

## Initial Study Biological Assessment

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**Original ISBA report date:** 04/22/21

**Case number** (to be entered by Planning Div.):

**Permit type:** Planned Development Permit

**Applicant:** Robert Erdmann

**Case Planner** (to be entered by Planning Div.):

**Total parcel(s) size:** 20 acres

**Assessor Parcel Number(s):** 666-008-014; 668-008-015

**Development proposal description:** Construction of a proposed residence, a secondary residence building and detached garage on an approximately 21-acre parcel.

### 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.

<b>Qualified Biologist (signature):</b> <i>Damini Sindhar</i>		Date: 04/22/21; Revised 06/15/21; 06/29/21;12/09/21, 02/18/22
Name (printed): Saudamini (Damini) Sindhar	Title: Senior Biologist	Company: Envicom Corporation
Phone: 805-415-8988	email: ssindhar@envicomcorporation.com	
<b>Other Biologist (signature):</b> n/a		Date:
Name (printed):	Title:	Company:
Phone:	email:	
Role:		

County of Ventura  
Mitigated Negative Declaration  
PL21-0020  
Attachment 5 - Initial Study  
Biological Assessment

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

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	Project Impact Degree of Effect				Cumulative Impact Degree of Effect			
	N	LS	PS-M*	PS	N	LS	PS-M*	PS
Biological Resources								
Species			X			X		
Ecological Communities			X			X		
Habitat Connectivity		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 enough to develop mitigation measures that reduce the level of impact to less than significant.

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## Summary

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The proposed project involves construction of a single-family residence and accessory structures on an existing vacant property located within two (2) parcels in the northern foothills of the Santa Monica Mountains, County of Ventura. The project would be located on the western Parcel (APN #668-008-015). The development area/ limits of grading is 2.08 acres; the 100 -foot fuel modification buffer is 3.86 acres and the construction footprint that includes the limits of grading plus the 100-foot fuel modification buffer totals 5.94 acres. An existing unnamed paved road would be used to access the site.

Project grading would affect cleared land and barren/sparsely vegetated areas, that have little ecological significance. None of these habitats is considered to be a “natural community of special concern.” Project grading would be in close proximity to native upland scrub habitats. Project Fuel modification would lead to impacts to two (2) sensitive plant communities/ natural communities of special concern; 0.33 acre of Bush monkeyflower scrub and 0.05 acre of Blue elderberry scrub. The project would result in significant impacts to these habitats. Implementation of Mitigation Measures MM-3, MM-4 and MM-6 would reduce impacts to natural communities of special concern to less than significant. Additionally, one locally important community- coast live oak Woodland (0.10 acre) is also within the Project Fuel modification zone. Since this community is present within the fuel modification zone, subject to vegetation thinning only, project activities will not result in conversion of oak woodlands. Removal of some branches of Oaks may be necessary to comply with the fuel-modification requirements. However, this does not impact the structure of Oak woodlands. Impacts to one locally important plant community- coast live oak is considered less than significant. Implementation of MM-3, MM-4 and MM-5 would further insure minimization of impacts to Oak woodlands during construction and fuel modification/vegetation thinning.

The canopies and root protection zones of most County ordinance-sized trees located within the fuel modification zone would be avoided to the maximum extent feasible. Removal of some branches/minor limbing of Oaks may be necessary to comply with the fuel-modification requirements. However, this will not have a significant impact on Oak trees. One (1) non-native heritage Italian stone pine tree is scheduled for removal. A tree report drafted by a certified arborist with details of the findings and valuation of trees has been submitted to the County. Three other trees/clusters are present within the 100 foot fuel modification zone outside but in close proximity to the limits of grading. The project would result in significant, but mitigable impacts to these trees. Implementation of MM-3, MM-4 and MM-5 would reduce impacts to native trees to less than significant.

Six (6) special status plant species have the potential to be present onsite, Malibu baccharis, round-leaved filaree, Plummer’s mariposa-lily, Conejo buckwheat, white veined monardella and Ojai navarretia. No special-status plant plants were found onsite during the biological and botanical surveys conducted on the property. No impacts to special status plants are expected as a consequence of project activities.

One (1) special-status bird, the white-tailed kite, may forage at the site with moderate probability, but is not expected to nest onsite and thus would not be impacted by project activities. No other special-status birds known from a five-mile radius of the project have moderate or high potential to occur within the project construction footprint. Several species of non-special-status birds have potential to nest within the grading footprint or within 300 feet of the grading footprint. If present, nesting birds could be directly impacted by the project. Also, the project could potentially disturb birds nesting in the vicinity of the project site, which could cause nesting failure and the loss of eggs or nestlings. Implementation of MM-2 and MM-3 would reduce potentially significant impacts to less than significant.

Most special-status wildlife species that may potentially occur at the site are capable of escaping harm during project development, including grading or fuel modification, while a few are vulnerable to direct impacts, including injury and mortality. In this case, the special-status species that could be directly impacted include potentially occurring land dwelling animals, that include two (2) species of legless lizards. Other species that are capable of escaping harm include California glossy snake, coastal whiptail and the San Diego desert woodrat. Though some bats could forage at the project site, suitable roosting habitat for bats was noted onsite.

Project impacts if any to special-status wildlife species would be less than significant, as the project would not reduce a special-status species' population, only a very small number of individuals would potentially be affected (with low probability), and the habitats at the site are not of particular importance to the survival or life cycle of a special-status species. Implementation of MM-1,MM-2 MM-3 and MM-4 would reduce impacts to special status wildlife to less than significant.

The project area does not serve as a wildlife linkage or corridor and would not impede wildlife movement.

## Section 1: Construction Footprint Description

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*Construction Footprint Definition (per the Ventura County Planning Division): The construction footprint includes the proposed maximum limits of temporary or permanent direct land or vegetation disturbance for a project including such things as the building pad(s), roads/road improvements, grading, septic systems, wells, drainage improvements, fire hazard brush clearance area(s), tennis courts, pools/spas, landscaping, storage/stockpile areas, construction staging areas, fire department turnarounds, utility trenching and other grading areas. The construction footprint on some types of projects, such as mining, oil and gas exploration or agricultural operations, may be quite different than the above.*

### **Development Proposal Description:**

The purpose of the project is to construct a single-family residence and accessory structures on an existing vacant site. The project would involve construction of a proposed residence, a secondary residence building and detached garage on an approximate two-acre pad located within approximately 21-acre property within two (2) parcels. The Assessor Parcel Number (APN) for the parcels are 668-008014, 668-008015. The project site would be accessed via an existing driveway from White Stallion Road. Any necessary storage of equipment, materials, or soil would be located within cleared land on site. If storage is needed outside of the project site, it will be transported to an offsite location.

### **Construction Footprint Size**

The plan for the house includes the gross building area of the main proposed residence (15,814 square feet), secondary residence building (1,801 square feet) and the detached garage (1,272 square feet) for a total construction area of 18,887 square feet/ 0.43 acre. The development area/ limits of grading is 2.08 acres; the 100-foot fuel modification buffer is 3.86 acres. The construction footprint that includes the limits of grading plus the 100-foot fuel modification buffer totals 5.94 acres. An existing unnamed paved road would be used to access the site. The development area,/limits of grading encompasses the septic system, seepage pits, and utilities.

### **Project Design for Impact Avoidance or Minimization**

The development area/ limits of grading is on a 2.08 acre area that has been previously graded or cleared. The project would avoid County protected trees, including oaks, one heritage Italian Stone Pine tree and elderberry. A temporary fence will be installed during construction, to prevent debris or spoils from being placed on the slope below the building pad within the 30 foot tree protection zone and further into the fuel modification zone.

### **Coastal Zone/Overlay Zones**

The project is not in the Coastal Zone or within an Overlay Zone.

## **Zoning**

The project is zoned OS-20.

## **Elevation**

The elevation ranges from 1,416 feet to 1,441 feet.

## **Other**

No other important features to describe.

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## **Section 2: Survey Information**

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### **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, ISBA's 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-foot buffer—beyond the required fire hazard brush clearance boundary—(or 20-foot 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***

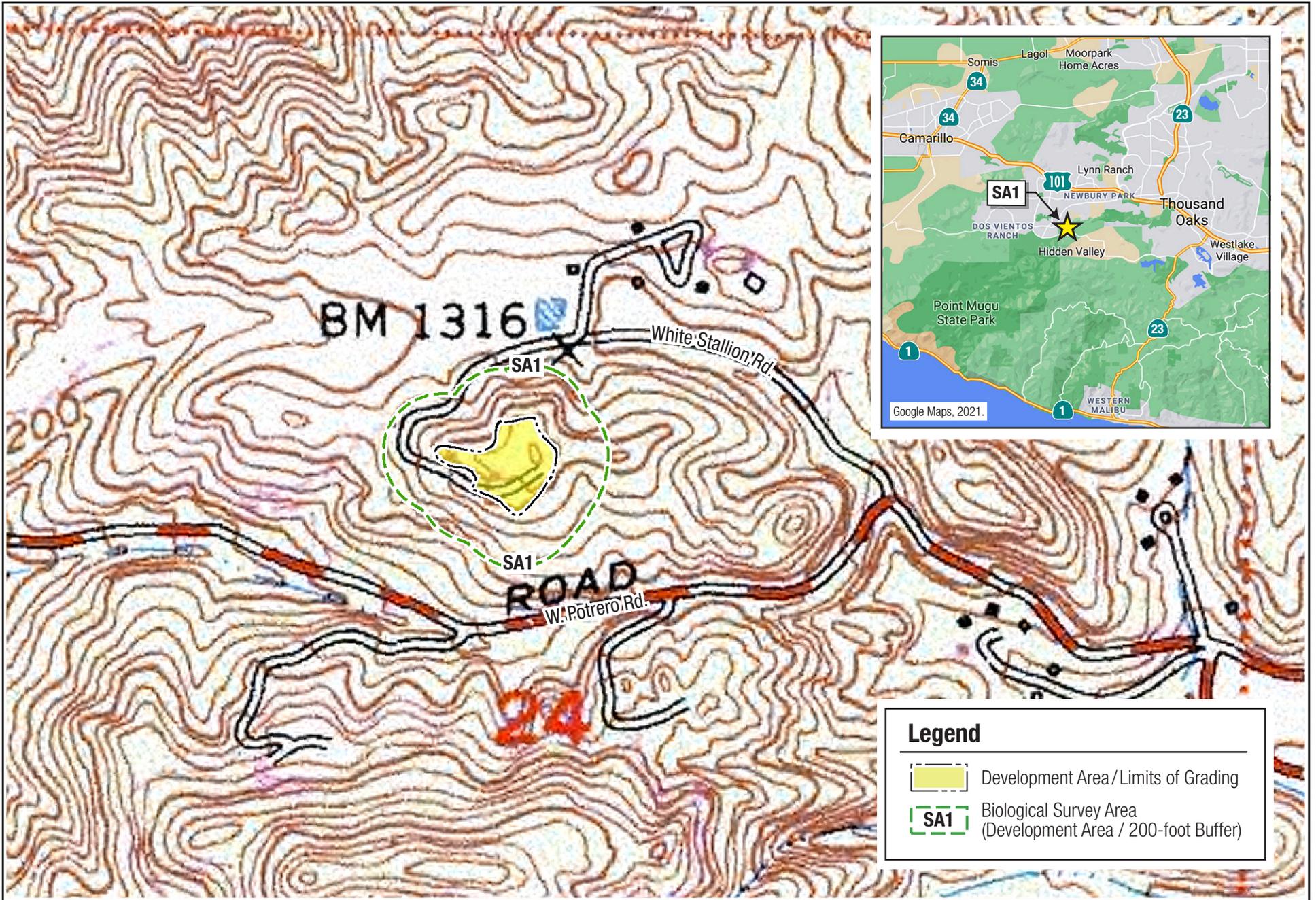
SA1 (Survey Area 1) is located on the northern foothills of the Santa Monica Mountains just north of W Potrero Road and south of White Stallion Road within unincorporated County of Ventura. Regionally, SA1 is located to the south of the City of Thousand Oaks, and southwest of the City of Westlake Village (**Figure 1, Project Location Map**). SA1 includes the development area/limits of grading and a 200-foot buffer. This survey was conducted specifically for this ISBA and therefore focuses on the areas within the two (2) subject parcels, that would be impacted or potentially impacted by the proposed project grading and fuel modification. Project related impacts would be limited to the development area / limits of grading and a surrounding, 100-foot project fuel modification zone.

### ***Survey Area Environmental Setting***

SA1 is located within the two (2) existing parcels, and would be accessed via an existing unnamed driveway from White Stallion Road. (**Figure 2, Site and Survey Map**). The central portion of SA1, is a flat previously disturbed, partially graded pad that is mostly barren to sparsely vegetated. The 200-foot buffer surrounding the development area/limits of grading includes native coastal sage scrub and chaparral vegetation. No drainage features were noted onsite. SA1 is currently undeveloped, with the exception of a small vacant shed in the western portion of SA1 within the limits of grading.

### ***Surrounding Area Environmental Setting***

The Project Parcel is surrounded by open space dominated by coastal sage scrub, chaparral, native and ornamental trees interspersed with a few existing single family residences with associated landscaped areas. White Stallion Road and the existing access road leading to the project site are located north of the project. There is a small, constructed pond located north of the project site, also directly north of White Stallion Road. A single-family residence surrounded by chaparral, and coast live oak (*Quercus agrifolia*) woodland is located to the east of the project site. Existing single-family residences, residential roads including Potrero Road interspersed with native chaparral habitat are located to the south of the site. Regionally, the surrounding area is characterized by open space and natural areas that include chaparral, coastal scrub, oak woodlands and occasional rocky outcrops interspersed with single-family residences.



Source: U.S.G.S. 7.5 Min. Topographic Quadrangle map mosaic.

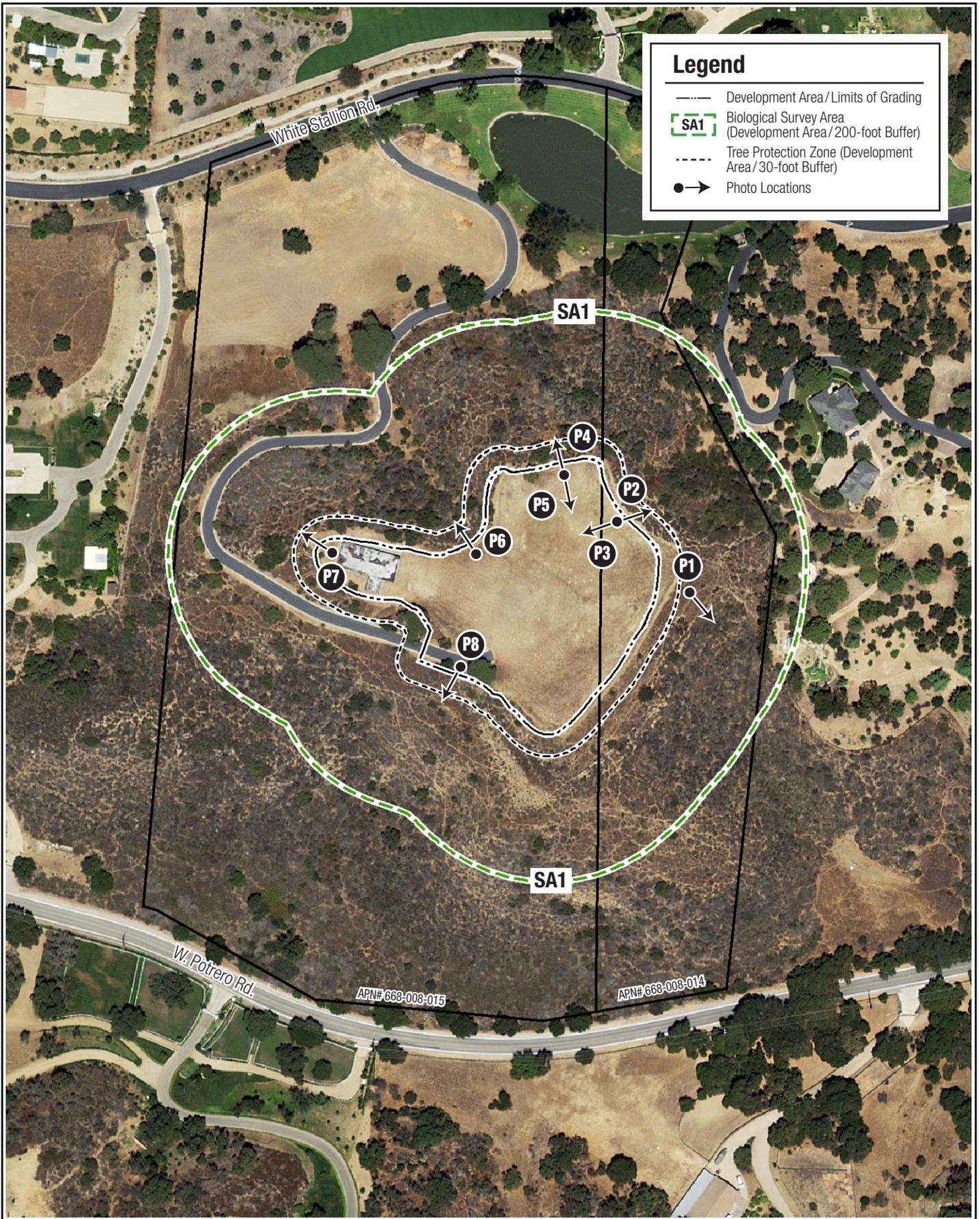
2551 WHITE STALLION ROAD PROJECT – ISBA

## Project Location Map



**envirom**

FIGURE 1



### Legend

- Development Area / Limits of Grading
- SA1 Biological Survey Area (Development Area / 200-foot Buffer)
- Tree Protection Zone (Development Area / 30-foot Buffer)
- Photo Locations

Source: U.S.G.S. 7.5 Min. Topographic Quadrangle map mosaic.

## Cover

55% native vegetation

20% non-native vegetation

25% bare ground/cleared/graded

## 2.3 Methodology

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Survey Date & Details							
Survey Key	Survey Date	Survey Area Map Key	Survey Type	Time Period	Methods/Constraints	GPS	Surveyor
SD1	2/19/2021	SA1	ISBA	10:00 am–5:30 pm	Walking meandering transects. About 60% of the site was accessible. Survey was conducted in the limits of grading and a 100-foot buffer. The survey was conducted outside of the blooming season for most plants.	Trimble GeoXT, submeter accuracy	Damini Sindhar, Biologist
SD2	2/26/2021	SA1	ISBA	1.00-5.00 pm	Walking meandering transects. About 60% of the site was accessible. Survey was conducted within the 200-foot buffer.	Trimble GeoXT, submeter accuracy	Damini Sindhar, Biologist
SD3	4/16/2021	SA1	Botanical Survey	9.00 am–5:30 pm	Walking meandering transects. About 60% of the site was accessible. Survey was conducted within the development area and a 100-foot fuel-modification buffer. The survey was conducted within the Spring blooming period for plants.	n/a	Damini Sindhar, Biologist
SD4	6/29/2021	SA1	Botanical Survey	6:00 am-11:30 am	Walking meandering transects. About 60% of the site was accessible. Survey was conducted within the development area and a 100-foot fuel-modification buffer. The survey was conducted within the Summer blooming period for plants.	n/a	Damini Sindhar, Biologist
ISBA ..... Initial Study Biological Assessment Botanical ..... Botanical Survey							

## **Section 3: The 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 Plant Communities**

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Locally important or rare plant communities were found within the survey area(s).

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#### **Major Plant Communities Summary**

Vegetation within the survey area consists of coastal sage scrub, chaparral, cleared land, and coast live oak woodland. A number of individual scattered native trees were observed within the above listed habitat communities. The development area/limit of grading is comprised of cleared land with a 10-15% cover all comprised predominantly of non-native species. The upland vegetation communities within SA1 are comprised of chaparral and coastal scrub shrub species characterized by low-growing aromatic, and drought-deciduous shrubs adapted to the semi-arid Mediterranean climate of the coastal lowlands.

The plant communities within SA1 were mapped using the State Vegetation Classification System (SVC II). Plant communities were correlated with the *Vegetation Classification of the Santa Monica Mountains Natural Recreation Area and Environs in Ventura and Los Angeles Counties, California* (CDFW/CNPS, January 2006) and the *List of Vegetation Alliances and Associations (Natural Communities List)* (CDFW, September 2020). A map of the plant communities at the site is shown in **Figure 3, Plant Communities Map**.

The Ventura County Planning Division considers those plant communities that receive conservation status rankings of G1-G3 or S1-S3 to be sensitive for the purposes of CEQA impact assessment. The California Department of Fish and Wildlife (CDFW) considers plant communities that receive conservation status rankings of G1-G3 or S1-S3 to be of special concern, and that these plant communities should be addressed during CEQA review. Based on the conservation status rankings from the CDFW California Natural Community List (September 2020), two (2) plant communities identified within SA1 are rare or sensitive; Bush monkeyflower scrub and Blue elderberry scrub. One locally important plant community- Coast live oak woodland is also present within SA1.

The native and non-native plant communities, as well as other land cover classes, present within SA1 are described below.

#### **Shrubland Plant Communities**

PC-1. California sagebrush-deerweed scrub (*Artemisia californica*- *Acmispon glaber*/*Lotus scoparius* shrubland association)

Within the Santa Monica Mountains and valleys, this shrubland association generally occurs on gentle to steep slopes of variable aspect at low elevations less than 600 meters. It is

characterized by a dominance of California sagebrush (*Artemisia californica*) in the shrub layer, and a scattered, mostly non-native herbaceous layer. Many stands have low cover of deerweed (*Acmispon glaber* (old name: *Lotus scoparius*)). Deerweed is generally considered early seral, suggesting this association is reflective of somewhat recent disturbance.

Within SA1 this community was noted just south of the development area. California sagebrush and deerweed were co-dominant with about a 20% relative cover for each. A dominant non-native herbaceous layer was also present comprised mostly of smilo grass (*Stipa miliaceum*).

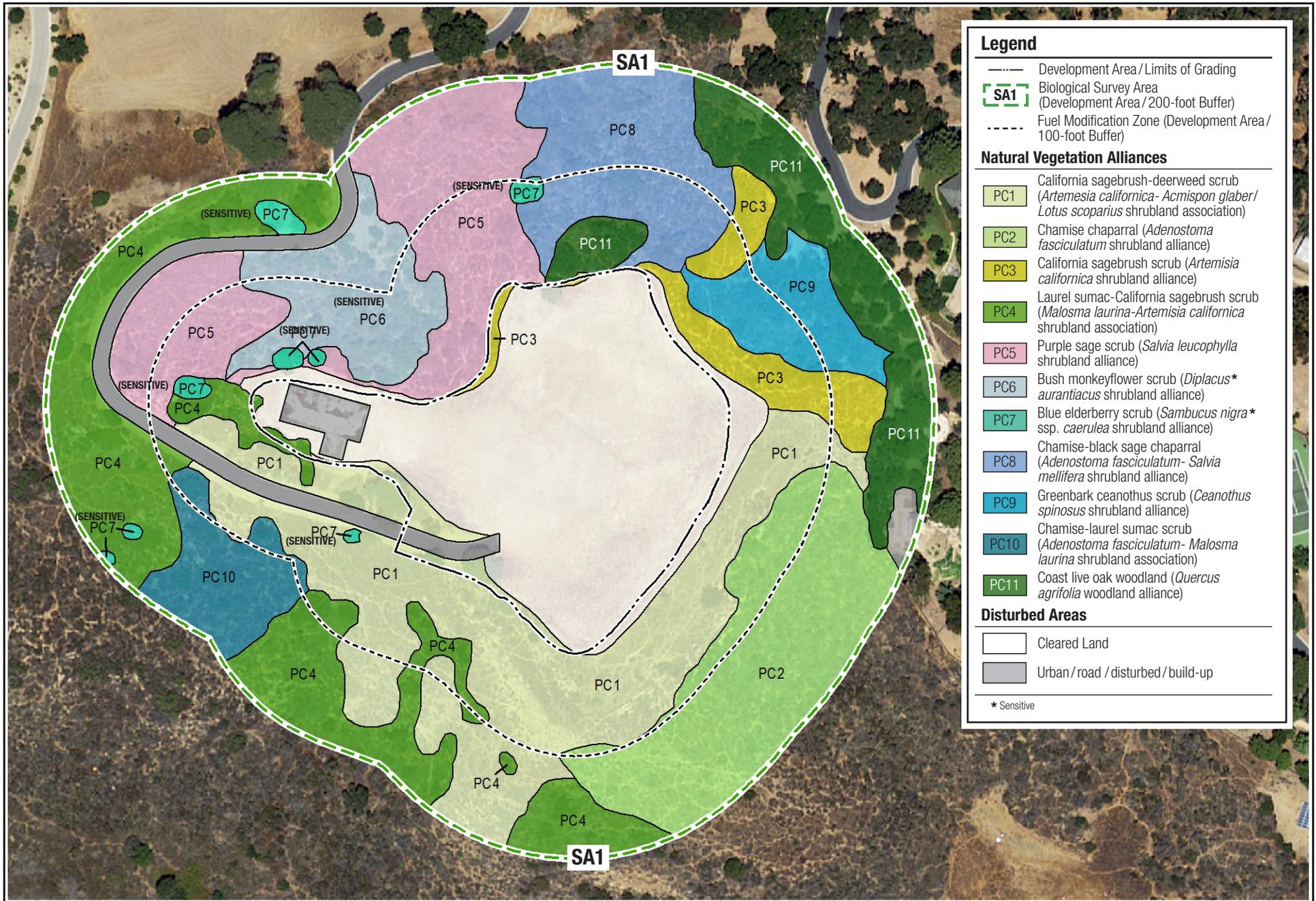
PC-2. Chamise chaparral (*Adenostoma fasciculatum* shrubland alliance)

Within the Santa Monica Mountains and valleys this shrubland alliance occurs on varied topography on commonly shallow soils over colluvium and many kinds of bedrock at elevations between 10 to 1800 meters. This association is characterized by a strong dominance of chamise (*Adenostoma fasciculatum*) in the shrub layer.

This alliance occurs outside limits of grading on the western and southwestern boundary of SA1. The shrub layer is dominated by chamise with more than a 70% relative cover. Other species present within this community include black sage (*Salvia mellifera*), buckbrush (*Ceanothus cuneatus*), California buckwheat (*Eriogonum fasciculatum*) and smilo grass.

PC-3. California sagebrush scrub (*Artemisia californica* shrubland alliance)

This shrubland association occurs on gentle to steep slopes of variable aspect at elevations between 0-1,200 meters. It is characterized by strong dominance of California Sagebrush (*Artemisia californica*) in the shrub layer. The herbaceous layer is not well developed. The emergent tree layer is usually absent.



Aerial Source: Valtus Imagery Services: Hexagon Imagery Program (HxIP), 2017.

2551 WHITE STALLION ROAD PROJECT – ISBA

# Plant Communities Map



Other species present in small numbers include black sage (*Salvia mellifera*), coyote brush (*Baccharis pilularis*), purple sage (*Salvia leucophylla*), and clustered tarweed (*Deinandra fasciculata*), California buckwheat (*Eriogonum fasciculatum*). This alliance occurs outside limits of grading on the northeastern portion of SA1, adjacent to the eastern limit of grading boundary.

PC-4. Laurel sumac- California sagebrush scrub (*Malosma laurina*-*Artemisia californica* shrubland association)

Within the Santa Monica Mountains and valleys this shrubland association generally occurs on gentle to very steep southeast to northwest facing slopes at low elevations less than 500 meters. This association is characterized by a dominance of laurel sumac (*Malosma laurina*) in the shrub layer. Other species present within the shrub layer in association include California sagebrush California buckwheat, black sage, toyon (*Heteromeles arbutifolia*), and big-pod ceanothus (*Ceanothus metacarpus*). The tree layer is generally emergent and open and may infrequently include coast live oak, southern California black walnut (*Juglans californica*), western sycamore (*Platanus racemosa*), and the non-native pepper tree (*Schinus mole*) at low cover. The herbaceous layer is generally diverse and sometimes includes black mustard (*Brassica nigra*), giant wild rye (*Elymus condensatus*), non-native Brome grasses (*Bromus sp.*), and summer mustard (*Hirschfeldia incana*).

This association occurs outside the limits of grading in the western portion of SA1 adjacent to existing access road. It also occurs in the south-western and southern portion of SA1. Dominant species include laurel sumac and California sage is sub-dominant. Other species present include smilo grass and chaparral yucca (*Hesperoyucca whipplei*).

PC-5. Purple sage scrub (*Salvia leucophylla* shrubland alliance)

Within the Santa Monica Mountains and valleys, this shrubland association generally occurs on gentle to very steep slopes of variable aspects at low elevations between 18 to 613 meters. It is characterized by a strong dominance of Purple sage (*Salvia leucophylla*) in the shrub layer. The herbaceous layer is composed of both native and non-native grasses and herbs. The emergent tree layer is generally absent.

This alliance occurs outside the limits of grading along the northwestern portion of SA1. The shrub layer is dominated by purple sage with about a 50% relative cover. Other species present within this alliance include California sagebrush, giant wildrye (*Elymus condensatus*) and foothill needlegrass (*Stipa lepida*).

PC-6. Bush monkeyflower scrub (*Diplacus aurantiacus* shrubland alliance)

Within the Santa Monica mountains and valleys, this shrubland association occurs on somewhat steep to steep northeast and northwest slopes at low elevations between 43–570 meters. It is characterized by a strong dominance of bush monkeyflower (*Diplacus aurantiacus*) in the shrub layer. Giant wildrye is present in most stands within the herbaceous layer, though this species is not considered characteristic of this alliance. The shrub layer is generally characterized by bush monkeyflower, California sagebrush, laurel sumac, purple sage, poison oak (*Toxicodendron diversilobum*), and Blue elderberry (*Sambucus nigra* ssp. *caerulea*). This alliance is a natural community of special concern.

This alliance occurs outside the limits of grading in the northwestern portion of the SA1. Portion of this alliance is within the Project Fuel Modification Zone. The shrub layer has a codominance of Bush monkeyflower and Laurel sumac. Other species present in small percentages include black sage, California sagebrush, giant wildrye and foothill needlegrass.

PC-7. Blue elderberry scrub (*Sambucus nigra* ssp. *caerulea* shrubland alliance)

This alliance though typically found in stream terraces is also found in localized upland settings within gravelly alluvium and also sometimes in intermittently flooded soils. Within the Santa Monica Mountains and valleys, this shrubland occurs on somewhat steep to moderate usually north-facing slopes at low elevations between 261–420 meters. It is dominated by blue elderberry and secondarily by toyon in the shrub layer. This alliance is a natural community of special concern.

Within SA1, small patches of this alliance dominated by Blue elderberry is scattered within and adjacent to other plant communities/alliances as groups of small individuals or clusters. Portion of this alliance is within the Project Fuel Modification Zone.

PC8. Chamise- black sage chaparral (*Adenostoma fasciculatum*- *Salvia mellifera* shrubland alliance)

Within the Santa Monica Mountains and valleys, this shrubland association occurs on somewhat steep to steep southeast- to northwest-facing slopes at low elevations between 114 to 510 meters. It is dominated by chamise and black sage in the shrub layer with a typically sparse herbaceous layer. The emergent tree layer is typically nonexistent.

This alliance occurs outside limits of grading on the northeastern portion of SA1. The shrub layer is dominated by chamise and black sage with both species accounting for about 65% combined relative cover. Other species located within this alliance include buckbrush (*Ceanothus cuneatus*).

PC-9. Greenbark ceanothus scrub (*Ceanothus spinosus* shrubland alliance)

Within the Santa Monica Mountains and valleys, this shrubland association generally occurs on moderately steep to very steep northeast- and northwest- facing slopes at low elevations between 0 to 692 meters. It is characterized by a strong dominance of greenback ceanothus (*Ceanothus spinosus*) in the shrub layer and may include a wide variety of mesophytic species in the herbaceous layer, none apparently in high constancy. The emergent tree layer includes coast live oak and California black walnut.

This alliance occurs outside the limits of grading on the eastern portion of the survey area. Within SA1, this alliance is dominated by greenbark ceanothus. Some chamise, toyon and laurel sumac were also noted within this alliance.

PC-10. Chamise-laurel sumac scrub (*Adenostoma fasciculatum*- *Malosma laurina* shrubland association)

Within the Santa Monica Mountains and valleys, this shrubland association occurs on moderate to steep slopes of variable aspect at low to mid elevations between 100 to 1000 meters. It is dominated by chamise and co-dominated by laurel sumac in the shrub layer. The herbaceous

layer is sparse and composed primarily of introduced annual species. The emergent tree layer includes coast live oak.

This alliance occurs outside the limits of grading on the south-western portion of the survey area. The shrub layer is strongly dominated by chamise with about a 65% relative cover. Laurel sumac was sub-dominant with an approximate 30% relative cover. Other species located within this alliance include black sage, California sagebrush, and chaparral yucca.

PC-11.Coast live oak woodland (*Quercus agrifolia* woodland alliance)

Within the Santa Monica Mountains and valleys, this woodland/forest association generally occurs on gentle to steep, north-facing slopes at elevations between 0 and 636 meters. It is dominated by coast live oak and toyon in the tree layer and variety of grasses and forbs in the herbaceous layer.

Two (2) areas dominated by coast live oak woodlands were noted in the north and north-eastern portion of the SA1 outside of the development area/limit of grading. One of the areas covered by this alliance is within the Project Fuel Modification Zone. Coast live oak woodlands are a locally important plant community.

Cleared Land

Cleared land area includes a majority of the development area/grading footprint in the central part of SA1. This area appears to have been historically disturbed and still has periodic disturbance including mowing. This area has a 10-15% relative cover of non-native/invasive species such as red-stem filaree (*Erodium cicutarium*), Russian thistle (*Salsola kali*) and Mediterranean grass (*Schismus barbatus*).

Urban/disturbed/build-up

Urban/disturbed/build-up includes paved roads and an existing vacant structure on the property. A vacant shed/dwelling is located on the northwestern portion of SA1 within the limits of grading. This dwelling is currently unused and does not contain any natural species.

Map Key (1)	SVC Alliance-Association	SVC Association	Status (3)	Condition (4)	Acres Total (SA1)	Acres Impacted (Development footprint/Limits of Grading)	Fuel Modification Zone (100-foot buffer)
PC1	California sagebrush-deerweed scrub ( <i>Artemisia californica-Acmispon glaber/Lotus scoparius</i> shrubland association)	<i>Acmispon glaber</i>	G5 S5	Intact with some signs of disturbance/non-native species	1.50	0.10	1.40
PC2	Chamise chaparral ( <i>Adenostoma fasciculatum</i> shrubland alliance)		G5 S5	Intact	0.21		0.21

Map Key (1)	SVC Alliance-Association	SVC Association	Status (3)	Condition (4)	Acres Total (SA1)	Acres Impacted (Development footprint/Limits of Grading)	Fuel Modification Zone (100-foot buffer)
PC3	California sagebrush scrub ( <i>Artemisia californica</i> shrubland alliance)		G4 S4	Intact	0.25	0.03	0.22
PC4	Laurel sumac scrub ( <i>Malosma laurina</i> - <i>Artemisia californica</i> shrubland association)	<i>Artemisia californica</i>	G5 S5	Intact	0.21	0.02	0.19
PC5	Purple sage scrub ( <i>Salvia leucophylla</i> shrubland alliance)		G4 S4	Intact	0.57		0.57
PC6	Bush monkeyflower scrub ( <i>Diplacus aurantiacus</i> shrubland alliance)		G3 S3 (Sensitive)	Intact	0.33		0.33
PC7	Blue elderberry scrub ( <i>Sambucus nigra</i> ssp. <i>caerulea</i> shrubland alliance)		G3 S3 (Sensitive)	Intact	0.05		0.05
PC8	Chamise- black sage chaparral ( <i>Adenostoma fasciculatum</i> - <i>Salvia mellifera</i> shrubland alliance)		G4 S4	Intact	0.29		0.29
PC9	Greenbark ceanothus scrub ( <i>Ceanothus spinosus</i> shrubland alliance)		G4 S4	Intact	0.16		0.16
PC 10	Chamise laurel sumac scrub ( <i>Adenostoma fasciculatum</i> - <i>Malosma laurina</i> shrubland association)	<i>Malosma laurina</i>	G4 S4	Intact	0.06		0.06
PC 11	Coast live oak woodland ( <i>Quercus agrifolia</i> woodland alliance)		G5 S4; locally important plant community	Intact	0.10		0.10
PC 12	Cleared Land			Cleared Land/ Introduced	1.98	1.81	0.19
PC 13	Urban/disturbed/build-up			Urban/Disturbed Built-up	0.22	0.12	0.10
<b>Total</b>					<b>5.94 acres</b>	<b>2.08 acres</b>	<b>3.87 acres</b>

### Environmentally Sensitive Habitat Areas (ESHA)

ESHA is “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” (Public Resources Code § 30107.5). ESHA includes coastal dunes, beaches, tidepools, wetlands, creek corridors, and certain upland habitats in the Santa Monica Mountains (Ventura County Coastal Area Plan).

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Habitats that meet the definition of ESHA were not found within the survey area(s).

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### Physical Features

A small area within PC4 in SA1 contains a few rocky outcrops. These are outside the development area/limits of grading.

Physical Features		
Map Key (1)	Physical Feature (2)	Comments (3)
N/A	Rocky Outcrop	A small area of rocky outcrop was noted within PC4 directly west of the shed/dwelling

### 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.*

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Waters and/or wetlands were not found within the survey area(s).

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### Areas/Observations

No other notable areas/observations to describe.

Other Observations		
Map Key (1)	Describe Features (Violations, other observations, etc.)	Comments
N/A	Rocky granitic substrate noted in the development area and PC4.	

## 3.2 Species

### Observed Species

During the surveys conducted within SA1 on February 19 and 26, 2021 respectively common chapparal and sage scrub species were observed. [During the botanical surveys conducted on April 16, and June 29, 2021](#), within the Development Area and the 100-foot fuel modification buffer, many Spring blooming annual plants were detected. A complete list of observed plant species is provided in Appendix 2. Plant diversity is moderate, and a small percentage of the species observed were non-native (20%).

During the surveys conducted within SA1 many common birds and one (1) common reptile, western fence lizard, expected from that area was observed. The mammals observed by sign/scat included coyote, jackrabbit, bobcat, mule deer and California ground squirrel.

Observed species were primarily species common or relatively common to the region and represent only a sample of the species that can be expected to utilize habitats at or in the vicinity of the site for cover, foraging, and reproduction. Furthermore, in general, this list includes species that are more easily detected during daytime surveys. Wildlife observed were mainly birds associated with the upland chaparral, scrub and wooded habitats. Upland birds heard or observed onsite included California towhee, western scrub-jay, red-tailed hawk, California quail, turkey vulture, northern flicker, house finch, house sparrow, bushtit, lesser goldfinch, western kingbird, Cassin's kingbird, mourning dove and white-crowned sparrow. A complete list of observed wildlife species is provided in Appendix 2.

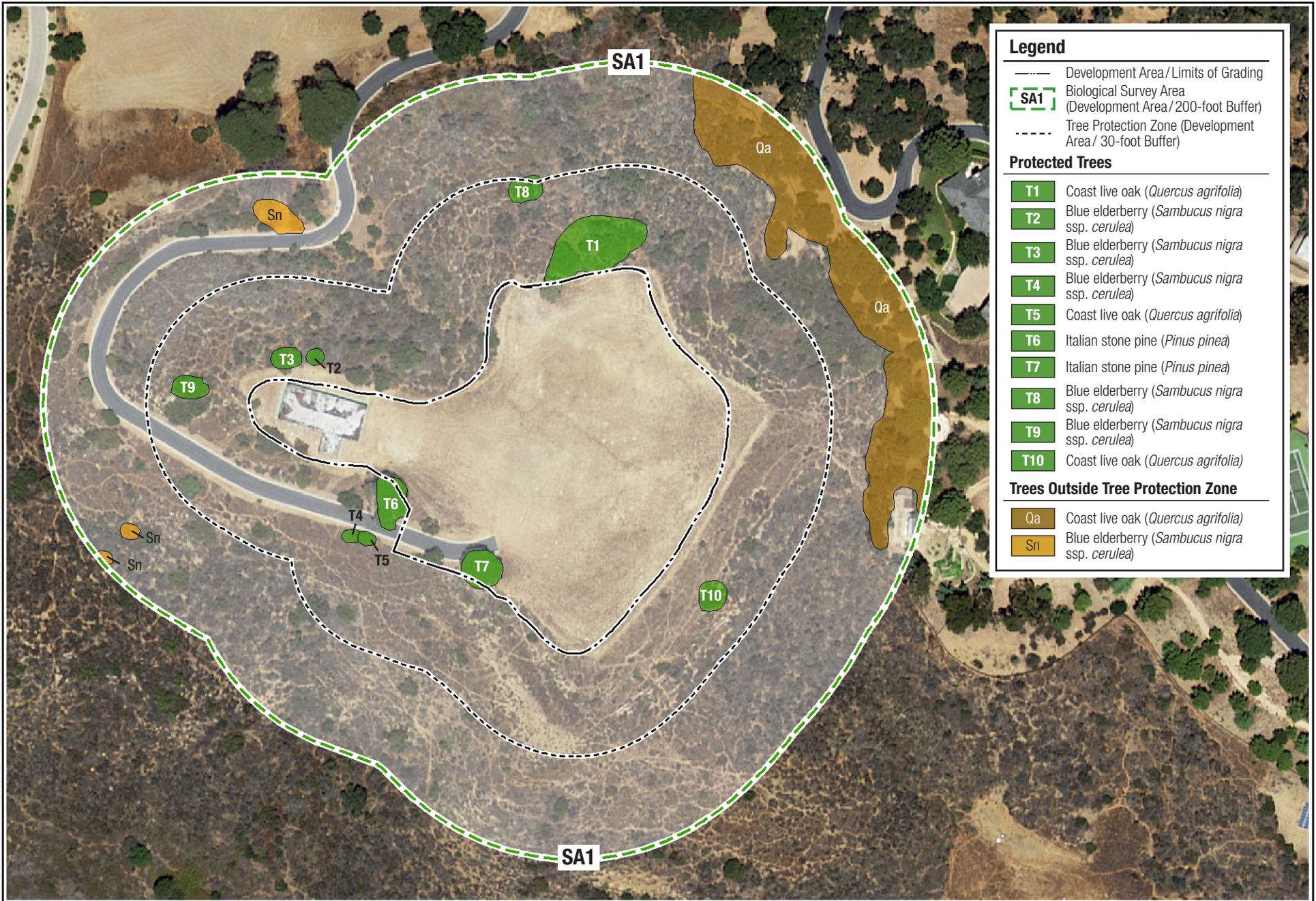
## Protected Trees

Select 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." A list of protected trees is provided in Section 8107-25 of the ordinance. The species of trees protected is dependent on zoning classification, with more species protected in Scenic Highway and Scenic Resource Protection Overlay Zones. The subject parcel is within a Scenic Resource Overlay Zone. **Figure 4, Protected Tree Map**, depicts all the areas where protected trees may be present within the construction footprint. Though all areas of potentially protected trees are depicted in Figure 4, only the trees that are Protected by Ventura County Tree Protection Ordinance are assessed in this report. Details of all tree/ tree clusters and their impacts and included in the protected trees Table below.

Two (2) Italian Stone Pine (*Pinus pinea*) trees that are more than 100" in DBH (T6 and T7) are present within the limits of Grading. One (T7) will be removed as a consequence of the project.

One cluster of approximately seven (7) coast live oaks (T1) and one cluster of about 4-5 blue elderberry trees (T3) are present just outside the limits of grading, but within a 100 foot buffer of the limits of grading. Another county ordinance-sized coast live oak (T5) tree was noted, just adjacent to the grading footprint.

Minimal impacts during project construction are expected since an exclusion fence will be installed on-site before construction to prevent debris or spoils from being placed on the slope below the building pad in the tree protection zone. All measures to protect native ordinance sized trees are addressed in MM-5.



Aerial Source: Valtus Imagery Services: Hexagon Imagery Program (HxIP), 2017.

2551 WHITE STALLION ROAD PROJECT – ISBA

# Protected Tree Map

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Protected Trees				
Map Key (1)	Species (2)	Common Name	Girth (3) (circumference)	Impact (4)
T1	<i>Quercus agrifolia</i>	coast live oak	Cluster of approximately 7 Trees > 9.5 inches in combined circumference.	Potential minor encroachment to root protection zone because of Fuel-Modification. Removal of a few limbs for fire code compliance. Less than significant impact.
T2	<i>Sambucus nigra caerulea</i>	blue elderberry	Cluster of 2-3 trees <9.5 inches circumference.	Not protected.
T3	<i>Sambucus nigra caerulea</i>	blue elderberry	Cluster of approximately 4-5 trees, > 9.5 inches circumference.	Potential minor encroachment to root protection zone because of Fuel-Modification. Removal of a few limbs for fire code compliance. Less than significant impact.
T4	<i>Sambucus nigra caerulea</i>	blue elderberry	Cluster of 2-3 trees <9.5 inches circumference.	Not protected.
T5	<i>Quercus agrifolia</i>	coast live oak	1 tree >6.5 inches in circumference.	Potential minor encroachment to root protection zone because of Fuel-Modification. Removal of a few limbs for fire code compliance. Less than significant impact.
T6	<i>Pinus pinea</i>	Italian Stone Pine	1 tree > 90 inches in circumference.	This heritage Pine tree will not be removed.
T7	<i>Pinus pinea</i>	Italian Stone Pine	1 tree > 90 inches in circumference.	This heritage Pine tree will be removed. Biological impact is less than significant since this is a non-native tree. Three native coast live oaks will be planted to mitigate for removal of this tree.
T8	<i>Sambucus nigra caerulea</i>	blue elderberry	Cluster of 2-3 trees <9.5 inches in circumference.	Not protected.
T9	<i>Sambucus nigra caerulea</i>	blue elderberry	Cluster of 2-3 trees <9.5 inches in circumference.	Not protected.
T10	<i>Quercus agrifolia</i>	coast live oak	1 tree < 9.5 inches in circumference.	Not protected.

### Special Status Species and Nests

Special status species were not observed during general and botanical surveys, though some were assessed to have a moderate 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

#### Special-Status Plants

The development area/limits of grading does not have habitat suitability to support any special status plants. Based on habitat suitability, six (6) special status plant species, Malibu baccharis (*Baccharis malibuensis*), round-leaved filaree (*California macrophylla*), Plummer's mariposa-lily (*Calochortus plummerae*), Conejo buckwheat (*Eriogonum crocatum*), white-veined monardella (*Monardella hypoleuca* ssp. *hypoleuca*) and Ojai Navarretia (*Navarretia ojaiensis*) have some potential for occurrence in the project's fuel modification zone. **No special-status plant species**

that are considered to be rare, threatened, or endangered have been reported from the site nor were found within SA1 during the general biological surveys conducted in February 2021 nor the Spring and Summer season botanical surveys conducted in April and June 2021 . The above listed species were not detected during the botanical surveys conducted during the appropriate bloom period for the two species.

Special-Status Wildlife

No special-status species were found during the biological surveys conducted within SA1. One (1) special-status bird, the white-tailed kite (*Elanus leucurus*), may forage at the site with moderate probability, but is not expected to nest and thus would not be impacted by the project. No other special-status birds known from a five-mile radius of the project have moderate or high potential to occur within the project construction footprint. Several species of non-special-status birds have potential to nest within the grading footprint or within 300 feet of the grading footprint.

Special-status species that could be directly have a moderate or higher potential to occur onsite include potentially two (2) species of legless lizards, California legless lizard (*Anniella* Spp.) and Southern California legless lizard (*Anniella stebbinsi*), California glossy snake (*Arizona elegans occidentalis*), coastal whiptail (*Aspidoscelis tigris stejnegeri*) and the San Diego desert woodrat (*Neotoma lepida intermedia*). Though some bats could forage at the project site, suitable roosting habitat for bats was not observed onsite.

Observed or 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)
<b>PLANTS POTENTIAL FOR OCCURRENCE</b>						
SSP1	CNDDDB	<i>Astragalus brauntonii</i>	Braunton's milkvetch	FE, 1B.1	Low (suitable substrate not present)	Recent burns or disturbed areas, usually sandstone with carbonate layers in closed-cone coniferous forest, chaparral, coastal scrub, and valley and foothill grassland at elevations between 4 and 640 meters. A soil specialist in saline, somewhat alkaline soils high in calcium, manganese, with some potassium. Perennial rhizomatous herb. Blooms February-June.
SSP2	CNPS	<i>Atriplex coulteri</i>	Coulter's saltbush	1B.2	None	Generally found in coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland. Ocean bluffs, ridgetops, as well as alkaline low places, 10-440 meters. Perennial herb. Blooms March – October.
SSP3	CNDDDB	<i>Baccharis malibuensis</i>	Malibu baccharis	1B.1	Moderate	Chaparral, cismontane woodland, coastal scrub, and riparian woodland at elevations between 150 and 305 meters. Perennial deciduous shrub. Blooms in late summer. Not observed during general and seasonal botanical surveys.

Observed or Potentially Occurring Special Status Species						
SSP4	CNPS	<i>California macrophylla</i>	round-leaved filaree	1B.1	Moderate	An annual herb found in cismontane woodland and valley and foothill grassland on clay soils at elevations between 15 and 1200 meters. Blooms March to May. Not observed during general and seasonal botanical surveys.
SSP5	CNDDB	<i>Calochortus clavatus</i> var. <i>gracilis</i>	slender mariposa lily	1B.2	None	A perennial bulbiferous herb found in shaded foothill canyons in chaparral, coastal scrub, and valley and foothill grassland at elevations between 320 and 1000 meters. Blooms March to June.
SSP6	CNDDB	<i>Calochortus fimbriatus</i>	late-flowered mariposa-lily	1B.2	None	A perennial bulbiferous herb found in dry, open coastal woodland and chaparral on serpentine at elevations between 270 and 1910 meters.
SSP7	CNDDB	<i>Calochortus plummerae</i>	Plummer's mariposa-lily	1B.2	Moderate	A perennial bulbiferous herb found in granitic, rocky habitats in chaparral, cismontane woodland, coastal scrub, lower montane coniferous forests, and valley and foothill grassland at elevations between 90 and 1600 meters. Blooms between May and July. Not observed during general and seasonal botanical surveys.
SSP8	CNDDB	<i>Centromadia parryi</i> ssp. <i>australis</i>	southern tarplant	1B.1	None	Annual herb found on the margins of marshes and swamps, and in vernal mesic valley and foothill grassland and vernal pools at elevations between 0 and 425 meters. Blooms from May to November.
SSP9	CNPS	<i>Chaenactis glabriuscula</i> var. <i>orcuttiana</i>	Orcutt's pincushion	1B.1	None	Annual herb found in sandy coastal bluff scrub and coastal dune habitats. Blooms from January to August.
SSP10	CNPS	<i>Chorizanthe parryi</i> var. <i>fernandina</i>	San Fernando Valley spineflower	FC, SE	None	Annual herb found on sandy soils in coastal scrub and valley and foothill grassland at elevations between 3 and 1035 meters. Blooms from April to July.
SSP11	CNPS	<i>Chorizanthe parryi</i> var. <i>parryi</i>	Parry's spineflower	1B.1	None	Annual herb found in sandy or rocky openings in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland at elevations between 40 and 1705 meters. Blooms from April to June.
SSP12	CNDDB	<i>Deinandra minthornii</i>	Santa Susana tarplant	SR, 1B.2	Low (suitable substrate not present)	Perennial deciduous shrub found in rocky sandstone habitats in chaparral and coastal scrub at elevations between 280 and 760 meters. Blooms from July to November.
SSP13	CNDDB	<i>Delphinium parryi</i> ssp. <i>blochmaniae</i>	dune larkspur	1B.2	None	Perennial herb found in maritime chaparral and coastal dunes at elevations between 0 and 200 meters. Blooms from April to May.
SSP14	CNDDB	<i>Didymodon norrisii</i>	Norris' beard moss	2.2	None	Moss found on rocks in intermittently mesic habitats in cismontane woodland and lower montane coniferous forest at elevations between 600 and 1973 meters.

Observed or Potentially Occurring Special Status Species						
SSP15	CNDDDB	<i>Dodecahema leptoceras</i>	slender-horned spineflower	FE, CE	None	Annual herb found on flood deposited terraces and washes in chaparral, cismontane woodland, and coastal scrub (alluvial fan sage scrub) at elevations between 200 and 760 meters. Blooms from April to June.
SSP16	CNDDDB	<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>	Blochman's dudleya	1B.1	None	Perennial herb found on open, rocky slopes; often in shallow clays over serpentine or in rocky areas with little soil; coastal bluff scrub, chaparral, coastal scrub, and valley and foothill grassland at elevations between 5 and 450 meters. Blooms from April to June.
SSP17	CNDDDB	<i>Dudleya cymosa</i> ssp. <i>agourensis</i>	Agoura Hills dudleya	FT, 1B.2	None	Perennial herb found in rocky, volcanic breccia in chaparral and cismontane woodland at elevations between 200 to 500 meters. Blooms from May to June.
SSP18	CNDDDB	<i>Dudleya cymosa</i> ssp. <i>marcescens</i>	marcescent dudleya	FT, SR, 1B.2	None	Perennial herb found on sheer rock surfaces and rocky volcanic cliffs in chaparral at elevations between 150 and 520 meters. Blooms from April to July.
SSP19	CNDDDB	<i>Dudleya cymosa</i> ssp. <i>ovatifolia</i>	Santa Monica dudleya	FT, 1B.2	None	Perennial herb found on volcanic or sedimentary, rocky substrates in chaparral and coastal scrub at elevations between 150 and 1675 meters. Blooms from March to June.
SSP21	CNDDDB	<i>Dudleya parva</i>	Conejo dudleya	FT, 1B.2	None	Found in rocky or gravelly areas on clay or volcanic substrates in coastal scrub and valley and foothill grassland habitats at elevations between 60 and 450 meters. Blooms from May to June.
SSP22	CNDDDB	<i>Dudleya verityi</i>	Verity's dudleya	FT, 1B.2	None	Perennial herb found on volcanic, rocky substrates in chaparral, cismontane woodland, and coastal scrub at elevations between 60 and 120 meters. Blooms from May to June.
SSP23	CNDDDB	<i>Eriogonum crocatum</i>	Conejo buckwheat	SR, 1B.2	Moderate	Perennial subshrub found in rocky or gravelly areas on clay or volcanic substrates in coastal scrub and valley and foothill grassland habitats at elevations between 60 and 450 meters. Blooms from April to July. Not observed during general and seasonal botanical surveys.
SSP24	CNDDDB	<i>Horkelia cuneata</i> var. <i>puberula</i>	mesa horkelia	1B.1	Low (suitable substrate not present)	Perennial herb found in sandy or gravelly areas in chaparral, cismontane woodland, coastal scrub at elevations between 70 and 810 meters. Blooms from February to July.
SSP25	CNDDDB	<i>Lupinus paynei</i>	Payne's bush lupine	1B.1	None	Perennial shrub found in sandy areas in coastal scrub, riparian scrub and valley and foothill grassland habitats at elevations between 220 and 450 meters. Blooms from April to July.
SSP26	CNDDDB	<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	Coulter's goldfields	1B.1	None	Annual herb found in coastal salt marshes and swamps, playas, and vernal pools at elevations between 1 and 1220 meters. Blooms from February to June.

Observed or Potentially Occurring Special Status Species						
SSP27	CNDDB	<i>Monardella hypoleuca</i> ssp. <i>hypoleuca</i>	white-veined monardella	1B.3	Moderate	Annual herb found in chaparral and shady oak woodland habitats at elevations between 0 and 1500 meters. Local in a variety of habitats. Blooms from June to August. Not observed during general and seasonal botanical surveys.
SSP28	CNDDB	<i>Monardella sinuata</i> ssp. <i>gerryi</i>	Gerry's curly-leaved monardella	1B.1	None	Annual herb found on sandy soils in chaparral, cismontane woodland, coastal dunes, and openings in coastal scrub at elevations between 50 and 245 meters. Blooms from April to June.
SSP29	CNDDB	<i>Navarretia ojaiensis</i>	Ojai navarretia	1B.1	Moderate	Annual herb found in valley and foothill grassland and openings in chaparral and coastal scrub at elevations between 275 and 620 meters. Blooms from May to July. Not observed during general and seasonal botanical surveys.
SSP30	CNDDB	<i>Nolina cismontana</i>	chaparral nolina	1B.2	None	Perennial evergreen shrub found on sandstone or gabbro substrates in chaparral and coastal scrub at elevations between 140 and 1275 meters. Blooms between May and July.
SSP31	CNDDB	<i>Orcuttia californica</i>	California Orcutt grass	FE, SE	None	Annual herb found in vernal pool at elevations between 15 and 660 meters. Blooms from April to August.
SSP32	CNDDB	<i>Pentachaeta lyonii</i>	Lyon's pentachaeta	FE, SE	Low (suitable substrate not present)	Annual herb found on rocky, clay substrates in coastal scrub, valley and foothill grassland, and openings in chaparral at elevations between 30 and 630 meters. Blooms between March and August.
SSP33	CNDDB	<i>Pseudognaphalium leucocephalum</i>	white rabbit-tobacco	2B.2	Low (suitable substrate not present)	Perennial herb found on sandy, gravelly substrate within chaparral, riparian woodland, cismontane woodland and coastal scrub at elevations between 0 and 2100 meters. Blooms between July and December.
SSP34	CNDDB	<i>Quercus dumosa</i>	Nuttall's scrub oak	1B.1	Low/Not Observed	Perennial shrub found on in sandy, clay loam associated with closed-cone coniferous forest, chaparral, and coastal scrub. Taxonomy in question because previously called <i>Q. dumosa</i> , but is now <i>Q. berberidifolia</i> .
SSP35	CNDDB	<i>Senecio aphanactis</i>	chaparral ragwort	2.2	None	Annual herb found on chaparral, cismontane woodland, and coastal scrub habitats at elevations between 15 and 800 meters, sometimes on alkaline soils. Blooms between January and April.
SSP36	CNDDB	<i>Thelypteris puberula</i> var. <i>sonorensis</i>	Sonoran maiden fern	2.2	None	Perennial rhizomatous herb found in meadows and seeps along streams and seepage areas at elevations between 50 and 610 meters.

Observed or Potentially Occurring Special Status Species						
SSP37	CNDDDB	<i>Tortula californica</i>	California screw moss	1B.1	Low (suitable substrate and habitat not present)	Moss found on sandy soil in chenopod scrub and valley and foothill grassland.
<b>WILDLIFE POTENTIAL FOR OCCURRENCE</b>						
<b>Invertebrates</b>						
SSP38	CNDDDB	<i>Danaus plexippus</i> pop. 1	Monarch-California overwintering population	SA	None	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves ( <i>Eucalyptus</i> , Monterey Pine, Cypress), with nectar and water sources nearby.
<b>Fishes</b>						
SSP39	CNDDDB	<i>Catostomus santaanae</i>	Santa Ana sucker	FT, SSC	None	Endemic to Los Angeles Basin south coastal streams. Habitat generalists, but prefer sand-rubble-boulder bottoms, cool, clear water and algae.
SSP40	CNDDDB	<i>Gasterosteus aculeatus williamsoni</i>	unarmored three (3)spine stickleback	FE, SE	None	Weedy pools, backwaters, and among emergent vegetation at the stream edge in small southern California streams. Cools (<24C), clear water with abundant vegetation.
SSP41	CNDDDB	<i>Gila orcuttii</i>	arroyo chub	SSC	None	Native to streams from Malibu Creek to San Luis Rey River basin. Introduced into streams in Santa Clara, Ventura, Santa Ynez. Slow water stream sections with mud or sand bottoms. Feeds heavily on aquatic vegetation and associated invertebrates.
SSP42	CNDDDB	<i>Oncorhynchus mykiss irideus</i>	southern steelhead – southern California DPS	FE, SSC	None	Federal listing refers to populations from Santa Maria River south to southern extent of range (San Mateo Creek in San Diego Co.). Southern steelhead likely have greater physiological tolerances to warmer water and more variable conditions.
<b>Amphibians</b>						
SSP43	CNDDDB	<i>Rana draytonii</i>	California red-legged frog	FT, SSC	None	Lowlands and foothills in or near permanent source of deep water with dense, shrubby or emergent vegetation. Requires 11-20 weeks of permanent water for larval development. Must have access to aestivation habitat. Known historically from Lake Sherwood, but not seen in the Santa Monica Mountains (proper) since 1975 (De Lisle et al. 1986).
SSP44	CNDDDB	<i>Spea hammondi</i>	western spadefoot	SSC	None	Occurs primarily in grassland habitats but can be found in valley-foothill hardwood woodlands. Vernal pools are essential for breeding and egg-laying.

**Observed or Potentially Occurring Special Status Species**

<b>Reptiles</b>						
SSP45	CNDDDB	<i>Phrynosoma blainvillii</i>	coast horned lizard	SSC	Low (suitable habitat and prey not present)	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose/sandy soil for burial, and abundant supply of ants and other insects.
SSP46	CNDDDB	<i>Anniella Spp.</i>	California legless lizard	SSC	Moderate	Sandy or loose loamy soils under sparse vegetation. Soil moisture is essential. Leaf litter under trees and bushes in sunny areas often indicate suitable habitat. Often can be found under surface objects such as rocks, boards, driftwood, and logs.
SSP47	CNDDDB	<i>Anniella stebbinsi</i>	Southern California legless lizard	SSC	Moderate	Sandy or loose loamy soils under sparse vegetation. Soil moisture is essential. Leaf litter under trees and bushes in sunny areas often indicate suitable habitat. Often can be found under surface objects such as rocks, boards, driftwood, and logs.
SSP48	CNDDDB	<i>Arizona elegans occidentalis</i>	California glossy snake	SSC	Low (suitable habitat and soil not present)	Patchily distributed from the eastern portion of San Francisco Bay, southern San Joaquin Valley, and the Coast, Transverse, and Peninsular ranges, south to Baja California. Generalist reported from a range of arid scrub, rocky washes, grasslands and chaparral generally, with loose or sandy soils. Appears to prefer microhabitats of open areas and areas with soil loose enough for easy burrowing.
SSP49	CNDDDB	<i>Aspidoscelis tigris stejnegeri</i>	coastal whiptail	SSC	Moderate	Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland & riparian areas. Ground may be firm soil, sandy, or rocky. Presence of leaf litter important.
SSP50	CNDDDB	<i>Diadophis punctatus modestus</i>	San Bernardino ringneck snake	SSC	None	Most common in open, relatively rocky areas. Often in somewhat moist microhabitats near intermittent streams. Avoids moving through open or barren areas by restricting movements to areas of surface litter or herbaceous vegetation.
SSP51	CNDDDB	<i>Emys marmorata</i>	western pond turtle	SSC	None	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation. Need basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.

Observed or Potentially Occurring Special Status Species						
SSP52	CNDDB	<i>Lampropeltis zonata (pulchra)</i>	California mountain kingsnake (San Diego population)	SSC, VC LIS	Low (preferred habitat not present)	Prefers canyon bottoms, but wanders to adjacent coastal sage, valley oak savanna, or southern oak woodland. Reported from Lower Malibu Canyon, Triunfo Canyon, etc. (De Lisle et al. 1986) and other locations in the Santa Monica Mountains (Jennings and Hayes 1994).
SSP53	CNDDB	<i>Thamnophis hammondi</i>	two-striped garter snake	SSC	None	Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 feet elevation. Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.
<b>Birds</b>						
SSP54	CNDDB	<i>Agelaius tricolor</i>	tricolored blackbird	SSC	None	Local resident in coastal district, common where it occurs (Garrett and Dunn 1981). Reported from Lake Sherwood (CDFW 2012).
SSP55	CNDDB	<i>Aquila chrysaetos</i>	golden eagle	SFP	None	Rolling foothills, mountain areas, sage-juniper flats, and desert. Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.
SSP56	CNDDB	<i>Athene cunicularia</i>	burrowing owl	SSC	None	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel. Now extirpated from most of the coastal slope of the Los Angeles region (Garrett et al 2006). Now occurs mainly as a transient and winter visitor to coastal southern California.
SSP57	CNDDB	<i>Chaetura vauxi</i>	Vaux's swift	SSC	None	Common migrant from mid-April to mid-May, and again from late August to early October; small flocks sometimes winter in coastal lowlands, but absent from the Los Angeles region from early June to early August (Garrett et al 2006).
SSP58	CNDDB	<i>Coccyzus americanus occidentalis</i>	Western yellow-billed cuckoo	FT/SE	None	Riparian forest nester along the broad, lower flood-bottoms of larger river systems. Nests in riparian jungles of willow, often mixed with cottonwoods, w/ lower story of blackberry, nettles, or wild grape
SSP59	CNDDB	<i>Elanus leucurus</i>	white-tailed kite	SFP	Moderate	Uncommon resident in open grasslands, valley oak savannas, marshes, and agricultural areas throughout the lowlands of the Los Angeles region (Garrett et al. 2006).
SSP60	CNDDB	<i>Empidonax traillii extimus</i>	southwestern willow flycatcher	FE/SE	None	Riparian woodlands in southern California.

Observed or Potentially Occurring Special Status Species						
SSP61	CNDDB	<i>Lanius ludovicianus</i>	loggerhead shrike	SSC	Low (preferred habitat not present)	Very rare in open areas on the coastal slope of southern California; rare to uncommon in migration and winter. Only a few pairs of this once-abundant predator are still found in our coastal lowlands; small numbers of migrants augment this population from July to March in the Los Angeles region (Garrett et al. 2006). Prefers open habitats with scattered shrubs, trees, posts, fences, utility lines, or other perches.
SSP62	CNDDB	<i>Polioptila californica californica</i>	coastal California gnatcatcher	FT, SSC	Low (preferred high quality habitat not present)	Obligate, permanent resident of low, Coastal Sage Scrub (CSS) in arid washes, on mesa and slopes, with California Sagebrush ( <i>Artemisia californica</i> ) as a dominant, below 2500 feet in southern California. Not all areas classified as CSS are occupied.
SSP61	CNDDB	<i>Riparia riparia</i>	bank swallow	ST	None	Very uncommon spring transient and rare fall transient, and casual winter transient along the coast, formerly a fairly common summer resident, now virtually extirpated as a breeder in the region (Garrett and Dunn 1981).
SSP63	CNDDB	<i>Vireo bellii pusillus</i>	least Bell's vireo	FE, SE	None	Summer resident of southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow or mulefat.
SSP64	CNDDB	<i>Asio otus</i>	long-eared owl	SSC	Low (preferred habitat not present)	Very rare transient and winter visitant along the coast (Garrett and Dunn 1981). Riparian habitat required; also uses live oak thickets and other dense stands of trees (Zeiner et al. 1990b)
SSP65	CNDDB	<i>Dendroica petechia brewsteri</i>	yellow warbler	SSC	None	Common transient throughout region, and uncommon to locally common summer resident in lowland and foothill riparian woodlands, remaining rarely but regularly in lowlands in winter. Breed in tall riparian growth of cottonwoods, alders, willows, etc. (Garrett and Dunn 1981).
SSP66	CNDDB	<i>Icteria virens</i>	yellow-breasted chat	SSC	None	Uncommon and local summer resident in riparian thickets and brushy tangles of the lowlands and lower portions of foothill canyons (Garrett and Dunn 1981).
<b>Mammals</b>						
SSP67	CNDDB	<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	SSC	Moderate	Lives in high desert areas, chaparral, sagebrush flats, and Pinyon-Juniper Woodland.
SSP68	CNDDB	<i>Taxidea taxus</i>	American badger	SSC	None	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.

Observed or Potentially Occurring Special Status Species						
SSP69	CNDDDB	<i>Antrozous pallidus</i>	pallid bat	SSC	Low (roosting habitat not present)	Deserts, grasslands, shrublands, woodlands and forests. Most common in open, dry habitats with rocky areas for roosting. Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.
SSP70	CNDDDB	<i>Euderma maculatum</i>	spotted bat	SSC	None	Mostly in foothills and mountains and desert regions of southern California, in a range of habitats from desert and grasslands through mixed conifer forest. Range in California includes Santa Monica Mountains (Zeiner et al. 1990a). Occupies a wide variety of habitats from arid deserts and grasslands through mixed conifer forests. Feeds over water and along washes. feeds almost entirely on moths. Needs rock crevices in cliffs or caves for roosting.
SSP71	CNDDDB	<i>Eumops perotis californicus</i>	western mastiff bat	SSC	None	Many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral etc. Roosts in crevices in cliff faces, high buildings, trees and tunnels.
SSP72	CNDDDB	<i>Lasiurus cinereus</i>	hoary bat	VC LIS	None	Prefers open habitats or habitat mosaics, with access to trees for cover and open areas or habitat edges for feeding. Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water.
SSP73	CNDDDB	<i>Macrotus californicus</i>	California leaf-nosed bat	SSC	None	Found in desert riparian, desert wash, desert scrub, desert succulent scrub, alkali scrub and palm oasis habitats. Needs rocky, rugged terrain with mines or caves for roosting. Reported range does not include the Santa Monica Mountains (Zeiner et al. 1990a).
SSP74	CNDDDB	<i>Myotis cilolabrum</i>	Western small-footed myotis	SSC	None	Occurs in a wide variety of habitats, especially woodland and brush lands near water from sea level to 8900 feet. Range in California includes Santa Monica Mountains (Zeiner et al. 1990a).

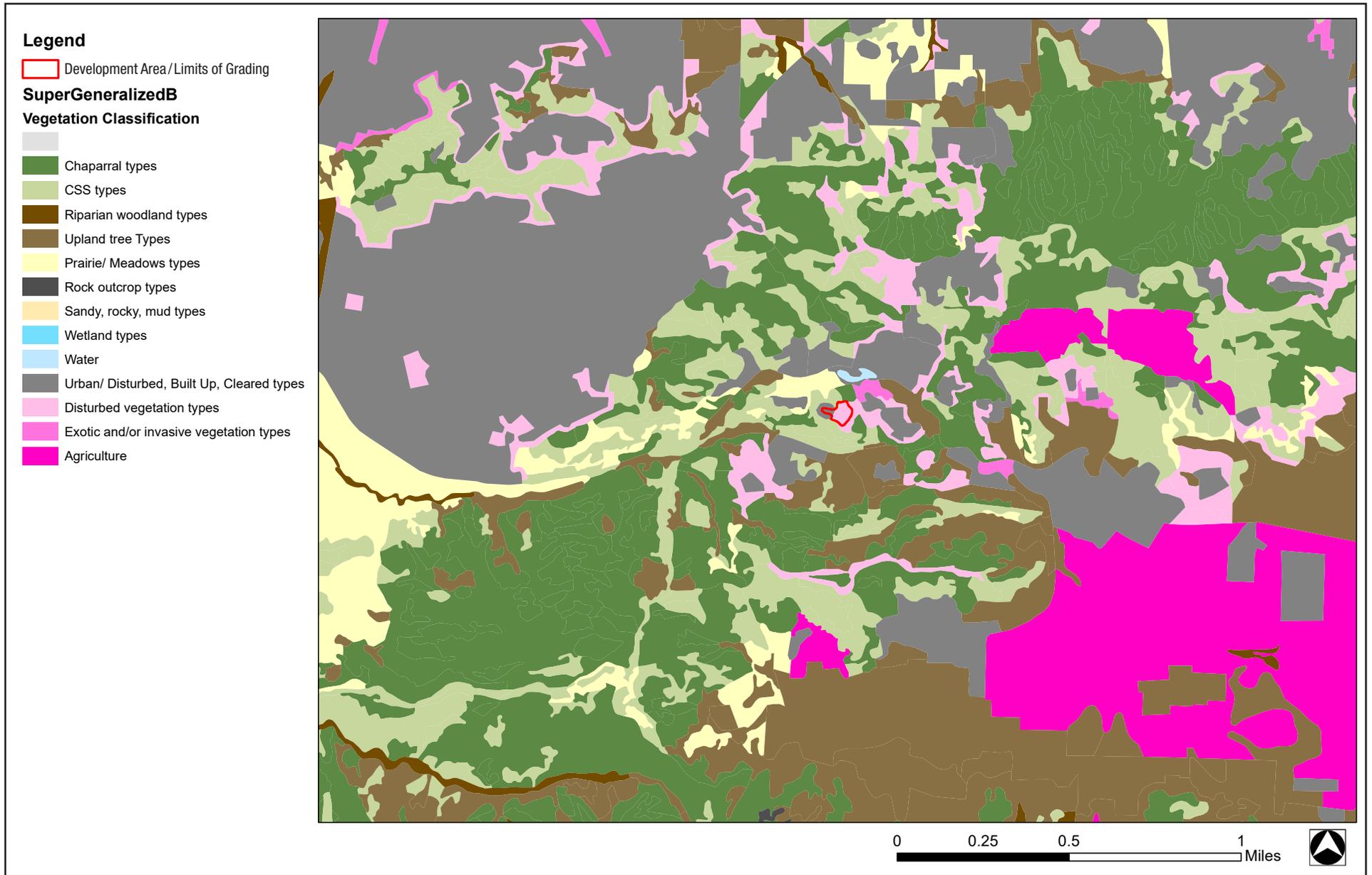
Special Status Species				
Map Key	Adequate Habitat Onsite	Adequate Habitat Size (7)	Acreage Impacted	Comments (8)
SSP1	No	No	0	
SSP2	No	No	0	
SSP3	No	No	0	Suitable habitat present onsite; Not observed during general and seasonal botanical surveys.
SSP4	Yes	Yes	N/A	Suitable habitat present onsite; Not observed during general and seasonal botanical surveys.
SSP5	No	No	0	
SSP6	No	No	0	

Special Status Species				
SSP7	Yes	Yes	N/A	Suitable habitat present onsite; Not observed during general and seasonal botanical surveys.
SSP8	No	No	0	
SSP9	No	No	0	
SSP10	No	No	0	
SSP11	No	No	0	
SSP12	No	No	0	
SSP13	No	No	0	
SSP14	No	No	0	
SSP15	No	No	0	
SSP16	No	No	0	
SSP17	No	No	0	
SSP18	No	No	0	
SSP19	No	No	0	
SSP20	No	No	0	
SSP21	No	No	0	
SSP22	No	No	0	
SSP23	Yes	Yes	N/A	Suitable habitat present onsite; Not observed during general and seasonal botanical surveys.
SSP24	No	No	0	
SSP25	No	No	0	
SSP26	No	No	0	
SSP27	Yes	Yes	N/A	Suitable habitat present onsite; Not observed during general and seasonal botanical surveys.
SSP28	No	No	0	
SSP29	Yes	Yes	N/A	Suitable habitat present onsite; Not observed during general and seasonal botanical surveys.
SSP30	No	No	0	
SSP31	No	No	0	
SSP32	No	No	0	
SSP33	No	No	0	
SSP34	No	No	0	
SSP35	No	No	0	
SSP36	No	No	0	
SSP37	No	No	0	
SSP38	No	No	0	
SSP39	No	No	0	
SSP40	No	No	0	
SSP41	No	No	0	
SSP42	No	No	0	
SSP43	No	No	0	
SSP44	No	No	0	
SSP45	No	No	0	
SSP46	Yes	No	0	
SSP47	Yes	No	0	
SSP48	Yes	No	0	
SSP49	Yes	No	0	
SSP50	No	No	0	
SSP51	No	No	0	
SSP52	No	No	0	
SSP53	No	No	0	
SSP54	No	No	0	
SSP55	No	No	0	
SSP56	No	No	0	
SSP57	No	No	0	
SSP58	No	No	0	

Special Status Species				
SSP59	No	No	0	Moderate potential to forage over the survey areas, but not nesting.
SSP60	No	No	0	
SSP61	No	No	0	
SSP62	Yes	No	0	<p><b>Coastal California Gnatcatchers (CAGN)</b> are closely tied to Coastal Sage Scrub (CSS) for reproduction, though they may also occur in other nearby plant communities, during the non-breeding season (Atwood, 1993). CAGN are nonmigratory, territorial birds that generally disperse very short distances through contiguous, undisturbed semi-open sage scrub with California sagebrush (<i>Artemisia californica</i>) as a dominant or co-dominant species (Atwood and Bontrager 2001).</p> <p>CAGN were historically known from Ventura county and were thought to have been extirpated from most of the County. Through the 1990s, CAGN's were repeatedly referred to as extirpated in Ventura County (Attwood and Bontrager 2001), and later thought to persist only at the point of their rediscovery in Moorpark (USFWS 2003, 2007). Subsequently, additional pairs were located in the surrounding hills that form the border between Moorpark and Simi Valley. All recent records appear to be centered in three roughly contiguous areas: Simi Valley west to Moorpark, the Montclef ridge area northwest of Thousand oaks, and the extreme western base of the Santa Monica Mountains near the Oxnard plain (Cooper et. al. 2017).</p> <p>The proposed project is not within the three known CAGN breeding areas in Ventura County listed above. SA1 is comprised of chapparral habitat interspersed with some CSS where California sagebrush is dominant or co-dominant (0.13 acre within Development Area/Limits of Grading and 1.81 acres within the 100 foot fuel-modification zone). Vegetation within areas adjacent to the project area were assessed by analyzing vegetation community data (NPS, 2017) within a one mile radius of SA1 and doing a drive through to confirm the general presence/absence of these communities. <b>Figure 5A</b> depicts the areas with CSS within a one mile radius of the project. Figure 5B depicts areas within this CSS dominated by California sagebrush that could be potentially suitable for CAGN breeding. As depicted in <b>Figure 5B</b> very few small scattered patches of CSS dominated or co-dominated by California Sagebrush are present within a one mile radius of SA1. Additionally, CAGN are not known from Thousand Oaks, south of the 101 freeway. The closest documented CNDDDB occurrence is about 6 miles north- east of the project site. Hence the occurrence potential for the species within SA1 is assessed as low.</p>
SSP63	No	No	0	
SSP64	No	No	0	
SSP65	No	No	0	
SSP66	No	No	0	
SSP67	Yes	No	0	
SSP68	No	No	0	
SSP69	No	No	0	
SSP70	No	No	0	
SSP71	No	No	0	
SSP72	No	No	0	

### Special Status Species

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
SA.....	California Special Animal
CDFW/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/CDFW listed as presumed to be extinct
RPR 1B	- California Native Plant Society/CDFW listed as rare or endangered in California and elsewhere
RPR 2	- California Native Plant Society/CDFW listed as rare or endangered in California but more common elsewhere
RPR 3	- California Native Plant Society/CDFW listed as in need of more information.
RPR 4	- California Native Plant Society/CDFW listed as of limited distribution or infrequent throughout a broader area in California.
LIS.....	Locally Important Species



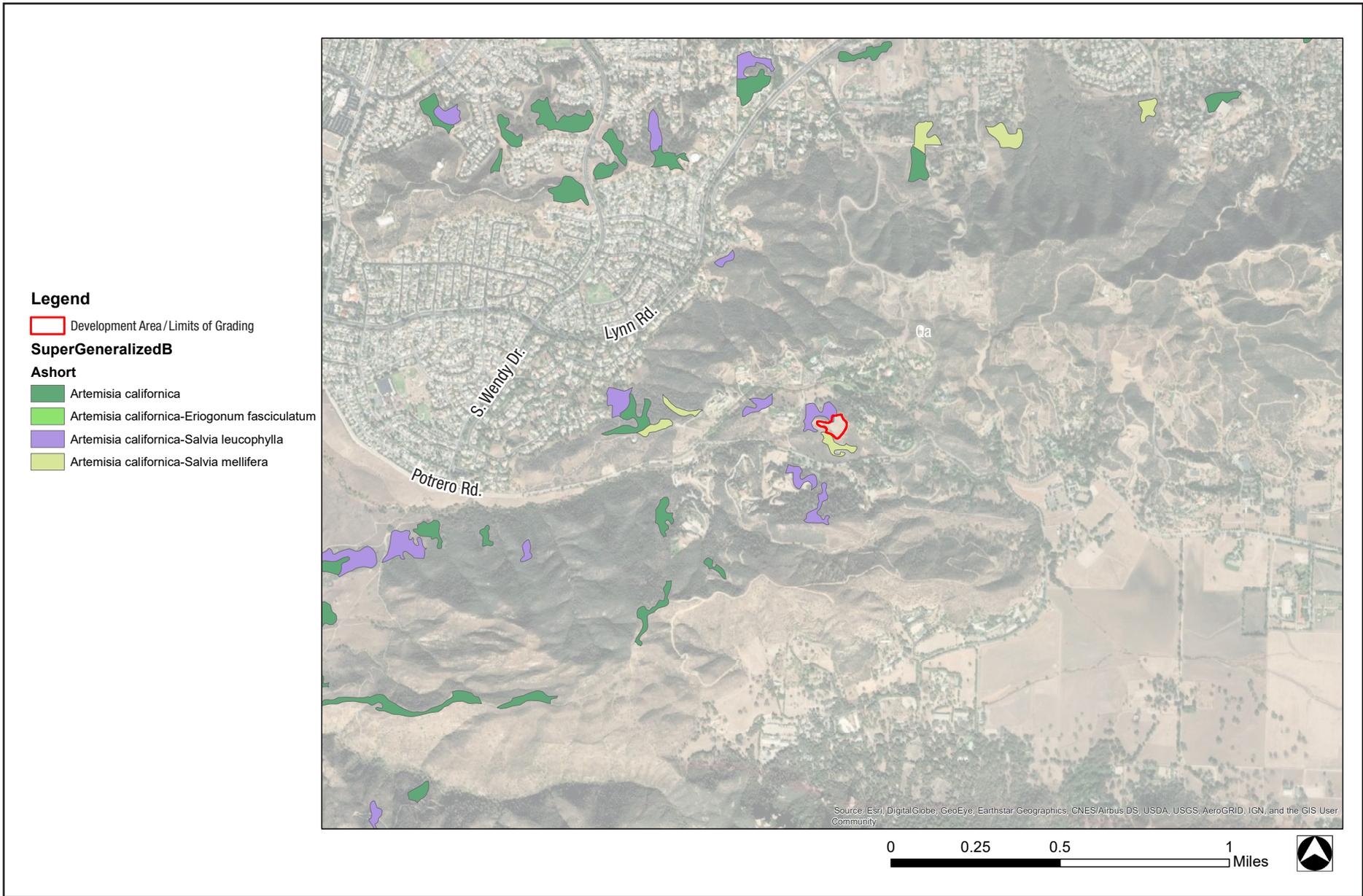
Source: SMMNRA Generalized Vegetation Data (NPS), 2007.

2551 WHITE STALLION ROAD PROJECT – ISBA

## Coastal California Gnatcatcher General Habitat Suitability (Coastal Sage Scrub / CSS) within Project Vicinity

envicom

FIGURE 5A



Source: SMMNRA Generalized Vegetation Data (NPS), 2007.

### Nesting Bird Summary

There is potential for nesting birds protected under the federal Migratory Bird Treaty Act to nest in trees, shrubs, and dense herbaceous vegetation within SA1. The potential for nesting varies with the many species involved. It is expected that some birds would nest in the project fuel modification areas adjacent to the grading footprint. Nesting is generally not expected within the grading footprint, due to the absence of dense shrubby vegetation.

### 3.3 Wildlife Movement and Connectivity

*(Initial Study Checklist D)*

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Wildlife movement or connectivity features, or evidence thereof, were not found within the survey area(s).

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#### Connectivity Features

The survey area and vicinity are not of any particular importance to terrestrial wildlife for movement, and there are no documented corridors and landscape linkages within the survey area or immediate vicinity. Also, there are no road crossing structures and no barriers or impediments to movement at or in the vicinity of the project site. Residential development and residential roads in the surrounding area are an impediment to movement between the scattered natural chaparral and coastal scrub natural habitats.

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
N/A							

Roadway Crossing Structures						
Map Key (1)	Type of Crossing Structure (2)	Passable? (3)	Functional Group/Species Expected (4)	Species Observed (5)	Evidence	Comments
N/A						

Barriers			
Map Key (1)	Barrier Type (2)	Species/Functional Groups Affected (3)	Comments (4)
N/A			

## Section 4: Recommended Impact Assessment & Mitigation

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### 4.1 Sufficiency of Biological Data

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

None.

## 4.2 Impacts and Mitigation

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### A. Species

Project: PS-M; Cumulative: LS

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#### Special-Status Species

*Significance Finding – Project Impacts: Less than Significant with mitigation*

*Significance Finding – Cumulative Impacts: Less than Significant*

#### *Plants*

Many of the special-status plant species that occur in the region can be confirmed absent from the site due to lack of suitable habitats or because the site is clearly outside of the species' known range. Other species for which the site contains or may contain suitable habitat are unlikely to occur due to various factors.

Six (6) special status plant species, Malibu baccharis, round-leaved filaree, Plummer's mariposa-lily Conejo buckwheat, white-veined monardella, and Ojai Navarretia have a moderate potential for occurrence in the project's fuel modification zone. *No special-status plant species considered to be rare, threatened, or endangered have been reported from the site nor were found within SA1 during the general biological surveys conducted in February 2021 nor during the Spring and Summer season botanical surveys conducted in April and June 2021.*

#### *Wildlife*

One special-status bird, the white-tailed kite, may forage at the site with moderate probability, but is not expected to nest would not be impacted by the project. No other special-status birds known from a five-mile radius of the project have moderate or high potential to occur within the project construction footprint.

Most of the special-status wildlife species that may potentially occur at the site are capable of escaping harm during project development, including grading or fuel modification, while a few are vulnerable to direct impacts, including injury and mortality. In this case, the special-status species that could be directly impacted include potentially occurring land dwelling animals, that include two (2) species of legless lizards. Other species that are capable of escaping harm include California glossy snake, coastal whiptail and the San Diego desert woodrat. Though some bats could forage at the project site, no habitat suitable for roosting for bats was noted onsite.

Project impacts if any, to special-status wildlife species would be less than significant, as the project would not reduce a special-status species' population. Only a very small number of individuals would potentially be affected (with low probability), and the habitats at the site are not of particular importance to the survival or life cycle of a special-status species.

## **MM-1: Pre-Construction Sensitive Wildlife Survey and Impact Avoidance.**

Not more than two (2) weeks prior to ground disturbance and fuel modification activities, a preconstruction survey for sensitive wildlife species shall be conducted by a qualified biologist satisfactory to the County of Ventura and submitted to prior to beginning construction and/or commencement of any disturbance. If a sensitive species is found, avoidance is the preferred mitigation option. If avoidance is not feasible, the species, shall be captured, when possible, and transferred to adjacent appropriate habitat within the open space on-site or directly adjacent to the project site, at least 300 feet from the disturbance area, or an adequate distance to account for indirect impacts as determined by the approved biologist. This shall be performed only by a biologist approved by the County. The CDFW and the County shall be formally notified and consulted regarding the presence of this species on-site. If a federally listed species is found prior to grading of the site, the USFWS shall also be notified and appropriate “take” permits acquired prior to any relocation activity and commencement of any ground disturbing activities.

### Nesting Birds

*Significance Finding – Project Impacts: Potentially Significant, but Mitigable*

*Significance Finding – Cumulative Impacts: Less than Significant*

Nesting birds may potentially occur within native habitats outside of the grading footprint within the project fuel modification zone and adjacent to the impact area in trees, shrubs, and relatively dense herbaceous vegetation. If construction of the proposed project occurs within the nesting bird season (February 1 through August 31), the project could potentially impact nesting birds protected under the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game Code. Nesting birds present within the grading footprint during grading activities would be directly impacted by the project. No special status bird species have potential to nest within 300 feet of the grading footprint, though many non-special-status species that may nest in the vicinity of the project site, may potentially be disturbed by noise, human presence, or construction activities associated with the project, which could result in nesting failure and the loss of eggs or nestlings.

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 occur during the breeding season, because unlike adult birds, eggs and chicks are unable to escape impacts.

CDFW 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.

Through implementation of mitigation measure MM-1, potential impacts to birds nesting within or adjacent to the proposed impact area would be reduced to a less than significant level. As

project-level impacts to nesting birds would be mitigated by MM-1 and MM-2, cumulative impacts to nesting birds are also less than significant.

### **MM-2: Nesting Bird Surveys.**

No earlier than 14 days prior to ground or vegetation disturbing activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February 1 through August 31), a qualified biologist shall perform two (2) field surveys to determine if active nests of any bird species protected by the state or federal Endangered Species Acts, Migratory Bird Treaty Act, and/or the California Fish and Game Code Sections 3503, 3503.5, or 3511 are present in the disturbance zone or within 300 feet of the disturbance zone for songbirds or within 500 feet of the disturbance zone for raptors and special-status bird species. The second nesting bird survey shall be conducted within three (3) days of the start of ground or vegetation disturbing activities. A letter report summarizing the methods and results of the surveys shall be submitted to the County of Ventura Planning Department prior to commencement of project activities. In the event that an active nest is found within the Study Area, site preparation, construction, and fuel modification activities shall stop until consultation with the County of Ventura Planning Department, and when applicable CDFW and USFWS, is conducted and an appropriate setback buffer can be established. The buffer shall be demarcated and project activities within the buffer shall be postponed or halted, at the discretion of the biologist, until the nest is vacated, and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting.

### **MM-3: Qualified Biologist for Construction Monitoring**

**Purpose.** To minimize and avoid impacts to sensitive habitats (coast live oak woodland, Bush monkeyflower scrub and Blue elderberry scrub) within the project fuel modification zone, as well as impacts to potentially present sensitive wildlife (California legless lizard, Southern California legless lizard, California glossy snake, coastal whiptail and the San Diego desert woodrat) during construction.

**Requirement:** The Permittee shall retain the services of a County-approved qualified biologist to monitor the clearing and grubbing phase of ground-disturbance activities, and vegetation thinning fuel modification activities that may impact sensitive habitats and potentially present sensitive wildlife (California legless lizard, Southern California legless lizard, California glossy snake, coastal whiptail and the San Diego desert woodrat). Additionally, a wildlife exclusion fence will be placed outside the project area to avoid any impacts to special status species during grading and grubbing.

**Documentation:** The Permittee shall provide to the Planning Division name of a designated County-approved biologist who will be present on-site during the grading, grubbing, fence installation and fuel modification phase, that may impact the sensitive and locally important habitats present within SA1, special status plants if found and potentially present and special status wildlife (California legless lizard, Southern California legless lizard, California glossy snake, coastal whiptail and the San Diego desert woodrat). The Applicant shall specify (1) when the County-approved biologist must monitor the Project Site; and (2) the disturbance areas that the County-approved biologist will monitor. The Permittee shall submit a written

document to the Planning Division within 14 days of the completion of ground-disturbance activities, notifying the Planning Division of the results of the monitoring.

**Timing:** The Permittee shall submit the name of a County-approved biologist to the Planning Division for review and approval, prior to any ground disturbance. The Permittee shall submit the written document that sets forth the results of the monitoring to the Planning Division, within 14 days of the completion of ground-disturbance activities.

**Monitoring and Reporting:** The Permittee submit weekly monitoring reports during the grading, grubbing, fence installation and fuel modification phase and a post construction monitoring report after completion of all ground disturbing and fuel-modification activities.

#### **MM-4 Protection Measures During Construction Activities.**

**Purpose:** The following measure shall be implemented prior to ground disturbing activities to avoid impacts to native habitats adjacent to or in the vicinity of the limits of disturbance, as well as special-status flora and fauna that could potentially be associated with these habitats.

#### **Requirements:**

- a) Prior to all ground disturbing activities, the Applicant shall demarcate the project limits of disturbance with temporary construction fencing to prevent encroachment of project activities into adjacent native habitats and to dissuade wildlife from entering the construction area. The fencing shall be marked with highly visible flagging. The Planning Division shall verify the fencing has been correctly installed prior to the start of ground disturbance or construction activities. Additional fencing may also be required around oak trees whose tree protection zones are within 20 feet of construction activities. The temporary fencing shall be routinely inspected and maintained in functional condition for the duration of project construction.
- b) To reduce impacts to wildlife, the applicant will submit a construction plan that includes the following:
  - 1) All construction and maintenance activities shall operate in accordance with the Construction Noise Condition which limits construction activities, except in an emergency, to the hours of 7:00 a.m. to 7:00 p.m.
  - 2) No nighttime construction activities or lighting is permitted.
  - 3) No pets shall be allowed on the Project Site during construction.
  - 4) All temporary and permanent food-related trash shall be disposed of in closed animal-proof containers.
  - 5) During construction, trenches shall be filled within the same day or covered.
  - 6) Construction equipment shall be cleaned and decontaminated of weeds and soils prior to entering the Project Site to reduce the potential for the spread and introduction of invasive and noxious weeds.

**Documentation:** Weekly monitoring reports shall be submitted to the Planning Division that includes a discussion of compliance with the measures listed above during clearing, grubbing, fence installation and vegetation thinning for fuel modification phase. If inconsistencies with

measures are observed the property owner shall cease operations and assure the preservation of the area in which the biological resources are found; notify the County Planner in writing, within three days of the discovery; obtain the County Planner's written concurrence with the recommended disposition of the site before resuming construction; and implement the agreed upon recommendations. The Planning Division has the authority to inspect the property during the monitoring phase of the Project to ensure that the measures are implemented as required.

**Timing:** These measures shall be implemented prior to and during all ground disturbing activities throughout all construction phases of the project. Construction fencing shall be installed prior to the issuance of grading permit.

**Monitoring and Reporting:** The Planning Division reviews the weekly monitoring reports for adequacy of implementing measures listed above. The Planning Division has the authority to inspect the Project Site to ensure that the permittee implements these measures as required.

### Protected Trees

*Significance Finding – Project Impacts: Potentially Significant but less than significant after mitigation*

*Significance Finding – Cumulative Impacts: Less than Significant*

Project grading would not encroach into the canopies or root protection zones of County protected trees, present outside of the limits of grading but within a the 100-foot fuel-modification zone.

One (1) Italian Stone Pine tree more than 100" DBH. will be removed as a consequence of the project. A tree report drafted by a certified arborist with details of the findings and valuation of these trees has been submitted to the County. The Ventura County Tree Protection Ordinance allows removal of five (5) protected trees (only three (3) 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. Impacts to protected trees are generally mitigated by planting and nurturing replacement trees.

One cluster of approximately seven (7) coast live oaks (T1) and one cluster of about 4-5 blue elderberry trees (T3) are present just outside the limits of grading, but within a 100 foot buffer/project fuel modification zone. Another county ordinance-sized coast live oak (T5) tree was noted, just adjacent to the grading footprint. Direct impacts to these trees will be avoided to the maximum extent feasible while maintaining compliance with the County Fire Code. Impacts include potential minor encroachment to root protection zone and removal of a few limbs for fire code fuel- modification compliance.

### **MM-5: Mitigation for Impacts to Protected Trees.**

Three (3) coast live Oak trees are scheduled to be planted and nurtured to mitigate for the removal of one (1) non-native Italian Stone Pine Heritage tree. Planting of three Oak trees to mitigate for one non-native tree will lead to improvement in habitat quality. Though this

mitigation is not an exact replacement of the same species of tree, Section 8107-25.10 of the Ventura County Zoning Ordinance Code (Tree Protection Regulations) requires that tree replacement to be on a “ cross-sectional” basis. These guidelines require that the aggregate areas of the cross sections of the replacement trees must be equal to or greater than the cross sectional areas of the altered elements of a tree (e.g., trunks, limbs, or roots). Mitigation planting for trees shall comply with County of Ventura guidelines for mitigation for removal of Protected Trees.

Based on the grading plan provided by the Applicant, grading would not encroach into the canopies, or the root protection zones of the (T1)-coast live Oak cluster, (T3)-blue elderberry cluster and T-5- coast live Oak tree all present just outside the limits of grading. Construction vehicles shall avoid impacts to these trees. Protective fencing will be placed to avoid impacts to all protected trees located adjacent to the grading footprint. If encroachment within the protected zone is required by construction equipment, an arborist will be present onsite to monitor the tree in question.

Minimal impacts during project construction are expected since an exclusion fence will be installed on-site before construction to prevent debris or spoils from being placed on the slope below the building pad in the tree protection zone.

Project impacts to protected trees would significant and reduced to less than significant after mitigation. Cumulative impacts to protected trees would be less than significant.

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## **B. Ecological Communities**

Project: PS-M; Cumulative: LS

### Sensitive Plant Communities

*Significance Finding – Project Impacts: Potentially Significant but less than significant after mitigation*

*Significance Finding – Cumulative Impacts: Less than Significant*

Based on the conservation status rankings from the CDFW List of Vegetation Alliances and Associations (September 2020), two (2) of the plant communities identified within the survey areas is rare or sensitive. Project Fuel modification would lead to impacts to two (2) natural communities of special concern; 0.33 acre of Bush monkeyflower scrub and 0.05 acre of Blue elderberry scrub. These communities are scattered and are comprised of a very small acreage. Project fuel modification will not lead to complete removal of the shrubs within these communities though their habitat structure will change as the shrubs are pruned. The project would result in significant impacts to these Sensitive Plant communities. Implementation of Mitigation Measures MM-3 and MM-6 would reduce impacts to natural communities of special concern to less than significant. Cumulative impacts to sensitive plant communities are less than significant.

### **MM-6 Sensitive Plant Community Restoration – Scrub Habitats**

**Purpose:** To compensate for the loss of 0.33 acre of Bush monkeyflower scrub and 0.05 acre of Blue elderberry scrub, both sensitive plant communities/ natural communities of special concern.

**Requirement:** Project fuel modification impacts to Bush monkeyflower scrub and Blue elderberry scrub, shall be mitigated at a 2:1 ratio in an area to be preserved as permanent open space. Compensatory mitigation shall be accomplished by one or a combination of the following methods and shall be based on the following preference hierarchy:

- 1) On-site restoration of in-kind habitat
- 2) Off-site restoration of in-kind habitat

**Documentation:** The applicant shall prepare a Habitat Mitigation Plan if compensatory mitigation is to be accomplished by on-site or off-site restoration. The Habitat Mitigation Plan shall be developed by a qualified biologist, restoration ecologist, or resource specialist, and approved by the Planning Division prior to issuance of the Zoning Clearance for Project grading. The plan shall at a minimum include:

- Description of the project/impact and mitigation sites
- Specific objectives
- Performance standards
- Plant palettes
- Implementation plan
- Maintenance activities
- Monitoring plan
- Contingency measures

Restoration should be implemented only where suitable conditions exist to support viable in-kind habitats. Disturbed habitats within a proposed Open Space Preservation Area may provide a suitable opportunity for on-site restoration. Off-site restoration shall be in the vicinity of the Project Site or if off-site restoration in the vicinity of the Project Site is infeasible, off-site restoration shall be conducted within the same watershed.

The plant palettes shall include dominant species (Bush monkeyflower, Blue elderberry) as well as a diversity of appropriate native species that occur within these plant communities at the site.

Performance standards of the restoration project shall at a minimum be evaluated based on percent cover of planted native species as well as control of invasive plant species within the restoration area. Success criteria is generally considered if met for five (5) years before the restoration is considered complete. However, this timeline may be adapted if success criteria is met earlier, anytime past the three (3) year mark after initiation of mitigation planting. This will be based on the discretion of the project restoration biologist and the County Planning department.

The performance standards for the Habitat Mitigation Plan shall at a minimum include the following:

- Within five (5) years after introducing the native plants to the mitigation site, the acreage of restored Bush monkeyflower scrub and Blue elderberry scrub, shall be no less than

two times the acreage lost to project construction. Adaptive Management strategies would be applied in case of two consecutive drought years.

- Within three years after introducing the native plants to the mitigation site, the absolute cover of native species shall be no less than 60% within the restoration area.
- Non-native species in the treated area shall be less than 15% relative cover by the end of the third year of treatment and less than 10% relative cover by the end of the fifth year of treatment; and,
- Restoration will be considered successful after the performance standards have been met for a period of at least one (1) year without any maintenance or remediation activities other than invasive species control.

**Timing:** Prior to issuance of the grading permit, the applicant must prepare and submit a Habitat Mitigation and Monitoring Plan to the Planning Division that addresses impacts to the Bush monkeyflower scrub and Blue elderberry scrub, at the Project Site.

If the on-site or off-site restoration method is used as mitigation, the restoration project shall be initiated prior to vegetation clearance for project grading and shall be implemented over a 5-year period.

**Monitoring and Reporting:** The restoration project shall incorporate an iterative process of annual monitoring and evaluation of progress, and allow for adjustments to the restoration plan, as necessary, to achieve desired outcomes and meet the performance standards. Annual reports discussing the implementation, monitoring, and management of the restoration project shall be submitted to the Planning Division by December 31<sup>st</sup> for five years or three years (if the success criteria is met earlier). Five years after Project start a final report shall be submitted to the Planning Division, which shall at a minimum discuss the implementation, monitoring, and management of the restoration project over the five-year period and indicate whether the restoration project has been successful based on established success criteria. The annual reports and the final report shall include as-built plans submitted as an appendix to the report. The project may be extended if the performance standards have not been met at the end of the five-year period to the satisfaction of the Planning Division. The timeline may be reduced if the success criteria is met at the end of a three year period.

#### Waters and Wetlands

*Significance Finding – Project Impacts: No Impacts*

*Significance Finding – Cumulative Impacts: No Impacts*

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#### **C. Habitat Connectivity (migration corridors)**

Project: LS; Cumulative: LS

There are no linkages or corridors for terrestrial wildlife movement within or in the vicinity of the survey areas. Also, there are no roadway crossing structures or other similar habitat connectivity features that are important to wildlife movement. The project would not remove habitat within a wildlife movement corridor, isolate habitat, construct or create barriers that impede fish or wildlife movement, migration, or long term connectivity, or significantly intimidate fish and wildlife via the introduction of noise, light, development, or increased human presence. Project impacts

to wildlife movement and habitat connectivity would be less than significant. Also, as the project would have less than significant impacts to habitat connectivity or wildlife movement, cumulative impacts to habitat connectivity and wildlife movement are also less than significant.

## Section 5: Photos

Photos									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;"><b>Location</b></td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"><b>Map Key</b></td></tr> <tr><td style="padding: 2px;">P1</td></tr> <tr><td style="padding: 2px;"><b>View Direction</b></td></tr> <tr><td style="padding: 2px;">Southeast</td></tr> <tr><td style="padding: 2px;"><b>Description</b></td></tr> <tr><td style="padding: 2px;">View showing the PC1 and PC2 vegetation communities in the southeastern portion of SA1</td></tr> </table>	<b>Location</b>		<b>Map Key</b>	P1	<b>View Direction</b>	Southeast	<b>Description</b>	View showing the PC1 and PC2 vegetation communities in the southeastern portion of SA1	
<b>Location</b>									
<b>Map Key</b>									
P1									
<b>View Direction</b>									
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<b>Location</b>									
<b>Map Key</b>									
P2									
<b>View Direction</b>									
Northeast									
<b>Description</b>									
View showing dense PC3 and PC9 vegetation communities in the northeastern portion of SA1									

**Photos**

<b>Location</b>	
<b>Map Key</b>	
P3	
<b>View Direction</b>	
West	
<b>Description</b>	
View of the cleared land within the Development Area	

<b>Location</b>	
<b>Map Key</b>	
P4	
<b>View Direction</b>	
North	
<b>Description</b>	
View of dense PC11 and PC8 vegetation communities with the Project Fuel Mod. Zone	

**Photos**

<b>Location</b>	
<b>Map Key</b>	
P5	
<b>View Direction</b>	
South	
<b>Description</b>	
View of the cleared land within the Development Area	

<b>Location</b>	
<b>Map Key</b>	
P6	
<b>View Direction</b>	
Northwest	
<b>Description</b>	
View of the PC5 and PC6 within the Project Fuel Mod. Zone	

Photos

<b>Location</b>
<b>Map Key</b> P7
<b>View Direction</b> Northwest
<b>Description</b> View of PC6 and PC5 within the Project Fuel Mod. Zone in the north-western portion of SA1



<b>Location</b>
<b>Map Key</b> P8
<b>View Direction</b> South
<b>Description</b> View of PC1 and PC4 within the southern portion of SA1



## Appendix One

# Summary of Biological Resource Regulations

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The Ventura County Planning 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 at this time. 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 Wildlife (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 (1) 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 CDFW 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 of 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](http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html).

### **Nesting Bird Regulations**

The Federal Migratory Bird Treaty Act (MBTA) and the California Department of Fish and (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 (2) of these countries over the course of one (1) 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.

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### **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).

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## **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](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*.

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## **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 (5) protected trees (only three (3) 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 through the use of conservation easements and planting replacement trees, which must be maintained for seven (7) 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 <sup>3</sup> (any species)	(any size)	X	X
Heritage Tree <sup>4</sup> (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 (2) 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 (1) or more agencies. Many wetland or stream projects will require three (3) 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](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 Wildlife (CDFW). 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 CDFW 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 CDFW. Discuss this option with CDFW 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 Game.

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## **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 polices 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 (3) 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](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>.

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### **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.

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### **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 (5) 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](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

### Observed Species Tables

List in the table below the species observed during the survey(s). The most current taxonomy should be used for the scientific names. All taxa should be identified to the fullest extent for those with subspecies/varieties. If the species of an observed plant or animal is not known, indicate the genus and include any comments on the potential species. Include native and non-native species. Organize the list by the following categories: Plants, including nonvascular and vascular; Fungi; and Animals, including invertebrates, fish, amphibians, reptiles, birds, and mammals. You may provide separate tables for plants and animals or add columns for information you determine is important. Use Bold for special-status species.

Species Observed			
Scientific Name (Species or Genus)	Common Name	Native (1)	Notes (2)
<b>PLANTS</b>			
<b>Dicots</b>			
<i>Acmispon strigosus</i>	strigose lotus	1	
<i>Adenostoma fasciculatum</i>	Chamise	1	
<i>Amsinckia menziesii</i>	small flowered fiddleneck	1	
<i>Artemisia californica</i>	California sagebrush	1	
<i>Acmispon glaber</i> g. ( <i>Lotus scoparius</i> )	deerweed	1	
<i>Asclepias fascicularis</i>	narrowleaf milkweed	1	
<i>Baccharis pilularis</i>	coyote brush	1	
<i>Calystegia macrostegia</i>	Island morning glory	1	
<i>Castilleja affinis</i> ssp. <i>affinis</i>	Coast Indian paintbrush	1	
<i>Ceanothus megacarpus</i> var. <i>megacarpus</i>	Big pod ceanothus	1	
<i>Ceanothus spinosus</i>	greenbark ceanothus	1	
<i>Ceanothus cuneatus</i>	buckbrush	1	
<i>Cryptantha muricata</i>	prickly popcorn flower	1	
<i>Chlorogalum pomeridianum</i>	Amole	1	
<i>Corethrogyne filaginifolia</i>	wooly aster	1	
<i>Deinandra fasciculata</i>	fascicled tarweed	1	
<i>Delphinium cardinale</i>	Scarlet larkspur	1	
<i>Diplacus aurantiacus</i>	bush monkeyflower	1	
<i>Dipterostemon capitatus</i>	blue dicks	1	
<i>Elymus condensatus</i>	giant wildrye	1	
<i>Eucrypta chrysanthemifolia</i>	common eucrypta	1	
<i>Encelia californica</i>	bush Sunflower	1	
<i>Erigeron canadensis</i>	Horseweed	1	
<i>Erodium botrys</i>	long-beaked filaree		
<i>Erodium cicutarium</i>	red-stem filaree		
<i>Eriogonum fasciculatum</i> ssp. <i>foliolosum</i>	California buckwheat	1	
<i>Epilobium brachycarpum</i>	Annual willowherb	1	
<i>Hesperoyucca whipplei</i>	Our Lord's candle	1	
<i>Heteromeles arbutifolia</i>	Toyon	1	
<i>Heterotheca grandiflora</i>	telegraph weed	1	
<i>Hirschfeldia incana</i>	summer mustard		
<i>Hordeum murinum</i>	Foxtail barley		

Species Observed			
Scientific Name (Species or Genus)	Common Name	Native (1)	Notes (2)
<i>Isocoma menziesii</i>	Coast goldenbush	1	
<i>Malacothrix saxatilis</i> var. <i>tenuifolia</i>	cliff aster	1	
<i>Malosama laurina</i>	laurel sumac	1	
<i>Malacothamnus fasciculatus</i>	bush mallow	1	
<i>Marah fabacea</i>	California manroot	1	
<i>Marah macrocarpa</i>	Wild cucumber	1	
<i>Marrubium vulgare</i>	Horehound		
<i>Melica imperfecta</i>	coast melic grass	1	
<i>Mirabilis laevis</i> var. <i>crassifolia</i>	California four o'clock	1	
<i>Paeonia californica</i>	California peony	1	
<i>Primula clevelandii</i>	Padre's shooting star	1	
<i>Quercus agrifolia</i>	coast live oak	1	
<i>Quercus berberidifolia</i>	California scrub oak	1	
<i>Ribes speciosum</i>	fuchsia flowering gooseberry	1	
<i>Pectocarya linearis</i> ssp. <i>ferocula</i>	Slender comb seed	1	
<i>Plantago ovata</i>	Desert plantain	1	
<i>Phacelia cicutaria</i> var. <i>hispida</i>	Caterpillar phacelia	1	
<i>Phacelia ramosissima</i>	Branching phacelia	1	
<i>Rhamnus crocea</i>	Redberry Buckthorn	1	
<i>Rhamnus ilicifolia</i>	hollyleaf redberry	1	
<i>Ribes malvaceum</i> var. <i>malvaceum</i>	Chaparral currant	1	
<i>Ribes speciosum</i>	Fuchsia flowered gooseberry	1	
<i>Pseudognaphalium californicum</i> ( <i>Gnaphalium californicum</i> )	California everlasting	1	
<i>Pseudognaphalium microcephalum</i> ( <i>Gnaphalium canescens</i> <i>microcephalum</i> )	white everlasting	1	
<i>Salsola kali</i>	Russian thistle		
<i>Salvia leucophylla</i>	purple sage	1	
<i>Sambucus nigra</i> ssp. <i>caerulea</i> ( <i>Sambucus mexicana</i> )	blue elderberry	1	
<i>Salvia mellifera</i>	black sage	1	
<i>Sanicula pacifica</i>	Pacific sanicle	1	
<i>Silene gallica</i>	Common catchfly		
<i>Scrophularia californica</i>	California figwort	1	
<i>Solanum xanti</i>	Purple nightshade	1	
<i>Toxicodendron diversilobum</i>	Poison oak	1	

Species Observed			
Scientific Name (Species or Genus)	Common Name	Native (1)	Notes (2)
<b>Monocots</b>			
<i>Bromus diandrus</i>	ripgut brome		
<i>Bromus hordeaceus</i>	soft chess		
<i>Bromus madritensis</i> ssp. <i>rubens</i>	red brome		
<i>Elymus condensatus</i>	giant wildrye	1	
<i>Festuca</i> sp.	Fescue	1	
<i>Hesperoyucca whipplei</i> ( <i>Yucca whipplei intermedia</i> )	Whipple's yucca	1	
<i>Melica imperfecta</i>	coast melic grass	1	
<i>Schismus barbatus</i>	Mediterranean grass		
<i>Stipa miliacea</i>	Smilo grass		
<i>Stipa lepidia</i>	Foothill needlegrass	1	
<b>ANIMALS</b>			
<b>Reptiles</b>			
<i>Sceloporus occidentalis</i>	Western fence lizard		
<b>Birds</b>			
<i>Accipiter cooperi</i>	Cooper's hawk		
<i>Aphelocoma californica</i>	western scrub-jay		
<i>Ardea Herodias</i>	Great blue heron		
<i>Buteo jamaicensis</i>	red-tailed hawk		
<i>Callipepla californica</i>	California quail		
<i>Cathartes aura</i>	turkey vulture		
<i>Colaptes auratus</i>	northern flicker		
<i>Haemorhous mexicanus</i> ( <i>Carpodacus mexicanus</i> )	house finch		
<i>Melospiza crissalis</i>	California towhee		
<i>Passer domesticus</i>	House sparrow		
<i>Psaltriparus minimus</i>	bushtit		
<i>Spinus psaltria</i> ( <i>Carduelis tristis</i> )	lesser goldfinch		
<i>Tyrannus verticalis</i>	western kingbird		
<i>Tyrannus vociferans</i>	Cassin's kingbird		
<i>Zenaidura macroura</i>	Mourning dove		
<i>Zonotrichia leucophrys</i>	White-crowned sparrow		
<b>Mammals</b>			
<i>Canis latrans</i>	coyote		
<i>Lepus</i> sp.	jackrabbit		
<i>Lynx rufus</i>	bobcat		*identified by scat
<i>Odocoileus hemionus</i>	mule deer		
<i>Spermophilus beecheyi</i>	California ground squirrel		

#### Explanation of Table Fields:

##### 1) Native:

Indicate if species is native or not.

##### 2) Notes:

Any unusual or unique occurrences should be noted. If vouchers were taken, provide the collection number here. Provide any other comments deemed appropriate, for instance, whether the species was heard or seen, or other evidence of the species was observed.

##### 3) Bold:

Species in Bold letters are special-status species. See the Special Status Species summary in Section 3.2 for details.

## **ATTACHMENT A**

**List of California Natural Diversity Database (CNDDDB)-tracked species for  
7.5' USGS Thousand Oaks quadrangle and surrounding quadrangles.**



# Summary Table Report

## California Department of Fish and Wildlife

### California Natural Diversity Database



**Query Criteria:** Quad< IS > (Newbury Park (3411828)< OR > Thousand Oaks (3411827)< OR > Triunfo Pass (3411818)< OR > Moorpark (3411838)< OR > Camarillo (3411921))

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Agelaius tricolor</i> tricolored blackbird	G1G2 S1S2	None Threatened	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_EN-Endangered NABCI_RWL-Red Watch List USFWS_BCC-Birds of Conservation Concern	965 965	955 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Aimophila ruficeps canescens</i> southern California rufous-crowned sparrow	G5T3 S3	None None	CDFW_WL-Watch List	920 1,400	235 S:2	0	0	2	0	0	0	1	1	2	0	0
<i>Anniella spp.</i> California legless lizard	G3G4 S3S4	None None	CDFW_SSC-Species of Special Concern	133 1,115	119 S:8	1	2	2	3	0	0	2	6	8	0	0
<i>Anniella stebbinsi</i> Southern California legless lizard	G3 S3	None None	CDFW_SSC-Species of Special Concern USFS_S-Sensitive	67 2,305	417 S:4	0	1	1	0	0	2	2	2	4	0	0
<i>Antrozous pallidus</i> pallid bat	G4 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive WBWG_H-High Priority	2,050 2,050	420 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Aquila chrysaetos</i> golden eagle	G5 S3	None None	BLM_S-Sensitive CDF_S-Sensitive CDFW_FP-Fully Protected CDFW_WL-Watch List IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	1,300 2,700	323 S:3	0	0	0	0	0	3	3	0	3	0	0
<i>Arizona elegans occidentalis</i> California glossy snake	G5T2 S2	None None	CDFW_SSC-Species of Special Concern	901 901	260 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Aspidoscelis tigris stejnegeri</i> coastal whiptail	G5T5 S3	None None	CDFW_SSC-Species of Special Concern	1,100 1,369	148 S:3	0	2	1	0	0	0	2	1	3	0	0



**Summary Table Report**  
**California Department of Fish and Wildlife**  
**California Natural Diversity Database**



Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Astragalus brauntonii</i> Braunton's milk-vetch	G2 S2	Endangered None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_SBBG-Santa Barbara Botanic Garden	266 2,100	57 S:21	0	2	6	3	0	10	2	19	21	0	0
<i>Athene cunicularia</i> burrowing owl	G4 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	12 83	2011 S:7	0	1	3	1	0	2	0	7	7	0	0
<i>Baccharis malibuensis</i> Malibu baccharis	G1 S1	None None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	1,617 1,617	13 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Bombus crotchii</i> Crotch bumble bee	G3G4 S1S2	None Candidate Endangered		11 2,198	437 S:8	0	0	0	0	0	8	1	7	8	0	0
<i>Calochortus clavatus var. gracilis</i> slender mariposa-lily	G4T2T3 S2S3	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden USFS_S-Sensitive	325 1,210	143 S:2	0	0	0	0	0	2	0	2	2	0	0
<i>Calochortus plummerae</i> Plummer's mariposa-lily	G4 S4	None None	Rare Plant Rank - 4.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	300 2,080	230 S:9	0	1	2	0	0	6	5	4	9	0	0
<i>Catostomus santaanae</i> Santa Ana sucker	G1 S1	Threatened None	AFS_TH-Threatened IUCN_VU-Vulnerable	650 650	28 S:1	0	1	0	0	0	0	0	1	1	0	0



# Summary Table Report

## California Department of Fish and Wildlife

### California Natural Diversity Database



Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Centromadia parryi ssp. australis</i> southern tarplant	G3T2 S2	None None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank SB_SBBG-Santa Barbara Botanic Garden	638 638	94 S:1	0	0	1	0	0	0	0	1	1	0	0
<i>Chaenactis glabriuscula var. orcuttiana</i> Orcutt's pincushion	G5T1T2 S1	None None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank		36 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Coccyzus americanus occidentalis</i> western yellow-billed cuckoo	G5T2T3 S1	Threatened Endangered	BLM_S-Sensitive NABCI_RWL-Red Watch List USFS_S-Sensitive USFWS_BCC-Birds of Conservation Concern	306 306	165 S:1	0	1	0	0	0	0	0	1	1	0	0
<i>Coelus globosus</i> globose dune beetle	G1G2 S1S2	None None	IUCN_VU-Vulnerable	53 53	50 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Danaus plexippus pop. 1</i> monarch - California overwintering population	G4T2T3 S2S3	None None	USFS_S-Sensitive	25 100	383 S:3	0	1	1	0	1	0	1	2	2	1	0
<i>Deinandra minthornii</i> Santa Susana tarplant	G2 S2	None Rare	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	1,100 2,000	35 S:11	4	2	0	0	0	5	5	6	11	0	0
<i>Delphinium parryi ssp. blochmaniae</i> dune larkspur	G4T2 S2	None None	Rare Plant Rank - 1B.2	1,000 1,000	27 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Diadophis punctatus modestus</i> San Bernardino ringneck snake	G5T2T3 S2?	None None	USFS_S-Sensitive	711 711	14 S:1	0	1	0	0	0	0	0	1	1	0	0



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Dudleya blochmaniae ssp. blochmaniae</i> Blochman's dudleya	G3T2 S2	None None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	82 950	81 S:9	0	2	0	0	0	7	2	7	9	0	0
<i>Dudleya cymosa ssp. agourensis</i> Agoura Hills dudleya	G5T1 S1	Threatened None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	860 1,500	8 S:8	2	3	0	0	0	3	3	5	8	0	0
<i>Dudleya cymosa ssp. marcescens</i> marcescent dudleya	G5T2 S2	Threatened Rare	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	825 2,200	14 S:7	1	5	0	0	0	1	2	5	7	0	0
<i>Dudleya cymosa ssp. ovatifolia</i> Santa Monica dudleya	G5T1 S1	Threatened None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	1,100 1,100	3 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Dudleya parva</i> Conejo dudleya	G1 S1	Threatened None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	300 1,000	13 S:11	2	5	3	0	0	1	2	9	11	0	0
<i>Dudleya verityi</i> Verity's dudleya	G1 S1	Threatened None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	200 1,100	8 S:8	0	0	0	0	0	8	1	7	8	0	0
<i>Elanus leucurus</i> white-tailed kite	G5 S3S4	None None	BLM_S-Sensitive CDFW_FP-Fully Protected IUCN_LC-Least Concern	42 42	180 S:1	0	0	1	0	0	0	0	1	1	0	0
<i>Empidonax traillii extimus</i> southwestern willow flycatcher	G5T2 S1	Endangered Endangered	NABCI_RWL-Red Watch List	305 305	70 S:1	1	0	0	0	0	0	0	1	1	0	0
<i>Emys marmorata</i> western pond turtle	G3G4 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable USFS_S-Sensitive	55 955	1398 S:8	0	4	1	1	2	0	5	3	6	2	0



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Eremophila alpestris actia</i> California horned lark	G5T4Q S4	None None	CDFW_WL-Watch List IUCN_LC-Least Concern	55 55	94 S:1	0	0	0	1	0	0	0	1	1	0	0
<i>Eriogonum crocatum</i> conejo buckwheat	G1 S1	None Rare	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	300 1,900	13 S:13	1	7	1	0	0	4	6	7	13	0	0
<i>Eumops perotis californicus</i> western mastiff bat	G4G5T4 S3S4	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern WBWG_H-High Priority	2,050 2,050	296 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Gasterosteus aculeatus williamsoni</i> unarmored threespine stickleback	G5T1 S1	Endangered Endangered	AFS_EN-Endangered CDFW_FP-Fully Protected	950 950	16 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Gila orcuttii</i> arroyo chub	G2 S2	None None	AFS_VU-Vulnerable CDFW_SSC-Species of Special Concern USFS_S-Sensitive	15 300	49 S:4	0	4	0	0	0	0	4	0	4	0	0
<i>Horkelia cuneata var. puberula</i> mesa horkelia	G4T1 S1	None None	Rare Plant Rank - 1B.1 USFS_S-Sensitive	1,165 1,165	103 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Lupinus paynei</i> Payne's bush lupine	G1Q S1	None None	Rare Plant Rank - 1B.1	1,100 1,100	7 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Monardella hypoleuca ssp. hypoleuca</i> white-veined monardella	G4T3 S3	None None	Rare Plant Rank - 1B.3		29 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Monardella sinuata ssp. gerryi</i> Gerry's curly-leaved monardella	G3T1 S1	None None	Rare Plant Rank - 1B.1	600 700	3 S:3	0	0	0	0	2	1	2	1	1	2	0
<i>Myotis ciliolabrum</i> western small-footed myotis	G5 S3	None None	BLM_S-Sensitive IUCN_LC-Least Concern WBWG_M-Medium Priority	2,050 2,050	82 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Navarretia ojaiensis</i> Ojai navarretia	G2 S2	None None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden USFS_S-Sensitive	700 1,590	22 S:5	0	0	1	0	1	3	1	4	4	0	1



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Neotoma lepida intermedia</i> San Diego desert woodrat	G5T3T4 S3S4	None None	CDFW_SSC-Species of Special Concern	450 1,443	132 S:2	0	1	1	0	0	0	1	1	2	0	0
<i>Nolina cismontana</i> chaparral nolina	G3 S3	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_SBBG-Santa Barbara Botanic Garden USFS_S-Sensitive	1,200 1,600	68 S:6	0	3	1	0	0	2	1	5	6	0	0
<i>Oncorhynchus mykiss irideus pop. 10</i> steelhead - southern California DPS	G5T1Q S1	Endangered None	AFS_EN-Endangered	112 400	20 S:2	0	0	0	1	0	1	1	1	2	0	0
<i>Orcuttia californica</i> California Orcutt grass	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank		37 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Pentachaeta lyonii</i> Lyon's pentachaeta	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	280 1,312	45 S:22	2	14	3	0	1	2	13	9	21	1	0
<i>Phrynosoma blainvillii</i> coast horned lizard	G3G4 S3S4	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	400 500	784 S:2	0	1	1	0	0	0	0	2	2	0	0
<i>Polioptila californica californica</i> coastal California gnatcatcher	G4G5T3Q S2	Threatened None	CDFW_SSC-Species of Special Concern NABCI_YWL-Yellow Watch List	40 1,556	915 S:16	1	7	7	0	0	1	0	16	16	0	0
<i>Pseudognaphalium leucocephalum</i> white rabbit-tobacco	G4 S2	None None	Rare Plant Rank - 2B.2	60 60	62 S:1	0	0	0	0	0	1	1	0	1	0	0



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### California Natural Diversity Database



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Quercus dumosa</i> Nuttall's scrub oak	G3 S3	None None	Rare Plant Rank - 1B.1 BLM_S-Sensitive SB_CRES-San Diego Zoo CRES Native Gene Seed Bank USFS_S-Sensitive	865 1,550	180 S:2	0	0	1	0	0	1	1	1	2	0	0
<i>Riparia riparia</i> bank swallow	G5 S2	None Threatened	BLM_S-Sensitive IUCN_LC-Least Concern	380 1,000	298 S:2	0	0	0	0	2	0	2	0	0	0	2
<i>Senecio aphanactis</i> chaparral ragwort	G3 S2	None None	Rare Plant Rank - 2B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	700 1,200	98 S:7	0	0	0	0	0	7	5	2	7	0	0
<i>Southern Coast Live Oak Riparian Forest</i> Southern Coast Live Oak Riparian Forest	G4 S4	None None		300 1,200	246 S:11	0	0	0	0	0	11	11	0	11	0	0
<i>Southern Riparian Forest</i> Southern Riparian Forest	G4 S4	None None		280 280	20 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Southern Riparian Scrub</i> Southern Riparian Scrub	G3 S3.2	None None		300 1,300	56 S:4	0	0	0	0	0	4	4	0	4	0	0
<i>Southern Sycamore Alder Riparian Woodland</i> Southern Sycamore Alder Riparian Woodland	G4 S4	None None		200 1,100	230 S:10	0	0	0	0	1	9	10	0	9	1	0
<i>Southern Willow Scrub</i> Southern Willow Scrub	G3 S2.1	None None		425 425	45 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Spea hammondi</i> western spadefoot	G3 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened	1,500 1,500	1409 S:1	1	0	0	0	0	0	0	1	1	0	0
<i>Taxidea taxus</i> American badger	G5 S3	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	123 646	594 S:2	0	0	1	1	0	0	0	2	2	0	0



## Summary Table Report

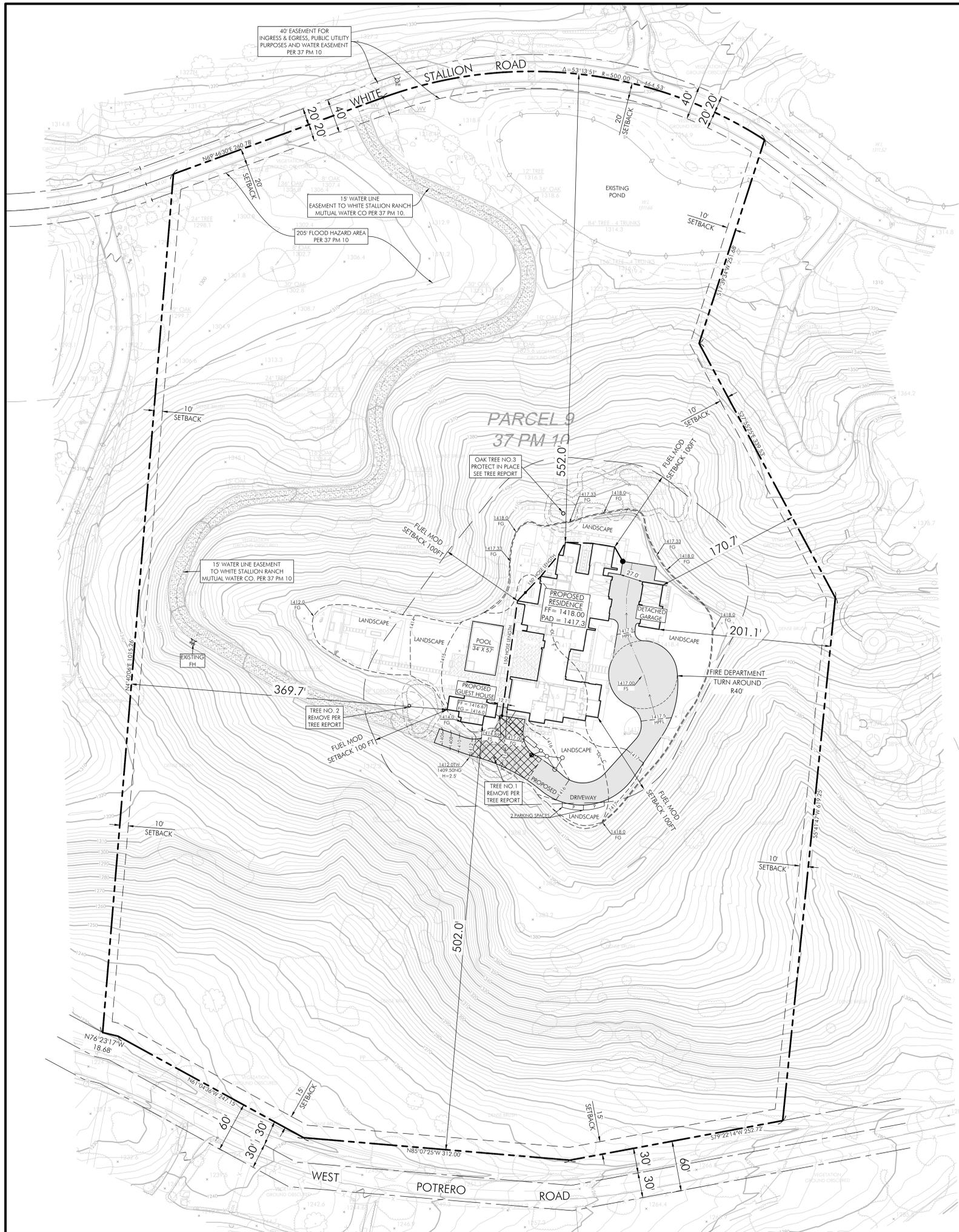
### California Department of Fish and Wildlife California Natural Diversity Database



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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Texosporium sancti-jacobi</i> woven-spored lichen	G3 S2	None None	Rare Plant Rank - 3	347 347	19 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Thamnophis hammondi</i> two-striped gartersnake	G4 S3S4	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive	17 1,032	184 S:5	1	1	3	0	0	0	2	3	5	0	0
<i>Thelypteris puberula var. sonorensis</i> Sonoran maiden fern	G5T3 S2	None None	Rare Plant Rank - 2B.2 USFS_S-Sensitive	450 1,200	27 S:2	0	0	0	0	0	2	2	0	2	0	0
<i>Tortula californica</i> California screw moss	G2G3 S2?	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	2,200 2,200	15 S:2	0	0	0	0	0	2	0	2	2	0	0
<i>Trimerotropis occidentiloides</i> Santa Monica grasshopper	G1G2 S1S2	None None	IUCN_EN-Endangered	360 1,640	4 S:3	0	0	0	0	0	3	3	0	3	0	0
<i>Valley Needlegrass Grassland</i> Valley Needlegrass Grassland	G3 S3.1	None None		940 940	45 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Valley Oak Woodland</i> Valley Oak Woodland	G3 S2.1	None None		220 1,240	91 S:9	0	0	0	0	3	6	9	0	6	0	3
<i>Vireo bellii pusillus</i> least Bell's vireo	G5T2 S2	Endangered Endangered	IUCN_NT-Near Threatened NABCI_YWL-Yellow Watch List	25 788	503 S:9	1	4	3	0	0	1	0	9	9	0	0

# **ATTACHMENT B**

## **Site Plan**



**LEGEND:**

- PROPERTY LINE
- CENTER LINE
- FLOW LINE
- FUEL MOD LINE
- SETBACKS
- C/F CUT/FILL LINE
- DL DAYLIGHT
- F.F. FINISHED FLOOR
- F.G. FINISHED GROUND

**PROJECT STATISTICS:**

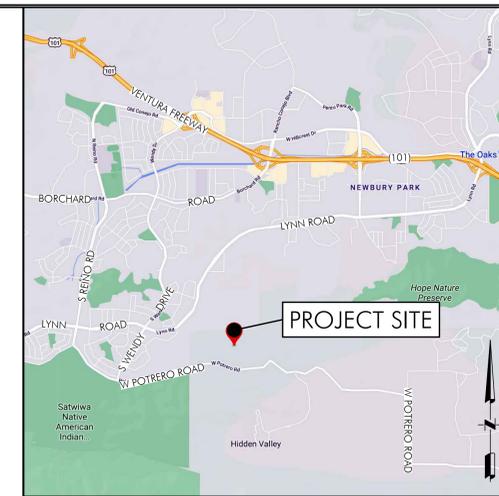
PARCEL SIZE: 20.79 ACRES (905,720.9 SQ.FT.)  
 ZONING: OS-20  
 GROSS AREA: 20.79 ACRES (905,725 SQ.FT.)  
 NET AREA: 19.15 ACRES (835,673.8 SQ.FT.)

**PROPERTY SETBACKS:**

FRONT YARD: 20'  
 SIDE YARD: 10'  
 REAR YARD: 15'

**BENCH MARK:**

VCIPD 1343  
 22-274 RM 1  
 EL = 376.313 METERS (NAVD 88)  
 1234.62 FEET  
 0.3 MILE WESTERLY ALONG POTRERO ROAD FROM ITS INTERSECTION WITH HIDDEN VALLEY ROAD, 50.0 FEET NORTHERLY FROM THE CENTER OF POTRERO ROAD, 6.0 FEET NORTHERLY FROM A CONCRETE DROP INLET AND IN THE EASTERLY CURB OF THE ENTRANCE TO WHITE STALLION RANCH.



VICINITY MAP  
N.T.S.

**20-1701 - 2551 WHITE STALLION STRUCTURE AND PROPERTY STATISTICS**

STRUCTURE TYPE	EXISTING/ PROPOSED	DESCRIPTION (§18-05-04)	GROSS AREA (SQ.FT.)	BUILDING COVERAGE (SQ.FT.)	TOTAL GROSS FLOOR AREA (SQ.FT.)	TOTAL NET BUILDING COVERAGE (%)	REQUIRED PARKING	PROPOSED PARKING
MAIN HOUSE	PROPOSED	DWELLING	15,784	17,726	21,334	2.4	4	8
POOL HOUSE	PROPOSED	DWELLING/ ACCESSORY STRUCTURE	1,799	2,161	21,334	2.4	1	8
DETACHED GARAGE	PROPOSED	GARAGE	1,272	1,446	21,334	2.4	N/A	N/A

**20-1701 - 2551 WHITE STALLION IMPERVIOUS SURFACES**

PROPOSED IMPERVIOUS SURFACE TYPE	IMPERVIOUS AREA (SQ.FT.)
STRUCTURES-ROOF TOPS	21,334
HARDSCAPE: DRIVEWAYS, SIDEWALKS, & STEPPING STONES	6,413

**20-1701 - 2551 WHITE STALLION PERVIOUS SURFACES**

PROPOSED PERVIOUS SURFACE TYPE	IMPERVIOUS AREA (SQ.FT.)
LANDSCAPE	44,729

# DISCRETIONARY LAND USE ENTITLEMENT PLAN SINGLE FAMILY RESIDENCE

2551 WHITE STALLION ROAD  
THOUSAND OAKS, CALIFORNIA

A.P.N.: 668-0-080-140 & 668-0-080-150

PARCEL 9, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED FEBRUARY 18, 1983, IN BOOK 37, PAGES 10, 11, 12 AND 13, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

February 12, 2021

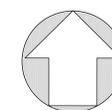
**DEVELOPER:**  
 ALLIED PROPERTY GROUP LLC  
 1411 WINDSOR DRIVE  
 THOUSAND OAKS, CA 91360  
 (805) 760-4522

**ARCHITECT:**  
 GREYSON TERRIO, PE  
 22647 VENTURA BLVD. #362  
 WOODLANDS HILLS, CA  
 (805) 469-4883  
 GREYSON@CREATIONINC.COM

**PREPARED BY:**

**PACIFIC COAST CIVIL, INC.**  
 30141 AGOURA ROAD, SUITE 200  
 AGOURA HILLS, CA 91301  
 PH: (818) 865-4168  
 FAX: (818) 865-4198

**LANDSCAPE DESIGN:**  
 JOANNE PERRIN  
 2393 TELLER ROAD  
 NEWBURY PARK, CA  
 (805) 795-7995  
 JJPERRIN@VERIZON.NET.COM



SCALE: 1" = 50'

