

## SECTION B

### INITIAL STUDY CHECKLIST

**Job:** LU05-0133

**Requester:** Debbie Morrisset

**Applicant:** Lee and Carolyn Landrum

**Date:** August 20, 2006

**Survey Type:** Field and Office

**Rationale:** Grading for development of single family residence

**Methodology:** ENSR biologists, Manjunath Venkat and Catrina Mangiardi, conducted a reconnaissance-level biological survey of the project site (current A.P.N. # 700-0-170-410) on August 11, 2006 to determine the extent and nature of the biological resources on the project site. Additional resources utilized to evaluate the project site included a search of the California Natural Diversity Database (CNDDB) within the Triunfo Pass United States Geological Survey's 7.5 minute topographic quadrangle map.

**Site Description:** The 3.49-acre property is located at 12301 Yerba Buena Road approximately 3.3 miles from Pacific Coast Highway in unincorporated, Ventura County, California. The project site is located on a hillside in the Santa Monica Mountains at an approximate elevation of 1,400 feet. The project site is bounded by 30-acre residential lots to the north and east; a 1.86 and 2.87 acre residential lot to the south, and a 20 acre residential lot to the west.

The project, as outlined in application LU05-0133 (project), requests authorization to construct a 2,976 square foot (sq.ft.) single family residence, 540 sq.ft. attached garage with deck, and 800 sq.ft. barn with attached 520 sq.ft. carport/loft. Access to the project site will be provided to the property by the existing dirt road which will be paved. Additional infrastructure for the home will include a pool, septic system, bio-swale to convey runoff, and water storage tanks.

The development of the single family residence and the barn/carport are planned in areas of the property that have been previously cleared. The area is generally disturbed with existing dirt tracks through the site and other evidence of human encroachment. The vegetation in the undisturbed portion within the project site boundary consists of: saw-toothed goldenbush (*Hazardia squarrosa*), California sage (*Artemisia californica*), deerweed (*Lotus scoparius*), tarweed (*Hemizonia fasciculata*), and non-native species including tocalote (*Cetaurea melitensis*), sweet fennel (*Foeniculum vulgare*), short-pod mustard (*Hirschfeldia incana*), wild oats (*Avena spp.*), brome grass (*Bromus spp.*), and cheeseweed (*Malva parviflora*). Additionally, several Peruvian pepper trees (*Schinus molle*) and a Eucalyptus tree (*Eucalyptus sp.*) are located near the proposed barn/carport.

Down slope and to the west of the proposed single family residence is dense chaparral vegetation dominated by chamise (*Adenostoma fasciculatum*), laural sumac (*Malosma laurina*), and California lilac (*Ceanothus spp.*) with an understory of black sage (*Salvia mellifera*), and California wild buckwheat (*Eriogonum fasciculatum*). The area to the south west of the proposed single family residence is vegetated with coastal sage scrub dominated with black sage, California sage, California wild buckwheat, deerweed; and an occasional bush monkeyflower (*Mimulus aurantiacus*). The area down slope to the east of the barn/carport is vegetated with laurel sumac, deerweed, black sage, and purple sage.

A vegetation map is provided in **Attachment A** and photographs of the project site are provided in **Attachment B**.

## SECTION C

### DISCUSSION OF RESPONSES

	Project Impacts				Cumulative Impacts			
	Degree of Effect				Degree of Effect			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>6. <u>Biological Resources</u></b>								
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								

#### **a. Endangered, Threatened or Rare Species**

According to the CNDDDB, several special-status species occur within five miles of the project site. However, the results of the CNDDDB search did not reveal occurrences of special-status species within the boundaries of the project site. Additionally, these species were not observed during ENSR's site visit nor are they expected to be present on site.

#### **Plants:**

The following candidate, rare, threatened, or endangered plant species have been reported within five miles of the project site:

- **Santa Susana tarplant** (*Deinandra minthornii*), a federal species of concern, has been observed at Charmlee County Park. Santa Susana tarplant grows in crevices of sandstone boulders and around rocky sandstone outcrops. One rocky outcrop is located within the project site; however Santa Susana tarplant was not observed. Marginal habitat for this species occurs on the property; however it does not occur within the areas to be impacted by the proposed development.
- **Conejo buckwheat** (*Eriogonum crocatum*), a state rare species, has been observed in the vicinity of Lake Sherwood on rocky outcrops above the lake. Conejo buckwheat only grows amidst such rocky outcrops and in volcanic soils. Volcanic soils are not present onsite. One rocky outcrop is located within the project site; however Conejo buckwheat was not observed. Marginal habitat for this species occurs on the property; however it does not occur within the areas to be impacted by the proposed

development.

- **Marcescent dudleya** (*Dudleya cymosa* ssp. *Marcescens*), a federal threatened and state rare species, has been observed within half-a-mile of the project site in Little Sycamore Canyon at the junction of Yerba Buena Road and Cotharin Road. The location is a north facing rock outcrop with moss, lichens, and associated with *Lilium humboldtii* and *Pholistoma racemosum*. Marcescent dudleya requires a rocky outcrop and generally occurs on sheer rock surfaces. Volcanic soils do not occur onsite. One rocky outcrop is located within the project site; however Marcescent dudleya was not observed. Marginal habitat for this species occurs on the property; however it does not occur within the areas to be impacted by the proposed development.
- **Santa Monica Mountains Dudleya** (*Dudleya cymosa* ssp. *ovatifolia*), a federal threatened species, has also been found within five miles of the project site. Like marcescent dudleya, it would not be expected to occur in the project site because it also requires a rocky outcrop, and none is present.
- **Plummer's mariposa lily** (*Calochortus plummerae*), a federal species of concern, has been observed in coastal scrub north of highway 1, within four miles of the project site. Plummer's mariposa lily would not be expected on this parcel at this time because much of it has already been graded and the surrounding chaparral species are very dense, leaving no room for the lily. Plummer's mariposa lily is more common in foothill grassland and generally occurs on rocky and sandy sites, usually of granite or alluvial material. Marginal habitat for this species occurs on the property; however it does not occur within the areas to be impacted by the proposed development.
- **Orcutt's pincushion** (*Chaenactis glabriuscula* var. *orcuttiana*), a species listed by the California Native Plant Society (CNPS) as rare, threatened, or endangered in California and elsewhere, has been found on coastal dunes within three miles of the project site. Orcutt's pincushion requires a sandy site along the coast and would not be found on the project site which is located about 3 miles from the coast and is at an approximate elevation of 1,400 feet above sea level. Suitable habitat not present on the site.
- **Sonoran maiden fern** (*Thelypteris puberula* var. *sonorensis*), a species listed by the CNPS as rare, threatened, or endangered in California, has been observed within five miles of the project site. This species grows along streams or in seepage areas. The Sonoran maiden fern is not expected on the project site because it requires an aquatic habitat, and no such habitat occurs on the site. Suitable habitat not present on the site.

### Animals:

The following candidate, rare, threatened or endangered animal species have been reported within five miles of the project site:

- **Golden eagle** (*Aquila chrysaetos*), a state species of special concern, has been reported within the area. Cliff walled canyons or large trees in open areas provide nest sites, and no such habitat occurs on the project site.
- **Southern steelhead** (*Oncorhynchus mykiss irideus*), a federal endangered species, has been observed within five miles of the project site. This species is not expected on the project site because they both require an aquatic habitat, and no such habitat occurs on the site.

### **Plant Communities:**

CDFG and CNPS have identified several native plant communities that are rare and/or diminishing within California. Substantial losses of these plant communities may be considered “significant” under the California Environmental Quality Act (CEQA).

The following sensitive plant communities have been reported within five miles of the project site:

- **Southern coast live oak riparian forest** is a riparian community typically located in bottomlands and outer floodplains along larger streams, on fine-grained, rich alluvium. The vegetation is typically open to locally dense evergreen sclerophyllous riparian woodland dominated by coast live oaks (*Quercus agrifolia*). No such habitat is present on site.
- **Southern sycamore alder riparian woodland** is a riparian community typically located in very rocky streambeds subject to seasonally high-intensity flooding. The revegetation is characterized by tall, open, broadleaved, winter-deciduous streamside woodland species dominated by California sycamore (*Platanus racemosa*) and often white alder (*Alnus rhombifolia*). No such habitat is present on site.

#### **b. Wetland Habitat**

The property does not contain wetland habitat; thus no impacts to wetland habitat are anticipated.

#### **c. Coastal Habitat**

The project site is located approximately three to four miles from the coast and would not be considered a coastal habitat.

#### **d. Migration Corridors**

It is unlikely that the project site is a major corridor for wildlife movement. Therefore, the proposed development should not create a significant impact on migration corridors, and should be considered less than significant.

#### **e. Locally Important Species/Communities**

Coastal sage scrub is considered to be a locally important community and is present in the project site. The specific areas to be developed will involve removal of some coastal sage scrub as part of the required 100 foot fire clearance from the residence. To make the impact less than significant it is recommended that it be mitigated as indicated in **Section E**.

## SECTION D

### MANDATORY FINDINGS OF SIGNIFICANCE

Based on the information contained within Sections B and C:		YES/ MAYBE	NO
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:

- ☐ 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**

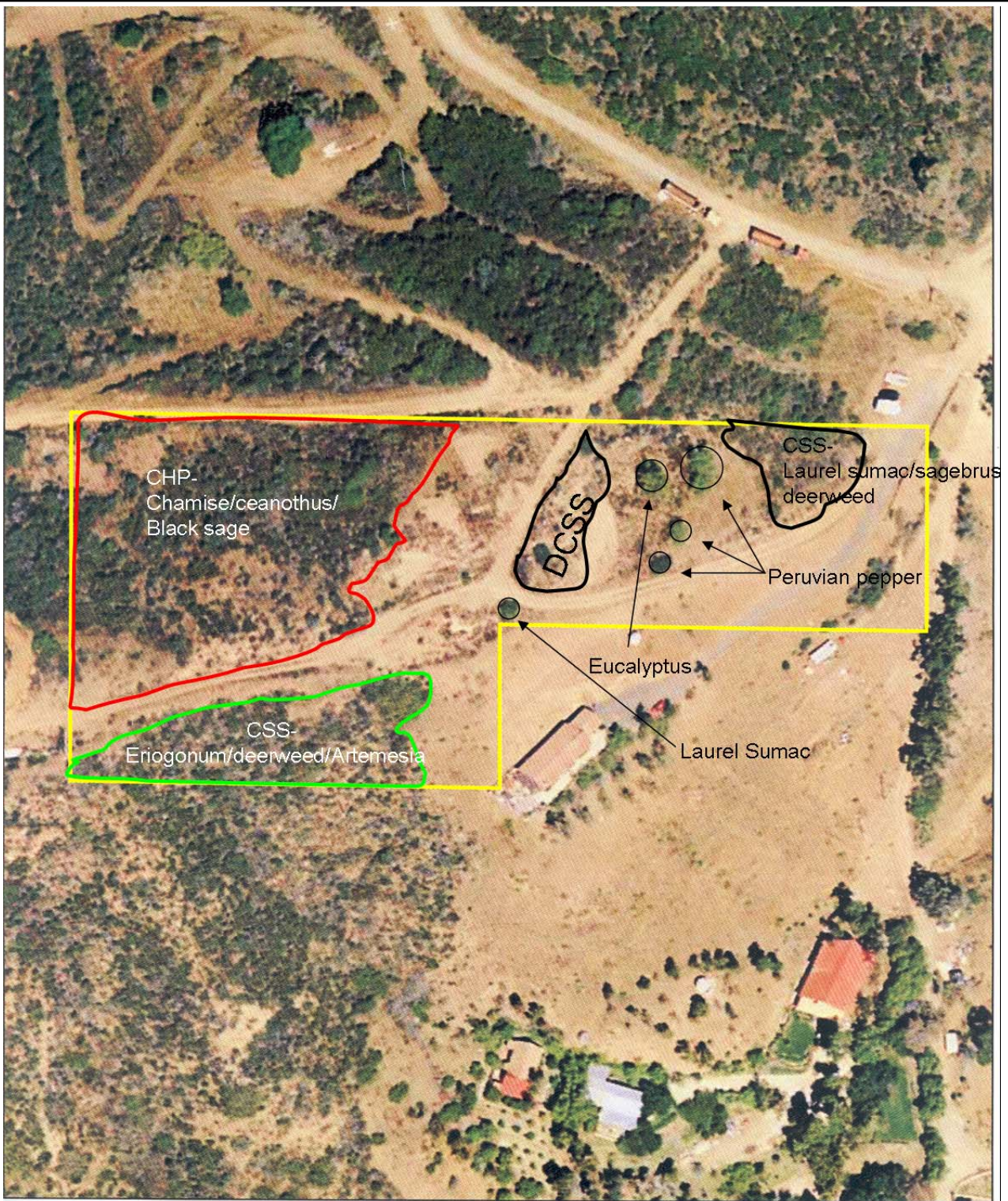
The coastal sage scrub and chaparral vegetation are considered to be locally important plant communities. Impacts to these communities should be avoided when feasible. Areas of coastal sage scrub and chaparral temporarily impacted by construction activities should be revegetated with a similar mix of species.

To avoid impacts to nesting birds, initial removal of coastal sage vegetation should be carried out before the spring nesting season (generally March through July). If initial land disturbance is carried out during the potential nesting period then a survey for active nests within the project area should be carried out by a qualified biologist, no more than two weeks before the construction activities. If active nests are identified, construction should occur no closer than 100 feet from the nests until the adults and young are no longer reliant on the nest site, as determined by an approved Ventura County biologist.

**ATTACHMENT A**

**VEGETATION MAP**





SOURCE: AirPhoto USA, September 2004

## LEGEND

CHP: Chaparral  
CSS: Coastal Sage Scrub  
DCSS: Disturbed Coastal Sage Scrub

0 50 100  
FEET



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## VEGETATION MAP

Landrum Property  
APN 700-0-17-410  
12301 Yerba Buena Road  
unincorporated Ventura County, CA

FIGURE NUMBER:

**1**

SHEET NUMBER:

DRAWN BY:

C. Mangiardi

DATE:

08/16/06

PROJECT NUMBER:

07020-019-015



**ATTACHMENT B**

**SITE PHOTOGRAPHS**



View of the proposed location of the barn/carport. (Photo taken facing north)



View of the proposed location of the barn/carport from upslope. (Photo taken facing north east)



View of the proposed single family residence. (Photo taken facing west)



View of the chaparral vegetation located adjacent and to the west of the proposed single family residence. (Photo taken facing west)