SECTION B
INITIAL STUDY CHECKLIST

Job: PD-1870-1

Requester: Debbie Morrisset

Applicant: John Bolognone

Date: June 12, 2003

Survey Type: Field

Rationale: Update to include minor modifications to Planned Development Permit 1870

Site Description: The 40-acre project site (A.P.N. # 701-0-030-020) is located on 12486 Yerba Buena Road in Malibu, California (Figures 1 and 2). The project outlined in application PD-1870 requests a legalization of illegal grading for an access road, building pad, picnic area, and a single-family residence. The project has been amended PD 1870-1 to include replacing an existing culvert with a free span bridge, and restore graded road on westerly side of tributary to natural sloping contour.

Evaluation: Two biological surveys have been completed to assess potential biological impacts of illegal grading for an access road, building pad, picnic area, and a single-family residence. Also, a third biological survey was performed to assess potential impacts from the project's amendments. An additional site visit was conducted for approval of a revised silt-fencing plan as specified in the projects mitigation's below. A summary of ENSR's site visits is presented below.

ENSR performed their first biological survey on June 6, 2001 for the initial project outlined in application PD-1870. The June 2001 survey found that the general topography of the property had been graded to accommodate several access roads and various building pads. At the time of this survey coastal sage scrub plants dominated the site. This survey found that the tributary that runs through the property had been disturbed by grading for the access road, limiting the vegetation to opportunistic plants such as curly dock (*Rumex crispus*), rabbitsfoot grass (*Polypogon monspeliensis*), and monkeyflower (*Mimulus aurantiacus*). The surrounding vegetation identified include black sage (*Salvia mellifera*), ribbonwood tree (*Adenostoma parsifolia*), chamise (*Adenostoma fasciculatum*), wild buckwheat (*Eriogonum fasciculatum*), wild mustard (*Brassica sp.*), star thistle (*Centaurea melitensis*), deerweed (*Lotus scoparius*), buckbrush (*Ceanothus macrocarpa*), and wooly blue curls (*Trichostoma lanatum*).

The June 2001 survey also concluded that the disturbance to the streambed that had occurred due to the completion of the road, made it difficult to determine what was present prior to the disturbance. Although many of the special-status species discussed below were not likely to have occurred in the project location, areas on the property adjacent to the project location do have the potential to support special status species. Alteration of the streambed for the installation of the access road does represent a one-time, somewhat limited impact, though cumulative impacts increase as more and more of these access roads are constructed across the stream.

ENSR performed a second biological survey on May 14, 2002, focusing on the building pad and picnic area. This survey found that the primary vegetation community around the building pad and picnic area was consistent with the vegetation listed in the June 2001 biological survey. The May 2002 survey identified the vegetation around the building pad and picnic area to be predominately ribbonwood tree (*Adenostoma parsifolia*), chemise (*Adenostoma fasciculatum*), buckbrush (*Ceanothus macrocarpa*), wild buckwheat (*Eriogonum fasciculatum*), and golden yarrow (*Eriophyllum confertiflorum*). This survey noted that

common wildlife in the area includes mourning dove (*Zenaida macroura*), western scrub jay (*Aphelocoma californica*), California quail (*Callipepla californica*), mule deer (*Odocoileus hemionus*), and the brush rabbit (*Sylvilagus bachmani*). Because the building pad and picnic areas had already been graded, it is difficult to determine what was present prior to disturbance.

ENSR performed a third biological survey on June 10, 2003 to evaluate potential biological impacts to the amended project, which includes replacing an existing culvert with a free span bridge and restoring graded roads on westerly side of tributary to natural sloping contour. The vegetation communities surrounding the area where the bridge consists primarily of coastal sage scrub, with dominants including yellow mustard (*Brassica geniculata*), wild morning glory (*Calystegia cyclostegia*), deer weed (*Lotus scoparius*), wild buckwheat (*Eriogonum fasciculatum*), golden yarrow (*Eriophyllum confertiflorum*), tar weed (*Hemizonia ramosissima*), and prickly sow thistle (*Sonchus oleraceus*). This same community exists along the lower slopes of the road that will be filled to its natural condition, including a substantial amount of bull thistle (*Cirsium vulgare*) on the eastern banks of the tributary. Chaparral communities are predominant along the west side of the graded roads, with dominants including ribbonwood tree (*Adenostoma parsifolia*), chemise (*Adenostoma fasciculatum*), buckbrush (*Ceanothus macrocarpa*), and wooly blue curls lavender (*Trichostema lanatum*). During the June 2003 biological survey, no wildlife was observed.

A previous report conducted prior to ENSR's May 2001 biological survey recorded the presence of Plummer's mariposa lily (*Calochortus plummerae*), a California Native Plant Society (CNPS) List 1B plant, to the immediate east of the building pad. Even though this population was not observed during the May 2001 visit, habitat from this species occurs in the project area. Because conditions may have prevented it from germinating during the May 2001 survey avoidance of this area is necessary. Habitat for a number of the special-status species discussed below occur on the property, although due to the project site having been previously disturbed it is unlikely that they would be present after the disturbance since their required habitat has been removed. During ENSR's May 2001 site visit, a two-striped garter snake (*Thamnophis hammondii*), a California Department of Fish and Game (CDFG) listed sensitive species of concern was found north of the building pad on a steep access road.

6. Biological Resources	Project Impact Degree of Effect*				Cumulative Impact Degree of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a. Endangered, threatened or rare species			✓			✓		
b. Wetland habitat	✓				✓			
c. Coastal habitat		✓				✓		
d. Migration corridors			✓		✓			
e. Locally important species/ communities		✓				✓		

* N: No impact
LS: Less than significant
PS-M: Potentially significant, unless mitigated to a level of insignificance
PS: Potentially significant, even after mitigation

SECTION C
DISCUSSION OF RESPONSES

a. Several special-status species have been reported within 3 miles of the project site:

Plummer's mariposa lily (*Calochortus plummerae*), CNPS List 1B species, is usually found in coastal sage scrub or valley and foothill grassland. Soil is usually sandy or alluvial. Although the species has been previously recorded at the site, signs of the lily were not observed during any of ENSR's field visits.

The Marcescent dudleya (*Dudleya cymosa ssp. marcescens*), a federally threatened and state-designated rare plant, and the Santa Monica Mountains dudleya (*Dudleya cymosa ssp. ovatifolia*), a federally threatened species, are both found on shaded, rocky slopes of the Santa Monica Mountains. The property has rocky outcrops on slopes that have the potential for this species. These rare plants were not identified on the site during ENSR's site visits. Additionally, even though the proper habitat for these species occurs around the building pad, picnic areas, and the access road on the westerly side of the tributary, these areas have already been disturbed and it is unlikely these two species would occur there.

The Conejo buckwheat (*Eriogonum crocatum*), a federal species of concern, is found on steep north-facing volcanic slopes throughout the western side of Conejo Valley. Although there is potential habitat for the species on the property, this species was not observed in the project areas, possibly due to the high level of disturbance caused by previous construction.

The Santa Susana tarplant (*Hemizonia minthornii*), a federal species of concern, is found in chaparral on hard sandstone outcrops in the Santa Monica Mountains. The property does not include sandstone outcrops; therefore, it is unlikely that the species occurs there.

The Sonoran Maiden Fern (*Thelypteris puberula var. sonorensis*), listed by the CNPS, is found along streams and seepage areas, and requires a high amount of available water. The streambed crossing the project site is dry during the warmer seasons and therefore does not have enough available water to

support this species.

The monarch butterfly (*Danaus plexippus*) utilizes trees along the California coastline for overwintering. The subject property is too far from the coast to receive the morning fog necessary to support overwintering sites.

The Southern Steelhead (*Oncorhynchus mykiss irideus*), a federally listed endangered species, is present in the tributaries of the Arroyo Sequit. Although a tributary does run through the property, during the drier seasons the stream is dry and cannot support the species.

The two-striped garter snake (two-striped garter snake (*Thamnophis hammondii*), a California Department of Fish and Game (CDFG) listed sensitive species of concern was found north of the building pad on a steep access road. It is likely that this species could occur in other areas on the subject property; therefore, ENSR had included mitigation measures below to reduce potential impacts to this species (and other wildlife) during construction activities.

b. Wetland habitat was not identified on the project site; therefore, disturbance of this type of habitat is not likely to occur.

An unnamed tributary (to the Arroyo Sequit West Fork) traversing the site is listed as a blue line stream (7.5-minute topographic map, Malibu Beach, California quadrangle); therefore, this tributary is considered a part of Waters of the State of California.

c. The site lies within the coastal zone; therefore, the California Coastal Commission (CCC) is a regulating agency and requires specific actions to be implemented into the project description. As part of the amendment of PD 1870-1, the CCC has required that the applicant replace an existing illegally graded road and culvert with a free span bridge to reduce potential impacts to the tributary, as well as, impacts that could result in a 100-year flood.

d. The project site is located in a rural area of the Santa Monica Mountains and includes extensive undeveloped areas that could be used as wildlife migration corridors. Although there are many roads that transect the property, the property as a whole is fairly undisturbed. Therefore, the project including the aforementioned amendments would not affect wildlife corridors.

e. Southern Coast Live Oak Riparian Forest and Southern Sycamore Alder Riparian Woodland are communities found in the area that are considered sensitive and disturbance should be limited. These communities were not identified within the proposed project, including the amended project area.

SECTION D
MANDATORY FINDINGS OF SIGNIFICANCE

Based on the information contained within Sections B and C:

	YES
1. Does the project have the potential to significantly degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	✓
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).	
3. Does the project have impacts which are individually limited, but cumulatively considerable? (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant).	✓
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	✓

SECTION E
DETERMINATION OF ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation (*check one*):

	I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
✓	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described below will be applied to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
	I find the proposed project, individually and/or cumulatively MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.

Mitigation Measures

Recommended mitigation measures include:

1. Prior to grading, stake the location of the Plummer's mariposa lily and notify construction workers to avoid impacting the staked area.
2. To avoid impacts to wildlife (including the two-striped garter snake), create an exclusion zone around the proposed grading area by surrounding it with silt fabric dug into the ground or weighted down to limit access to the zone. Silt fencing should also be placed between the tributary and the access road to the west to prevent debris from entering the tributary form filling operations. Refer to the attached revised and approved silt-fencing plan (Figure 3). Prior to the start of construction each day, check under equipment and in exclusion zone for wildlife. Remove if found.
3. During grading activities, weekly monitoring for wildlife habitat occurring within the construction areas, as well as, the integrity of silt fence should be implemented by an approved biologist. An educational meeting with construction personnel of potential wildlife occurring in the project area should be performed prior to commencement of grading activities.
4. An additional biological survey of the entire project site should be performed if project construction is not initiated by June 2004.
5. Prior to construction of the free span bridge the applicant should verify with California Fish and Game and Army Corp of Engineers to determine if a 1603 and/or 404 permit is required.

Monitoring

The County of Ventura, in accordance with all regulating agencies, will verify inclusion of required mitigation measures.

Signature of Preparer

Date