

COUNTY OF VENTURA

BIOLOGICAL RESOURCES INITIAL STUDY

Date: May 9, 2001
 Requestor: Debbie Morrisset
 Project: PMW 1056 Lot line Adjustment

Field Study: ☐ Yes ☒ No

Justification: A lot line shared by two undeveloped parcels would be adjusted under this project. No direct physical impacts are expected to result from this lot line adjustment.

A. CHECKLIST

Biological Resources Issues	Project Impact Degree of Effect				Cumulative Impact Degree of Effect			
	N	LS	S	U	N	LS	S	U
a. endangered, threatened, or rare species	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. wetland habitat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. coastal habitat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. migration corridors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. locally important species/communities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Degree of Effect Explanation

N = None

LS = Less than significant effect

S = Significant effect; MND or EIR required

U = Unknown; EIR required

B. DISCUSSION

The proposed project would adjust a lot line shared by two parcels, Parcel "A", Assessor Parcel Number (APN) 700-01-15, and Parcel "B" APN 700-01-57, which consist of 20.97 and 39.90 acres respectively. The project is located adjacent to Pacific View Road, between the Point Mugu State Park to the west and Little Sycamore Canyon to the east, in southern Ventura County, California. The project area is designated Open Space under the Ventura County General Plan and is zoned C-O-S (M), Coastal Open Space Santa Monica Overlay. Development in the general area is sparse and appears to consist primarily of scattered residences based upon the aerial photograph provided by the County.

The project area contains relatively steep topography and spans 900 to 1,500 feet of elevation. The majority of the site consists of native chaparral/coastal sage scrub vegetation on the hillsides (Figure 1.5.1a in County of Ventura, 1994), while more disturbed areas are located in the flatter areas within the northeast corner of the project area. A blue-line stream traverses the southeast section of Parcel B, per the United States Geologic Service Triunfo Pass Quadrangle Map.

With project implementation, the lot line shared by the two parcels would be adjusted to more closely follow the natural topography on site. As a result, Parcel B would be extended to the



northeast to include frontage along Pacific View Road, while Parcel A would be extended to the southeast (see attached Exhibit A) and would result in final lot acreages of 20.56 and 40.31, respectively. The lot line adjustment in itself would not entail a physical change within the site and would not result in direct physical impacts to biological resources. However, by providing direct access to Pacific View Road, the lot line adjustment would facilitate the eventual construction of a single residential unit on Parcel B. Given the site context, it is possible that the homesite would be located along the western ridgeline, which contains open chaparral based upon the aerial photograph. The lot line split also facilitates the construction of a view homesite at the top of the ridge at the southeast corner of Parcel A, which also is vegetated with scrub and chaparral. It is anticipated that brush clearance zones of a minimum of 100 feet in width from the structures would surround the homesites. It is noted that while the lot line adjustment facilitates this construction, such development could occur under the existing parcel pattern.

Locally important species and communities are potentially present onsite due to the location of the project within the Santa Monica Mountains and its proximity to Little Sycamore Canyon to the east and Point Mugu State Park to the west. A May 2001 search of the California Natural Diversity Database (CNDDDB) via the RAREFIND2 software identified special-status species that could be potentially present onsite as they are known within 10 miles of the project area. These include species found in chaparral, coastal sage scrub, and riparian areas such as marcescent dudleya (*Dudleya cymosa* spp. *marcescens*), Conejo buckwheat (*Eriogonum crocatum*), Plummer's mariposa lily (*Calochortus plummerae*), coastal western whiptail (*Cnemidophorus tigris multiscutatus*), southwestern pond turtle (*Clemmys marmorata pallida*), and two-striped garter snake (*Thamnophis hammondi*). Available habitat present at the site is not appropriate for the marcescent dudleya, and the geologic formation at the site (Topanga; Dibblee, 1990) probably precludes the presence of Conejo buckwheat. Water resources at the site do not appear adequate to support either the southwestern pond turtle or the two-striped garter snake. While Plummer's mariposa lily and western whiptail may be present, the potential for impacts to the regional population of these species would be less than significant.

Wetland or riparian habitat could be potentially present along the unnamed drainage within the southern portion of Parcel B. Any disturbance within the drainage would require permitting through the U.S. Army Corps of Engineers and the California Department of Fish and Game, and if necessary, appropriate mitigation would be required during the regulatory process.

The area is within the coastal zone. The annual grassland and chaparral present over most of the site are not considered sensitive coastal habitat and no significant effects are anticipated.

The project site could potentially serve as part of a migration corridor between areas within the Point Mugu State Park to the northwest and other areas to the north and east in the Santa Monica Mountains. Given the large parcel size, eventual residential development would not significantly impact any existing wildlife corridor.



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- National Geographic (1999). Field Guide to Birds of North America.
- Thayer (1998). Thayer Birding Software Version 2.5.
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