

## SECTION B

### INITIAL STUDY CHECKLIST

**Job:** PMW-1146 LLS

**Requester:** Debbie Morrisset

**Applicant:** Jerry Adams

**Date:** November 6, 2002

**Survey Type:** Field

**Rationale:** Large undeveloped parcel

**Site Description:** A field visit of the site (Parcel nos. 107-0-130-140, 107-0-120-200) was conducted on November 6, 2002. The site is located on the southern slopes of South Mountain, about 2 miles east of Saticoy. Proposed Parcel 1 (331.55 acres) is undeveloped and supports purple sage scrub, dominated by purple sage (*Salvia leucophylla*) and California sagebrush (*Artemisia californica*). Proposed Parcel 2 (102.0 acres) supports citrus and avocado orchards; however, about 10 acres of purple sage scrub occurs in the southwestern portion. Currently, there are no plans for development of the parcels; however, a tentative building site has been identified at the top of a hill in the southwestern corner of proposed Parcel 1. Non-discretionary development not identified at this time may include a single family residence, associated structures, an access road and installation of orchards on Parcel 1. Such development may occur in the absence of further CEQA review.

	Project Impact Degree of Effect*				Cumulative Impact Degree of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
6. <u>Biological Resources</u>								
a. endangered, threatened, or rare species	X				X			
b. wetland habitat			X					X
c. coastal habitat	X				X			
d. migration corridors		X				X		
e. locally important species/communities			X					X

\*N No Impact

LS Less Than Significant Impact

PS-M Potentially Significant Impact Unless Mitigation Incorporated

PS Potentially Significant Impact

## SECTION C

### DISCUSSION OF RESPONSES

a. Plant or animal species listed under either the Federal or California Endangered Species Acts reported within 10 miles of the Parcels include:

- Southern steelhead (*Oncorhynchus mykiss*, Federal Endangered) - reported from the Santa Clara River, 2,500 feet to the northwest.
- Least Bell's vireo (*Vireo bellii pusillus*, Federal and State Endangered) – reported from the Santa Clara River, 1.3 miles to the west.
- Santa Ana sucker (*Catostomus santaanae*, Federal Threatened) - reported from the Santa Clara River, 2,500 feet to the northwest.

The parcel does not provide suitable habitat for these or other rare, threatened, or endangered species known from the region and future development (if any) would not adversely affect rare, threatened or endangered species.

- b. The U.S. Geological Survey Santa Paula 7.5' topographic map indicates Parcel 1 includes portions of three "blue line" drainages, and Parcel 2 includes portions of two drainages. Based on review of an aerial photograph dated December 20, 2001, the drainages on Parcel 1 appear to be undisturbed and likely support wetlands under the Ventura County definition. The drainages on Parcel 2 have been modified as part of agricultural operations and may not support wetlands. Future development of Parcel 1 may result in significant impacts to wetlands.
- c. The Parcels are located approximately 8 miles northeast of the coastal zone and coastal resources do not occur in the vicinity of the Parcels. Coastal resources are not expected to be adversely affected future development (if any) of the Parcels.
- d. Parcel 1 includes the east-west trending crest of South Mountain which may be used as a wildlife movement corridor. Development allowed under the current permit action is not expected to substantially reduce the value of this area as a movement corridor. Therefore, impacts are considered less than significant.
- e. Based on literature review and field surveys in similar habitat by Padre biologists, special-status species that may occur on the Parcel 1 include Southern California black walnut, California spineflower, spiny rush, Catalina mariposa lily, coastal western whiptail, San Diego horned lizard, silvery legless lizard, loggerhead shrike, Southern California rufous-crowned sparrow and San Diego desert woodrat. Construction of a residence, access road and future ministerial development may result in the loss of these species, resulting in potentially significant impacts.

## SECTION D

### MANDATORY FINDINGS OF SIGNIFICANCE

Based on the information contained within Sections B and C:

**YES/MAYBE**

- 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?

X

X

**SECTION E**  
**DETERMINATION OF ENVIRONMENTAL DOCUMENT**

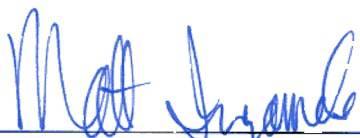
On the basis of this initial evaluation:

- ☐ 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**

- a. A comprehensive biological impact assessment shall be completed for any proposed development of Parcel 1. The assessment shall include spring botanical surveys, protected tree survey, focused wildlife surveys, wetland delineation, impact analysis and mitigation measures. All feasible mitigation measures shall be fully implemented to reduce impacts to biological resources to a level of less than significant. This measure should be enforced through a deed restriction, which would apply to all future development, including that exempt from CEQA.

(DEED RESTRICTION)

  
\_\_\_\_\_  
Signature of Preparer

  
\_\_\_\_\_  
Date