CONDOR ENVIRONMENTAL
PLANNING SERVICES, INC.

3944 STATE STREET SUITE 310, SANTA BARBARA, CA 93105 USA
PHONE: (805) 898-2000 • FAX: (805) 898-2211

Biological Survey
Applicant: Lisa Woodburn
Property Owner: Jakran, LLC, Michael Rolls, Managing Partner
11351 County Drive
Saticoy, California
Case File Number: LU06-0012

Prepared by:
Jennifer Jackson and Vince Semonsen

Prepared for:
The County of Ventura
Resource Management Agency
Planning Division
Terry Newman, Planner

March 23, 2006

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I. INTRODUCTION

A. Description of Property

Location

The project site is located in Saticoy near the intersection of Wells Road and County Road. It is situated at an approximate elevation of 148 feet, roughly at N 34.17008 and W 119.08528106 (Photo 1). The parcel is identified as APN 090-0-110-300. The Santa Clara River is approximately 365 meters (1,200 feet) southwest of the parcel.

Photo 1. Aerial view of site. Date: February 28, 2006*Photo courtesy of Ventura County Resource Management Agency.*

Objective

This report has been prepared for the County of Ventura Resource Management Agency Planning Division in order to identify potential impacts to plant and wildlife species associated with proposed construction of a facility for the rental, leasing, and sales of equipment and durable goods**.** Condor was asked to visit the site and to prepare the biological resources section of the Initial Study pursuant to the California Environmental Quality Act (CEQA). The Case Planner is Terry Newman (805) 654-3136.

Existing Conditions

The 9.32 acre parcel was historically an agricultural field, but in recent years has been left fallow; hence, it supports a variety of non-native and/or invasive species such as *Brassica rapa* (field mustard), *Capsella bursa-pastoris* (shepherd's-purse), *Hordeum murinum* (hare barley), *Lamium amplexicaule* (henbit), *Malva parviflora* (cheeseweed), *Picris echioides* (bristly oxtongue), *Sisymbrium irio* (London rocket), and *Urtica urens* (burning nettle), and others. *Brassica rapa* dominates the southern and southwestern portions of the property as well as the perimeter. *Sisymbrium irio* and *Urtica urens* dominate the interior, while *Malva parviflora* dominates the center of the property where it appears more moisture is retained relative to the rest of the site. Similarly, a single, small *Salix lasiolepis* (arroyo willow) was observed.

Photo 2: View of site looking southwest. Saticoy Storage in background. March 2006.
Photograph by Jennifer Jackson.

The site is flat and surrounded by agricultural fields to the northeast, a large Ventura County facility to the southeast, Saticoy Storage, Inc. to the southwest, and residential property to the northwest (Photo 1). A deep concrete channel exists between the site and the agricultural fields on the northeastern side of the property. A chain link fence extends around the perimeter of the property

Photo 3: View of site looking northeast. Ventura County facility in background. March 2006.
Photograph by Jennifer Jackson.

Project Summary

The proposed project consists of construction of a facility for the rental, leasing, and sales of equipment and durable goods, including a 20,450 square foot office and warehouse building, 9,000 square feet of covered storage, 2.7 acres of open storage, and the above ground storage of approximately 2,000 gallons of gasoline and 6,000 gallons of diesel fuel. The proposed permit area is 5.2 acres of the 9.32 acre parcel.

B. Background Research

The California Department of Fish and Game Natural Diversity Database (CNDDB) was reviewed on March 12, 2006 for records of sensitive plant and wildlife species in the vicinity. The results (provided in Appendix 1) indicate a total of 1 plant species and 3 animal species recorded on the 7.5-minute USGS Saticoy Quadrangle as shown in Tables 1 and 2 below.

Table 1
Sensitive Plant Species Listed in the Department of Fish and Game CNDDB
Saticoy Quadrangle

Scientific name	Common name	Vegetation type in which it normally occurs
Astragalus pycnostachyus var. lanosissimus	Ventura Marsh milk-vetch	Coastal marshes or sepes <30 meters. Habitat lost to urbanization, presumed extinct (last seen 1967) (Hickman 2003).
Total Number:	***1***	

Table 2
Sensitive Wildlife Species Listed in the Department of Fish and Game CNDDB
Saticoy Quadrangle

Scientific Name	Common Name	Habitat type in which it normally occurs
Coccyzus americanus occidentalis	western yellow-billed cuckoo	riparian scrub and forest
Danaus plexippus	monarch butterfly	open fields and meadows
Vireo bellii pusillus	least Bell's vireo	riparian woodlands, scrub, and thickets
Total Number	***3***	

II. BIOLOGICAL SURVEY

Survey Methods

The project site (Photo 2 and cover photo) was visited briefly by Condor Biologists Jennifer Jackson and Vince Semonsen on March 14, 2006 from 10:00 a.m. to 11:00 a.m. Michael Rolls, property owner, provided an orientation to the site, pointing out the proposed building envelope and the property boundaries. Site conditions as well as plants and animals observed were noted. Eight power binoculars were used to observe and identify any animals in and around the property. Animals were noted by site, sound, tracks, and scat. Plants were identified in the field and unknown species were clipped and brought back to the office for identification.

Survey Weather Conditions

The survey was conducted in the morning under sunny skies and calm winds with a high temperature of 60° F.

A. Vegetation and Wildlife Observations

Tables 3 and 4 provide lists of the vegetation and wildlife observed on the site.

Table 3
Partial List of Plant Species Observed Onsite

Scientific Name	Common Name	Family	IPC Status*
Brassica rapa	turnip, field mustard	Brassicaceae	Low
Capsella bursa-pastoris	shepherd's-purse	Brassicaceae	None
Hordeum murinum	hare barley	Poaceae	Medium
Lamium amplexicaule	henbit, purple henbit	Lamiaceae	None
Malva parviflora	cheeseweed, little mallow	Malvaceae	None
Picris echioides	bristly oxtongue	Asteraceae	Low
Salix lasiolepis	arroyo willow	Salicaceae	None
Sisymbrium irio	London rocket	Brassicaceae	Medium
Urtica urens	burning nettle, dwarf nettle	Urticaceae	None

*California Invasive Plant Council

Table 4
Partial List of Animal Species Observed Onsite

Scientific Name	Common Name
No reptiles or amphibians observed	
Birds	
Calypte anna	Anna's hummingbird
Corvus corax	common raven
Euphagus cyanocephalus	Brewer's blackbird
Melospiza melodia	song sparrow
Passer domesticus	house sparrow
Passerculus sandwichensis	savannah sparrow
Sayornis saya	Say's phoebe
Sturnus vulgaris	European starling
Zenaida macroura	mourning dove
Mammals	
Peromyscus maniculatus	deer mouse
Spermophilus beecheyi	California ground squirrel
Thomonys bottae)	Botta's pocket gopher

B. Sensitive Species

No sensitive plants or wildlife species were observed during the site visit. Likewise, none are expected to utilize the property.

III. IMPACT ASSESSMENT

Impacts to native plants and animals are expected to be minimal given the historical uses and presently degraded nature of the site. However, the concrete channel which lies between the parcel and adjacent agricultural fields drains into the Santa Clara River; located approximately 365 meters (1,200 feet) southeast of the project site. Excessive excavation, grading, and earthwork associated with the construction of the proposed development could lead to increased sedimentation in the Santa Clara River at the point of entry. Gasoline and diesel fuel could potentially enter the river via the channel if the storage tanks are not properly contained, sealed, maintained and monitored.

IV. RECOMMENDATIONS

Potential impacts to water quality should be addressed prior to construction. Measures should be taken to ensure that gasoline, diesel fuel, excessive sediment, and other pollutants do not runoff into the adjacent concrete channel and subsequently enter the Santa Clara River adversely affecting the habitat quality of the river and rare, threatened, and endangered species in the river including southern steelhead (and southern California esu) and California red-legged frog. Fuel containers should be lined, sealed, and monitoring devices installed in order to prevent an accidental overflow, leak, or large spill.

Mitigation Measures

1. A SWPP (Stormwater Pollution Prevention Plan) should be prepared and approved by Regional Water Quality Control Board.

2. A containment berm should be installed around the fuel tanks and any other vessels containing hydrocarbons in order to prevent pollutants from entering the Santa Clara River via the adjacent channel, in the event of a leak or spill.

References

California Department of Fish and Game, 2005. California Natural Diversity Database, Rare Find 3.

California Invasive Plant Council [2006 March 14]. Available from: http://www.calipc.Org/list_revision/completed_pafs.html

Hickman, J. C. 1993. The Jepson Manual: Higher Plants of California. University of California Press, Berkeley.

	Scientific Name/Common Name	Element Code	Federal Status	State Status	GRank	SRank	CDFG or CNPS/R-E-D
1	***Astragalus pycnostachyus var. lanosissimus*** Ventura Marsh milk-vetch	PDFAB0F7B1	Endangered	Endangered	G2T1	S1.1	1B/3-3-3
2	***Coccyzus americanus occidentalis*** western yellow-billed cuckoo	ABNRB02022	Candidate	Endangered	G5T2Q	S1	
3	***Danaus plexippus*** monarch butterfly	IILEPP2010			G5	S3	
4	***Southern Riparian Scrub***	CTT63300CA			G3	S3.2	
5	***Vireo bellii pusillus*** least Bell's vireo	ABPBW01114	Endangered	Endangered	G5T2	S2	

INITIAL STUDY CHECKLIST

NAME OF PROJECT
PROJECT NO. XXXXX , ZONE NO. X

	ISSUE (Responsible Department)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
		N	LS	PS -M	PS	N	LS	PS -M	PS
GENERAL:	**1. General Plan Environmental Goals and Policies (Plng.)**								
LAND USE:	**2. Land Use (Plng.):**								
	A. Community Character								
	B. Housing								
	C. Growth Inducement								
RESOURCES:	**3. Air Quality (APCD):**								
	A. Regional								
	B. Local								
	4. Water Resources (PWA):								
	A. Groundwater Quantity								
	B. Groundwater Quality								
	C. Surface Water Quantity								
	D. Surface Water Quality								
	5. Mineral Resources (Plng.):								
	A. Aggregate								
	B. Petroleum								
	6. Biological Resources:								
	A. Endangered, Threatened, or Rare Species			x					
	B. Wetland Habitat	x							
	C. Coastal Habitat	x							
	D. Migration Corridors	x							
	E. Locally Important Species/Communities			x					
	7. Agricultural Resources (Ag. Dept.):								
	A. Soils								
	B. Water								
	C. Air Quality/Micro-Climate								
	D. Pests/Diseases								
	E. Land Use Incompatibility								

	ISSUE (Responsible Department)		PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
			N	LS	PS -M	PS	N	LS	PS -M	PS
	8.	**Visual Resources:**								
		A. Scenic Highway (Plng.)								
		B. Scenic Area/Feature								
	9.	**Paleontological Resources**								
	10.	**Cultural Resources:**								
		A. Archaeological								
		B. Historical (Plng.)								
		C. Ethnic, Social or Religious								
	11.	**Energy Resources**								
	12.	**Coastal Beaches & Sand Dunes**								
HAZARDS:	13.	**Seismic Hazards (PWA):**								
		A. Fault Rupture								
		B. Ground Shaking								
		C. Tsunami								
		D. Seiche								
		E. Liquefaction								
	14.	**Geologic Hazards (PWA):**								
		A. Subsidence:								
		B. Expansive Soils								
		C. Landslides/Mudslides								
	15.	**Hydraulic Hazards (PWA/FCD):**								
		A. Erosion/Siltation								
		B. Flooding								
	16.	**Aviation Hazards (Airports)**								
	17.	**Fire Hazards (Fire)**								
	18.	**Hazardous Materials/Waste:**								
		A. Above-Ground Hazardous Materials (Fire)								
		B. Hazardous Materials (EH)								
		C. Hazardous Waste (EH)								
	19.	**Noise and Vibration**								
	20.	**Glare**								
	21.	**Public Health** (EH)								

	ISSUE (Responsible Department)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
		N	LS	PS -M	PS	N	LS	PS -M	PS
PUBLIC FACILITIES/ SERVICES:	**22. Transportation/Circulation:**								
	A. Public Roads and Highways:								
	(1) Level of Service (PWA)								
	(2) Safety/Design (PWA)								
	(3) Tactical Access (Fire)								
	B. Private Roads and Driveways (Fire):								
	(1) Safety/Design								
	(2) Tactical Access								
	C. Pedestrian/Bicycle:								
	(1) Public Facilities (PWA)								
	(2) Private Facilities								
	D. Parking (Plng.)								
	E. Bus Transit								
	F. Railroads								
	G. Airports (Airports)								
	H. Harbors (Harbors)								
	I. Pipelines								
	23. Water Supply:								
	A. Quality (EH)								
	B. Quantity (PWA)								
	C. Fire Flow (Fire)								
	24. Waste Treatment/Disposal:								
	A. Individual Sewage Disposal System (EH)								
	B. Sewage Collection/Treatment Facilities								
	C. Solid Waste Management (PWA)								
	D. Solid Waste Facilities (EHD)								
	25. Utilities:								
	A. Electric								
	B. Gas								
	C. Communication								
	26. Flood Control/Drainage:								
	A. FCD Facility (FCD)								
	B. Other Facilities (PWA)								

	ISSUE (Responsible Department)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
		N	LS	PS -M	PS	N	LS	PS -M	PS
PUBLIC FACILITIES/ SERVICES (CONT.):	**27. Law Enforcement/Emergency Svs. (Sheriff):**								
	A. Personnel/Equipment								
	B. Facilities								
	28. Fire Protection (Fire):								
	A. Distance/Response Time								
	B. Personnel/Equipment/Facilities								
	29. Education:								
	A. Schools								
	B. Libraries (Lib. Agency)								
	30. Recreation (GSA):								
	A. Local Parks/Facilities								
	B. Regional Parks/Facilities								
	C. Regional Trails/Corridors	X							

DEGREE OF EFFECT:
N = No Impact.
LS = Less Than Significant
PS-M = Potentially Significant Impact Unless Mitigation Incorporated.
PS = Potentially Significant Impact.

AGENCIES:

APCD - Air Pollution Control District
GSA - General Services Agency
Harbors - Harbor Department
Lib. Agency - Library Services Agency
Airports - Department Of Airports
Fire – Fire Protection District
PWA - Public Works Agency
Plng. - Planning Division
FCD - Flood Control District
Sheriff - Sheriff's Department
EH - Environmental Health Division
Ag. Dept. - Agricultural Department

DISCUSSION OF RESPONSES TO CHECKLIST

Please refer to explanation discussion in text of Environmental Document.

MANDATORY FINDINGS OF SIGNIFICANCE		YES/MAYBE	NO
Based on the information contained within Sections B and C:			
1.	Does the project have the potential to 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 that 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 that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (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 that will cause substantial adverse effects on human beings, either directly or indirectly?		

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 in section C of the Initial Study 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.*
[ ]	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
[ ]	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____ Date _____

Ronald C. Coons
Director
County of Ventura Public Works Agency