nit grass	introduced	Poaceae
<i>Helminthotheca echioides</i>	Bristly ox-tongue	invasive introduced	Asteraceae
<i>Heteromeles arbutifolia</i>	Toyon	native	Rosaceae
<i>Hordeum murinum</i>	Foxtail barley	invasive introduced	Poaceae
<i>Hypochaeris glabra</i>	Smooth cat's ear	invasive introduced	Asteraceae
<i>Iris germanica</i>	German iris	introduced	Iridaceae
<i>Juglans californica</i>	Southern california black walnut	native	Juglandaceae
<i>Kickxia elatine</i>	Sharp point fluellin	introduced	Plantaginaceae
<i>Lactuca serriola</i>	Prickly lettuce	introduced	Asteraceae
<i>Lamarckia aurea</i>	Goldentop	introduced	Poaceae
<i>Logfia gallica</i>	Narrowleaf cottonrose	introduced	Asteraceae
<i>Lupinus bicolor</i>	Lupine	native	Fabaceae
<i>Lysimachia arvensis</i>	Scarlet pimpernel	introduced	Myrsinaceae
<i>Lythrum californicum</i>	Common loosestrife	native	Lythraceae
<i>Madia gracilis</i>	Gumweed	native	Asteraceae
<i>Malosma laurina</i>	Laurel sumac	native	Anacardiaceae
<i>Malva parviflora</i>	Cheeseweed	introduced	Malvaceae
<i>Marah macrocarpa</i>	Chilicothe	native	Cucurbitaceae
<i>Marrubium vulgare</i>	White horehound	invasive introduced	Lamiaceae
<i>Matricaria discoidea</i>	Pineapple weed	native	Asteraceae
<i>Medicago polymorpha</i>	California burclover	invasive introduced	Fabaceae
<i>Melica imperfecta</i>	Coast range melic	native	Poaceae
<i>Melilotus albus</i>	White sweetclover	introduced	Fabaceae
<i>Melilotus indicus</i>	Annual yellow sweetclover	introduced	Fabaceae
<i>Nicotiana glauca</i>	Tree tobacco	invasive introduced	Solanaceae
<i>Olea europaea</i>	Olive	invasive introduced	Oleaceae
<i>Oxalis pes-caprae</i>	Bermuda buttercup	invasive introduced	Oxalidaceae
<i>Phacelia cicutaria</i>	Caterpillar phacelia	native	Boraginaceae
<i>Plantago arenaria</i>	Indian plantain	introduced	Plantaginaceae
<i>Plantago lanceolata</i>	Ribwort	invasive introduced	Plantaginaceae

Species Observed			
Scientific Name	Common Name	Native (1)	Family/Notes (2)
<i>Polygonum aviculare</i> ssp. <i>depressum</i>	Prostrate knotweed	introduced	Polygonaceae
<i>Polypogon monspeliensis</i>	Annual beard grass	invasive introduced	Poaceae
<i>Pseudognaphalium biolettii</i>	Two-color rabbit-tobacco	native	Asteraceae
<i>Pseudognaphalium californicum</i>	Ladies' tobacco	native	Asteraceae
<i>Pseudognaphalium luteoalbum</i>	Jersey cudweed	introduced	Asteraceae
<i>Pterostegia drymarioides</i>	Fairy mist	native	Polygonaceae
<i>Quercus agrifolia</i>	Coast live oak	native	Fagaceae
<i>Raphanus sativus</i>	Jointed charlock	invasive introduced	Brassicaceae
<i>Rhamnus ilicifolia</i>	Evergreen buckthorn	native	Rhamnaceae
<i>Ribes malvaceum</i>	Chaparral currant	native	Grossulariaceae
<i>Ricinus communis</i>	Castor bean	invasive introduced	Euphorbiaceae
<i>Rumex acetosella</i>	Sheep sorrel	invasive introduced	Polygonaceae
<i>Rumex crispus</i>	Curly dock	invasive introduced	Polygonaceae
<i>Salix lasiolepis</i>	Arroyo willow	native	Salicaceae
<i>Salsola tragus</i>	Russian thistle	invasive introduced	Chenopodiaceae
<i>Salvia apiana</i>	White sage	native	Lamiaceae
<i>Salvia leucophylla</i>	Purple sage	native	Lamiaceae
<i>Sambucus nigra</i>	Black elderberry	native	Adoxaceae
<i>Sambucus nigra</i> ssp. <i>caerulea</i>	Blue elderberry	native	Adoxaceae
<i>Sanicula crassicaulis</i>	Pacific sanicle	native	Apiaceae
<i>Schinus molle</i>	Peruvian pepper tree	invasive introduced	Anacardiaceae
<i>Senecio vulgaris</i>	Common groundsel	introduced	Asteraceae
<i>Silene gallica</i>	Common catchfly	introduced	Caryophyllaceae
<i>Silybum marianum</i>	Milk thistle	invasive introduced	Asteraceae
<i>Sisymbrium orientale</i>	Indian hedge mustard	introduced	Brassicaceae
<i>Sisyrinchium bellum</i>	Blue eyed grass	native	Iridaceae
<i>Solanum douglasii</i>	Douglas' nightshade	native	Solanaceae
<i>Solanum xanti</i>	Nightshade	native	Solanaceae
<i>Sonchus oleraceus</i>	Sow thistle	introduced	Asteraceae
<i>Spergularia bocconi</i>	Boccone's sand spurry	introduced	Caryophyllaceae

Species Observed			
Scientific Name	Common Name	Native (1)	Family/Notes (2)
<i>Stellaria media</i>	Chickweed	introduced	Caryophyllaceae
<i>Stephanomeria virgata</i>	Twiggy wreath plant	native	Asteraceae
<i>Stipa miliacea</i>	Smilo grass	introduced	Poaceae
<i>Stipa pulchra</i>	Purple needle grass	native	Poaceae
<i>Torilis arvensis</i>	Field hedge parsley	invasive introduced	Apiaceae
<i>Toxicodendron diversilobum</i>	Poison oak	native	Anacardiaceae
<i>Tribulus terrestris</i>	Puncture vine	invasive introduced	Zygophyllaceae
<i>Trichostema lanceolatum</i>	Vinegarweed	native	Lamiaceae
<i>Uropappus lindleyi</i>	Silver puffs	native	Asteraceae
<i>Urospermum picroides</i>	Bristly tail seed	introduced	Asteraceae
<i>Verbascum thapsus</i>	Woolly mullein	invasive introduced	Scrophulariaceae
<i>Verbena lasiostachys</i>	Western vervain	native	Verbenaceae
<i>Vicia benghalensis</i>	Purple vetch	introduced	Fabaceae
<i>Vicia sativa</i>	Spring vetch	introduced	Fabaceae
<i>Washingtonia robusta</i>	Mexican fan palm	invasive introduced	Arecaceae
ANIMALS			
Reptiles			
<i>Sceloporus occidentalis</i>	western fence lizard	native	PHRYNOSOMATIDAE
<i>Uta stansburiana</i>	side-blotched lizard	native	PHRYNOSOMATIDAE
Birds			
<i>Agelaius phoeniceus</i>	Red-winged blackbird	native	ICTERIDAE
<i>Anna calypte</i>	Anna's hummingbird	native	TROCHILIDAE
<i>Aphelocoma californica</i>	California scrub-jay	native	CORVIDAE
<i>Buteo jamaicensis</i>	Red-tailed Hawk	native	ACCIPITRIDAE
<i>Callipepla californica</i>	California quail	naitve	ODONTOPHORIDAE
<i>Cathartes aura</i>	turkey vulture	naitve	CATHARTIDAE
<i>Colaptes auratus</i>	Northern flicker	native	PICIDAE
<i>Corvus brachyrhynchos</i>	American crow	native	CORVIDAE
<i>Corvus corax</i>	Common raven	native	CORVIDAE
<i>Empidonax difficilis</i>	Pacific slope flycatcher	naitve	TYRANNIDAE
<i>Eremophila alpestris</i>	Horned lark	native	ALAUDIDAE
<i>Falco sparverius</i>	American kestrel	native	FALCONIDAE

Species Observed			
Scientific Name	Common Name	Native (1)	Family/Notes (2)
Haemorhous mexicanus	House finch	native	FRINGILLIDAE
Hirundo rustica erythrogaster	Barn Swallow	naitve	HIRUNDINIDAE
Melanerpes formicivorus	acorn woodpecker	naitve	PICIDAE
Melospiza crissalis	California towhee	native	EMBERIZIDAE
Oreothlypis celata	Orange-crowned warbler	native	PARULIDAE
Passer domesticus	House sparrow	non-native	PASSERIDAE
Pipilo maculatus	Spotted towhee	native	EMBERIZIDAE
Psaltiriparus minimus	Bushtit	native	AEGITHALIDAE
Regulus calendula	Ruby-crowned kinglet	native	REGULIDAE
Sayornis nigricans	black phoebe	naitve	TYRANNIDAE
Setophaga coronata	Yellow-rumped warbler	native	PARULIDAE
Sitta carolinensis	white-breasted nuthatch	naitve	SITTIDAE
Spinus psaltria	lesser goldfinch	naitve	FRINGILLIDAE
Streptopelia decaocto	Eurasian collared-dove	non-native	COLUMBIDAE
Sturnus vulgaris	European starling	non-native	STURNIDAE
Thryomanes bewickii	Bewick's wren	naitve	TROGLODYTIDAE
Toxostoma redivivum	California thrasher	native	MIMIDAE
Turdus migratorius	American robin	native	TURDIDAE
Zenaidura macroura	Mourning dove	native	COLUMBIDAE
Zonotrichia leucophrys	White-crowned sparrow	native	EMBERIZIDAE
Mammals			
Sylvilagus audubonii	Cottontail	native	SYLVILAGIDAE
Neotoma macrotis	Big-eared woodrat	native	CRICETIDAE
Otospermophilus beecheyi	California ground squirrel	native	SCIURIDAE