California Environmental Quality Act Environmental Checklist Form
Biological Resources - County of Ventura, Planning Division
SD05-0043 (PMW/LLS)

DMEC

PROJECT REFERENCE NO.: SD05-0043 (PMW/LLS)	**PROJECT PLANNER:** Andrea Ozdy
DATE: 8 December 2005 Field visit 17 November 2005	**PROJECT BIOLOGIST:** David L. Magney and Cher Batchelor of David Magney Environmental Consulting (DMEC)

PROJECT LOCATION: The project site is located on the ridge of Sulphur Mountain in the unincorporated territory of the County of Ventura, California. The nearest road is Sulphur Mountain Road. The project site includes: Sections 13 and 14, and the north half of northwest quarter of Section 24, all of Township 4 North, Range 22 West, Ojai, California Quadrangle (USGS 7.5-minute Series Topographic Map). The center of the property is at approximately 34.41686° North, 119.13992° West.

PROJECT ADDRESS: APNs: 037-0-012-280, 037-0-050-01, and 037-0-050-06.

PROJECT DESCRIPTION: Mr. Holly and Mr. Dupuy are requesting a parcel map waiver and large lot subdivision for four (4) parcels (40-acre minimum). The four parcels would be for residential use.

ENVIRONMENTAL SETTING: Currently, the site is undeveloped; however, an access road (dirt) and building pads have been cleared and graded previously. The project site sits on ridge south and above Upper Ojai Valley. Elevation ranges from approximately 2,100 to 2,600 feet in elevation (above mean sea level).

DMEC conducted a search of the California Department of Fish and Game's (CDFG's) California Natural Diversity Database (CNDDB) RareFind3 (CDFG 2005), and a literature search to account for all tracked (and reported) special-status plant and wildlife species and habitats in the vicinity of the project site. Special-status plant species are discussed in further detail below, and in the CNDDB results table provided after page 14 of this study.

A total of 103 plant species were observed onsite by DMEC during the field survey on 17 December 2005. Table 1, Plant Species observed at the Holly-Dupuy Property, Sulphur Mountain, lists all plant species observed during this fall survey. Of the 103 plant species listed, 14 of them are special-status plant species. These special-status species found onsite are considered Species of Local Concern within Ventura County (Magney 2005).

The fungi observed at the Sulphur Mountain project site include the following: *Boletus dryophilus* (King Boletus - Boletaceae), *Coriolus versicolor* (Many-colored Polypore - Polyporaceae), *Coprinus lagopus* (Coprinaceae), and *Pisolithus tinctorius* (Dead-man's Foot – Lycoperdates).

The lichens observed onsite include: *Xanthoria* sp., *Xanthoparmelia* sp., *Phaeophysia* sp., *Punctelia* sp., *Parmelia sulcata, Pertusaria* sp., *Buellia* sp., *Candellaria concolor, Chrysothrix candelaris*, and *Lecidella* sp.

A total of 38 species of wildlife were also observed onsite during the November 2005 survey conducted by DMEC, and they are listed below in Table 2, Wildlife Observed at the Holly-Dupuy Property, Sulphur Mountain. At least another 30 wildlife species are expected to inhabit or frequent the property. One special-status wildlife species was detected onsite: an active San Diego Desert Woodrat nest was observed. Several other special-status wildlife species are expected to frequent or inhabit the property, as wildlife habitats onsite are highly functional and in relatively pristine condition. Special-status wildlife species are discussed in further detail below, and in the CNDDB results table, which is provided following page 14 of this study.

Table 1. Plant Species Observed at the Holly-Dupuy Property, Sulphur Mountain

Scientific Name[1]	Common Name	Habit[2]	WIS[3]	Family
Achillea millefolium var. *californica*	California White Yarrow	PH	.	Asteraceae
Adenostoma fasciculatum	Chamise	S	.	Rosaceae
Anagallis arvensis *	Scarlet Pimpernel	AH	FAC	Primulaceae
Antirrhinum cf. *multiflorum*	Snapdragon	AH	.	Plantaginaceae
Artemisia californica	California Sagebrush	S	.	Asteraceae
Asclepias eriocarpa	Indian Milkweed	PH	.	Asclepiadaceae
Avena barbata *	Slender Wild Oat	AG	.	Poaceae
Baccharis pilularis	Coyote Brush	S	FACU	Asteraceae
Bloomeria crocea ssp. *crocea*	Goldenstars	PH	.	Amaryllidiaceae
Bromus carinatus var. *carinatus*	California Brome	PG	.	Poaceae
Bromus diandrus *	Ripgut Grass	AG	(FACU)	Poaceae
Bromus hordeaceus *	Soft Chess	AG	FACU-	Poaceae
Bromus madritensis ssp. *madritensis* *	Madrid Brome	AG	.	Poaceae
Bromus madritensis ssp. *rubens* *	Red Brome	AG	NI	Poaceae
Calochortus catalinae	**Catalina Mariposa Lily**	PG	.	Liliaceae
Calochortus clavatus* ssp. *clavatus	**Club-Haired Mariposa Lily**	PG	.	Liliaceae
Camissonia californica	Mustard Primrose	AH	.	Onagraceae
Carduus pycnocephalus *	Italian Thistle	AH	.	Asteraceae
Centaurea melitensis *	Tocalote	AH	.	Asteraceae
Cercocarpus betuloides var. *betuloides*	Birchleaf Mountain Mahogany	S	.	Rosaceae
Chlorogalum pomeridianum var. *pomeridianum*	Soap Lily	PG	.	Liliaceae
Cirsium sp.	Thistle	BH	.	Asteraceae
Cirsium vulgare *	Bull Thistle	BH	FACU	Asteraceae
Clarkia purpurea ssp. *quadrivulnera*	Four-spotted Purple Clarkia	AH	.	Onagraceae
Clarkia unguiculata	Elegant Clarkia	AH	.	Onagraceae
Conyza canadensis	Horseweed	AH	FAC	Asteraceae
Cordylanthus nevinii	**Rigid Bird's Beak**	AH	.	Orobanchaceae
Cordylanthus rigidus ssp. *rigidus*	Rigid Bird's Beak	AH	.	Orobanchaceae
Cordylanthus rigidus* ssp. *setigerus	**Dark-tipped Rigid Bird's Beak**	AH	.	Orobanchaceae
Corethrogyne [Lessingia] filaginifolia var. *filaginifolia*	Cudweed-Aster	PH	.	Asteraceae
Deinandra [Hemizonia] fasciculata	Fasciculed Tarplant	AH	.	Asteraceae
Dryopteris arguta	Coastal Wood Fern	PF	.	Dryopteridaceae
Elymus glaucus* ssp. *jepsonii	**Woodland Wildrye**	PG	FACU	Poaceae
Epilobium canum ssp. *canum*	California Fuchsia	PH	.	Onagraceae
Eremocarpus setigerus	Dove Weed	AH	.	Euphorbiaceae

[1] * = Introduced/nonnative plant species. **Bold** = Special-status species (discussed below in the Special-Status Biological Resources section). Scientific names follow Hickman (1993) and Flora of North America Editorial Committee (1993-2005).

[2] Habit definitions: AG = annual grass or graminoid; AH = annual herb; PF = perennial fern or fern ally; PG = perennial grass or graminoid; PH = perennial herb; PV = perennial vine; S= shrub; T = tree.

[3] WIS = Wetland Indicator Status The following code definitions are according to Reed (1988):
OBL = obligate wetland species, occurs almost always in wetlands (>99% probability).
FACW = facultative wetland species, usually found in wetlands (67-99% probability).
FAC = facultative species, equally likely to occur in wetlands or nonwetlands (34-66% probability).
FACU = facultative upland species, usually found in nonwetlands (67-99% probability).
"+ or –" symbols are modifiers that indicate greater or lesser affinity for wetland habitats.
NI = no indicator has been assigned due to a lack of information to determine indicator status.
* = a tentative assignment to that indicator status by Reed (1988).
Parentheses around a status indicate a wetland status as suggested by David L. Magney based on extensive field observations.

Scientific Name[1]	Common Name	Habit[2]	WIS[3]	Family
Eriogonum elongatum var. *elongatum*	Long-stemmed Buckwheat	PH	.	Polygonaceae
Eriophyllum confertiflorum var. *confertiflorum*	Golden Yarrow	PH	.	Asteraceae
Erodium cicutarium *	Redstem Filaree	AH	.	Geraniaceae
Eucrypta chrysanthemifolia var. *chyrsanthemifolia*	Common Eucrypta	AH	.	Boraginaceae [Hydrophyllaceae]
Galium porrigens* var. *porrigens	**Climbing Bedstraw**	PV	.	Rubiaceae
Garrya veatchii	Silk-Tassel Bush	S	.	Garryaceae
Geranium dissectum *	Dissected Geranium	AH	.	Geraniaceae
Geranium molle *	Annual Cranesbill	AH	.	Geraniaceae
Gilia capitata ssp. *abrotanifolia*	Blue Field Gilia	AH	.	Polemoniaceae
Grindellia camporum* var. *camporum	**Gumplant**	**S**	**FACU**	**Asteraceae**
Hazardia squarrosa var. *obtusa*	Prickly Saw-toothed Goldenbush	S	.	Asteraceae
Hersperoyucca [Yucca] whipplei ssp. *whipplei*	Our Lord's Candle	S	.	Agavaceae
Heteromeles salicifolia [H. arbutifolia]	Toyon	S	.	Rosaceae
Hirschfeldia incana *	Summer Mustard	PH	.	Brassicaceae
Hypochaeris glabra *	Smooth Cat's-ear	AH	.	Asteraceae
Juglans californica* var. *californica	**Southern California Black Walnut**	T	FAC	Juglandaceae
Keckiella cordifolia	Heart-leaved Bush Penstemon	S	.	Plantaginaceae
Lagophylla ramosissima* ssp. *ramosissima	**Branched Lagophylla**	AH	.	Asteraceae
Lathyrus vestitus var. *vestitus*	Pacific Peavine	PV	.	Fabaceae
Leymus condensatus	Giant Wildrye	PG	FACU	Poaceae
Leymus triticoides	Creeping Wildrye	PG	FAC+	Poaceae
*Lolium multiflorum**	Italian Ryegrass	AG	FAC*	Poaceae
Lotus scoparius var. *scoparius*	Deerweed	PH	.	Fabaceae
Lupinus bicolor	Miniature Lupine	AH	.	Fabaceae
Lupinus cf. longifolius	Long-leaved Bush Lupine	S	.	Fabaceae
Lupinus sparsiflorus ssp. *sparsiflorus*	Few-flowered Lupine	AH	.	Fabaceae
Madia gracilis	**Slender Tarplant**	**AH**	**.**	**Asteraceae**
Malacothrix saxatilis var. *tenuifolia*	Tenuated Cliff-aster	PH	.	Asteraceae
Malosma laurina	Laurel Sumac	S	.	Anacardiaceae
Marrubium vulgare *	White Horehound	S	FAC	Lamiaceae
Medicago polymorpha *	Burclover	AH	.	Fabaceae
Melica imperfecta	Coast Melic Grass	PG	.	Poaceae
Melilotus indica *	Sourclover	AH	FAC	Fabaceae
Monardella lanceolata	Mustang Mint	AH	.	Lamiaceae
Nassella lepida	Foothill Needlegrass	PG	.	Poaceae
Nassella pulchra	Purple Needlegrass	PG	.	Poaceae
Navarretia atractyloides	**Navarretia**	AH	.	Polemoniaceae
Paeonia californica	California Peony	PH	.	Paeoniaceae
Phacelia davidsonii	Davidson's Phacelia	AH	.	Boraginaceae [Hydrophyllaceae]
Phacelia imbricata	Imbricate Phacelia	PH	.	Boraginaceae [Hydrophyllaceae]
Pholistoma auritum var. *auritum*	Blue Fiesta Flower	AH	.	Boraginaceae [Hydrophyllaceae]
Phoradendron macrophyllum	Bigleaf Mistletoe	S	.	Viscaceae
Piptatherum miliaceum *	Smilo Grass	PG	(FACU-)	Poaceae
Pseudognaphalium [Gnaphalium]californicum	Green Everlasting	A/BH	.	Asteraceae
Quercus agrifolia var. *agrifolia*	Coast Live Oak	T	.	Fagaceae
Rhamnus ilicifolia	Holly-leaf Redberry	S	.	Rhamnaceae

Scientific Name[1]	Common Name	Habit[2]	WIS[3]	Family
Ribes malvaceum var. *malvaceum*	Chaparral Currant	S	.	Grossulariaceae
Ribes malvaceum var. *viridifolium*	Sticky Chaparral Currant	S	.	Grossulariaceae
Salsola tragus *	Russian Thistle	AH	FACU+	Chenopodiaceae
Salvia leucophylla	Purple Sage	S	.	Lamiaceae
Sambucus mexicana	Blue Elderberry	S	FAC	Caprifoliaceae
Sanicula crassicaulis var. *crassicaulis*	Pacific Sanicle	PH	.	Apiaceae
Sisymbrium irio *	London Rocket	AH	.	Brassicaceae
Sisyrinchium bellum	Blue-eyed Grass	PG	FAC	Iridaceae
Sonchus asper *	Prickly Sow Thistle	AH	FAC	Asteraceae
Stachys bullata	Hedge Nettle	PH	.	Lamiaceae
Stellaria media *	Common Chickweed	AH	FACU	Caryophyllaceae
Stephanomeria cichoriacea	Fort Tejon Milk-Aster	PH	.	Asteraceae
Stephanomeria virgata ssp. *virgata*	Twiggy Wreath Plant	AH	.	Asteraceae
Symphoricarpos mollis	Creeping Snowberry	S	.	Caprifoliaceae
Toxicodendron diverilobum	Poison Oak	S/V	(FACU)	Anacardiaceae
Trichostema lanceolatum	**Vinegar Weed**	AH	.	Lamiaceae
Trifolium willdenovii	**Tomcat Clover**	AH	.	Fabaceae
Verbena lasiostachys var. *lasiostachys*	Western Verbena	AH	FAC-	Verbenaceae
Vulpia microstachys* var. *pauciflora	**Few-flowered Side-Oats**	AG	.	Poaceae

Table 2. Wildlife Species of the Holly-Dupuy Property

Scientific Name[4]	Common Name	Evidence
Amphibians		
Batrachoseps nigriventris	Black-bellied Slender Salamander	Observed
Hyla regilla	Pacific Treefrog	Expected
Reptiles		
Elgaria multicarinatus	San Diego Alligator Lizard	Expected
Sceloporous occidentalis	Western Fence Lizard	Observed
Uta stansburiana elegans	Side-blotched Lizard	Expected
Pituophis melanoleucus	Gopher Snake	Expected
Crotalus viridis	Western Rattlesnake	Expected
Avifauna		
Cathartes aura	Turkey Vulture	Observed
Callipepla californica	California Quail	Expected
Accipiter cooperii	Cooper's Hawk	Expected
Buteo lineatus	Red-shouldered Hawk	Expected
Buteo jamaicensis	Red-tailed Hawk	Observed
Falco sparverius	American Kestrel	Expected
Zenaida macroura	Mourning Dove	Expected
Calypte anna	Anna's Hummingbird	Observed
Lophortyx californicus	California Quail	Observed
Thryomanes bewickii	Bewick's Wren	Observed
Melanerpes formicivorus	Acorn Woodpecker	Observed
Colaptes auratus	Northern Flicker	Observed
Empidonax difficilis	Pacific-slope Flycatcher	Expected
Sayornis nigricans	Black Phoebe	Observed
Sayornis saya	Say's Phoebe	Expected

[4] Bold type indicates special-status wildlife species.

Scientific Name*	Common Name	Evidence
Aphelocoma californica	Western Scrub-jay	Observed
Corvus caurinus	American Crow	Observed
Corvus corax	Common Raven	Observed
Pipilo erythrophtalmus	Spotted Towhee	Observed
Pipilo fuscus	Brown Towhee	Observed
Baeolophus inornatus	Oak Titmouse	Observed
Psaltriparus minimus	Common Bushtit	Observed
Mimus polyglottos	Northern Mockingbird	Expected
Dendroica petechia	Yellow Warbler	Expected
Geothlypis trichas	Common Yellowthroat	Observed
Pipilo crissalis	California Towhee	Expected
Zonotrichia leucophrys	White-crowned Sparrow	Expected
Euphagus cyanocephalus	Brewer's Blackbird	Observed
Carpodacus cassinii	House Finch	Expected
Carduelis psaltria	Lesser Goldfinch	Expected
Carduelis tristis	American Goldfinch	Observed
	Mammals	
Didelphis virginiana	Virginia Opossum	Expected
Scapanus townsendii	Townsend's Mole	Expected
Spermophilus beecheyi	California Ground Squirrel	Observed
Neotoma lepida intermedia	**San Diego Desert Woodrat**	Nest Observed
Thomomys bottae	Botta's Pocket Gopher	Observed
Peromyscus maniculatus	Deer Mouse	Expected
Neotoma fuscipes	Dusky-footed Woodrat	Expected
Canis latrans	Coyote	Scat
Urocyon cinereoargenteus	Gray Fox	Expected
Microtus californicus	California Vole	Expected
Mustela frenata	Longtail Weasel	Expected
Procyon lotor	Raccoon	Expected
Sylvilagus audubonii	Audubon Cottontail	Observed
Spilogale gracilis	Western Spotted Skunk	Expected
Mephitis mephitis	Striped Skunk	Expected
Felis concolor	Mountain Lion	Expected
Lynx rufus	Bobcat	Expected
Odocoileus hemionus	Mule Deer	Observed
	Invertebrates	
*Apis mellifera**	European Honey Bee	Observed
Pieris rapae	Cabbage White Butterfly	Observed
Vanessa cardui	Painted Lady Butterfly	Observed
Danaus plexippus	Monarch Butterfly	Observed
Nymphalis milberti	Milbert's Tortoise Shell Butterfly	Observed
Iridomyrmex humilis	Argentine Ant	Observed
-	Termite	Observed
Rhagio mystacea	Snipe Fly	Observed
-	Grasshopper	Observed
-	Dusky Beetle	Observed
-	Centipede	Observed
Phidippus formosus	Red Jumping Spider	Observed

The project site vegetation is comprised of four predominant **habitat types**, including *Lemurs triticoides-Nassella* Alliance (Creeping Wildrye-Needlegrass Native Perennial Grassland), the Coastal Sage Scrub plant community *Salvia leucophylla* Alliance (Purple Sage Scrub), *Juglans californica* var. *californica* Alliance (California Walnut Woodland), and *Quercus agrifolia* Alliance (Coast Live Oak Woodland). These are discussed in the following paragraphs.

***Leymus triticoides-Nassella* Alliance** (Creeping Wildrye-Needlegrass Native Perennial Grassland) consists of low, herbaceous vegetation that is dominated by perennial native bunchgrasses, including *Nassella lepida* (Foothill Needlegrass), *Nassella pulchra* (Purple Needlegrass), and *Leymus triticoides* (Creeping Wildrye). Introduced annual grassland plant communities (California Annual Grassland) have largely replaced the native perennial grassland communities throughout California. *Leymus triticoides-Nassella* Alliance occurs on all topographic locations in deep, high clay content soils, and grows at elevations between sea level and 1,300 meters. Stands of this once extensive alliance now typically include non-native annual species mixed with the perennial grasses and herbs. *Nassella lepida* may grow sympatrically with of the *Nassella* species; however, they do not typically mix, especially in southern California, and species of *Nassella* segregate based on substrate and slope factors. (Sawyer and Keeler-Wolf 1995.)

This alliance is described by Magney (1992) as Southern Coastal Needlegrass Grassland, in which native and introduced annuals grow within the open gaps between the perennials, often actually exceeding the bunchgrass in cover. These perennial grasslands typically consist of at least 10% of native perennial grass species with several native wildflower species as associates. It is found as small, open pockets within Coastal Sage Scrub areas or intergrading with chaparral and woodland communities. Southern Coastal Needlegrass Grassland prefers sites with fine-textured soils that are moist during winter and very dry during summer. This plant community occurs on coastal terraces, foothills, valleys of California's south coast (Santa Ana Mountains), and in the coastal Transverse Ranges (including the Santa Monica Mountains).

The important *Leymus triticoides-Nassella* Alliance associate species observed onsite include: *Achillea millefolium* var. *californica*, *Bromus hordeaceus* (Soft Chess), *Clarkia* spp. (Clarkia), *Deinandra fasciculata* (Tar Plant), *Eremocarpus setigerus* (Doveplant), *Gnaphalium californicum* (Green Everlasting), *Trichostema lanceolatum* (Vinegar Plant), *Trifolium willdenovii* (Tomcat Clover), and *Verbena lasiostachys* (Western Verbena).

Coastal Sage Scrub is a shrubland dominated by facultative drought-deciduous, low-growing, soft-leaved, and grayish-green (malacophyllus) shrubs and subshrubs. Coastal Sage Scrub plant series typically exhibit a patchy distribution, often in close association with areas inhabited by chaparral habitats. Coastal Sage Scrub is a community at risk, with approximately 90 percent already lost to development (urban and agriculture); very little Coastal Sage Scrub has been protected by any legal mechanisms, such as enforceable conservation easements (Davis et al. 1985; Boyd 1999). Due to stand variations, Coastal Sage Scrub is often considered part of a collection of species-specific plant series (Sawyer and Keeler-Wolf 1995). The Coastal Sage Scrub alliance observed onsite is *Salvia leucophylla* Alliance (Purple Sage Scrub). ***Salvia leucophylla* Alliance** (Purple Sage Scrub) is dominated by *Salvia leucophylla* (Purple Sage), and is often an important shrub with *Artemisia californica* (California Sagebrush). *Salvia leucophylla* typically forms a continuous to intermittent canopy over a variable ground layer. *Salvia leucophylla* Alliance grows on steeper north-facing slopes in colluvial-derived, rocky soils. It is considered part of the Coastal Sage Scrub series collection, and *Salvia leucophylla* stands typically create mosaics with *Quercus agrifolia* Alliance and *Juglans californica* Alliance.

Several associate native species contribute to the canopy of *Salvia leucophylla* Alliance onsite, including: *Artemisia californica* (California Sagebrush), *Baccharis pilularis* (Coyote Brush), *Eriogonum elongatum* var. *elongatum* (Elegant Buckwheat), *Eriophyllum confertiflorum* var. *confertiflorum* (Golden Yarrow), *Leymus condensatus* (Giant Wildrye), *Lotus scoparius* var. *scoparius* (Deerweed), *Malacothamnus fasciculatus* (Chaparral Bush Mallow), *Malosma laurina* (Laurel Sumac), *Nassella pulchra*, *Paeonia californica* (California Peony), *Toxicodendron diversilobum* (Western Poison Oak).

***Juglans californica* Alliance** (California Walnut Woodland) is dominated by *Juglans californica* var. *californica* (Southern California Black Walnut), a broad-leaved winter-deciduous, monoecious tree. *Juglans californica* Alliance forms an open to closed canopy (less than 10 meters tall) growing over a common or infrequent shrub stratum and a sparse or grassy ground layer. This habitat requires deep, shale-derived, intermittently flooded/saturated soils of freshwater riparian corridors, floodplains, incised canyons, seeps, and stream or riverbanks at elevations between 150 and 900 meters. (Sawyer and Keeler-Wolf 1995.)

Juglans californica is an uncommon endemic species, ranging from coastal southern California from Santa Barbara County to Los Angeles County. *J. californica* is a CNPS List 4 (limited distribution) and has a CNPS R-E-D (Rare-Endangerment-Distribution) Code of 1-2-3 ([1] Rare, but low potential for extinction-[2] Endangered in a portion of its range-[3] Endemic to California) (CNPS 2001). *Juglans californica* Alliance is a much fragmented, declining natural community, and it is threatened by urbanization and grazing, which inhibit natural reproduction.

Juglans californica Alliance was observed as an open canopy consisting of several large, mature trees growing over an understory of associate shrubs and herbs, including several of those listed above in Native Perennial Grassland and Coastal Sage Scrub

***Quercus agrifolia* Alliance** (Coast Live Oak Woodland) is dominated by *Quercus agrifolia* var. *agrifolia* (Coast Live Oak), which is a broad-leaved, evergreen, wide-topped tree with furrowed, dark gray bark and spine-toothed, convex, dark green leaves. *Q. agrifolia* is the most widely distributed species of the evergreen oaks, and it is capable of achieving large size and old age (Zedler et al. 1997). *Quercus agrifolia* Alliance occurs predominantly on steep slopes and on raised stream banks and terraces at elevations below 1,200 meters. It forms a continuous to open 30-meter-tall canopy, growing over an understory of occasional shrubs and an herbaceous ground layer. *Quercus agrifolia* Alliance requires sandstone or shale-derived soils. (Sawyer & Keeler-Wolf 1995.)

Associate canopy contributors include *Herteromeles salicifolia* [*H. arbutifolia*] (Toyon), *Juglans californica* var. *californica* and *Sambucus mexicana* (Mexican Elderberry). The understory is variable, including many of those associate shrub species listed above under Native Perennial Grassland and Coastal Sage Scrub.

IV. BIOLOGICAL RESOURCES:	PROJECT IMPACT DEGREE OF EFFECT[5]				CUMULATIVE IMPACT DEGREE OF EFFECT			
What level of impact will the proposal have on:	**N**	**LS**	**PS-M**	**PS**	**N**	**LS**	**PS-M**	**PS**
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	
Will the proposal:								
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X				X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X				X	
c) Have a substantial adverse effect on federally protected wetland as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	X				X			
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X				X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X				X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X				X	

[5] N = No Impact; LS = Less Than Significant; PS-M = Potentially Significant Impact Unless Mitigation Incorporated; PS = Potentially Significant Impact.

ADDITIONAL COMMENTS OR EXPLANATIONS:

DMEC conducted a search of the CDFG's CNDDB RareFind3 (CDFG 2004) for the Ojai, California Quadrangle (USGS 7.5-minute Series Topographic Map), and all surrounding quads (Lion Canyon, Topatopa Mountain, Santa Paula Peak, Santa Paula, Saticoy, Ventura, and Matilija.), to account for all special-status plant and wildlife species and habitats with potential to occur onsite. The RareFind3 search resulted in 43 tracked elements, including 16 special-status plant species, 21 special-status wildlife species, and 6 sensitive habitat types. These special-status biological resources, tracked by CNDDB in the immediate vicinity of the project site, are listed on the CNDDB results table provided following page 14.

Although no CNDDB tracked special-status plant or wildlife species were observed onsite, impacts to these reported taxa would be considered a significant impact. DMEC does not expect the proposed parcel map waiver and large lot subdivision to result in any impacts to these plant species onsite; however, there is still potential for these species to become established onsite, and seasonal surveys are recommended prior to any development onsite. It should be noted that the four building pads were graded prior to the November field survey; therefore, it is unknown what might have inhabited these sites prior to these grading activities.

DMEC also conducted a literature search of California Native Plant Society's *Inventory of Rare and Endangered Plants of California* (CNPS 2001) and the *Checklist of Ventura County Rare Plants* (Magney 2005) to account for other special-status plant species not tracked by CNDDB with potential to occur in the vicinity of the proposed project site. Fourteen (14) special-status species, not tracked by CNDDB, were observed onsite. These special-status species found onsite are considered Species of Local Concern within Ventura County (Magney 2005).

Projects reviewed under California Environmental Quality Act (CEQA) should consider impacts to Locally Important species as potentially significant. Generally, any impacts to a population of one or more of the plants listed herein would be considered significant.

According to the CEQA Guidelines, a species is considered "rare" when either: (A) Although not presently threatened with extinction, the species is existing in such small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens; or (B) The species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range and may be considered "threatened" as that term is used in the Federal Endangered Species Act. Guidelines § 15380(b)(2).

Of the 14 special-status species observed onsite that are not tracked by CNDDB, two (2) have a status of CNPS List 4, four (4) species observed onsite are considered Locally Rare, and seven (7) species observed onsite are considered Locally Uncommon. Locally Rare is defined as the species was either formally listed by USFWS, CDFG, CNPS, or the species has five or fewer occurrences in Ventura County. Locally Uncommon is defined as the species has six to ten occurrences with in Ventura County.

The Locally Rare and Uncommon species observed onsite include the following:

Scientific Name	Common Name	Status
Calochortus catalinae	Catalina Mariposa Lily	CNPS 4 (Uncommon)
Calochortus clavatus ssp. *clavatus*	Club-Haired Mariposa Lily	CNPS 4 (Uncommon)
Cordylanthus nevinii	Rigid Bird's Beak	Uncommon
Cordylanthus rigidus ssp. *setigerus*	Dark-tipped Rigid Bird's Beak	Uncommon
Elymus glaucus ssp. *jepsonii*	Woodland Wildrye	Rare
Galium porrigens var. *porrigens*	Climbing Bedstraw	Uncommon
Grindellia camporum var. *camporum*	Gumplant	Rare
Juglans californica var. *californica*	Southern California Black Walnut	CNPS 4
Lagophylla ramosissima ssp. *ramosissima*	Branched Lagophylla	Uncommon
Madia gracilis	Slender Tarplant	Uncommon
Navarretia atractyloides	Navarretia	Rare
Trichostema lanceolatum	Vinegar Weed	Uncommon
Trifolium willdenovii	Tomcat Clover	Uncommon
Vulpia microstachys var. *pauciflora*	Few-flowered Side-Oats	Rare

Several **special-status wildlife** species are known or expected to occur in the region of the project site. A total of 21 special-status wildlife species (including invertebrates) are tracked in the vicinity of the project site by CNDDB (refer to the CNDDB results table provided after page 14). One special-status wildlife species was observed onsite, an active nest of San Diego Desert Woodrat (*Neotoma lepida intermedia*), however, this species is not tracked within the 9-Quad area for which the CNDDB search was conducted. Habitat exists onsite for several of the special-status wildlife species with potential to occur in the vicinity of the property. DMEC expects that some of these sensitive species may inhabit or frequent the project site; however, DMEC does not expect the nature of the proposed parcel map waiver and large lot subdivision to result in any significant impacts to any wildlife species (sensitive or otherwise). Focused wildlife surveys are recommended prior to any development stage of this project to avoid any future impacts to special-status wildlife species inhabiting the property.

No federal or state listed wildlife species were observed at Lyons Canyon Ranch; however, DMEC observed an active San Diego Desert Woodrat (*Neotoma lepida intermedia*) nest onsite. This species is a CDFG California Species of Concern. This species occurs in coastal southern California from San Diego to San Luis Obispo Counties. San Diego Desert Woodrat occupies arid areas with sparse vegetation. This species is restricted to the Pacific slope in a range that stretches from San Luis Obispo County to northwestern Baja California. San Diego Desert Woodrat has a compact body, long tail, large ears, and large, slightly bulging, black eyes. This species has a pale to dark gray wash with yellow above, light undersides, grayish to yellowish below and gray at the base of the throat region. Their tail, over half of the body length, is distinctively bicolored. Their hind feet are white. These woodrats live in high desert areas, chaparral, sagebrush flats, and Pinyon-Juniper Woodland. Populations may be impacted by habitat loss to agricultural and urban development, isolation, and fragmentation of habitats, and wildfires, especially in cactus areas. (Aquarium of the Pacific Animal Data Base available at http://www.aquariumofpacific.org/ANIMAL_DATABASE/animaldb.asp?id=158.)

The geographic coordinates for the location of each special-status (Locally Important) species observed by DMEC on 17 November 2005 on the Holly-Dupuy Property (Sulphur Mountain) are listed below:

Special-Status Species	Waypoint	Latitude	Longitude	Altitude (ft.)
Calochortus catalinae	DM-017	34.41489179	-119.13784957	2624
Calochortus clavatus var. *clavatus*	CB-018	34.41669725	-119.13856069	2585
Cordylanthus nevinii	CB-020	34.41809795	-119.13814109	2561
Cordylanthus rigidus ssp. *setigerus; Navarretia atractyloides*	DM-024	34.41730862	-119.13914130	2580
Elymus glaucus ssp. *Jepsonii; Galium porrigens* var. *porrigens*	DM-001	34.41480872	-119.14316579	2658
Grindellia camporum var. *camporus*	CB-026	34.42082844	-119.13422490	2453
Juglans californica var. *californica*	CB-002	34.41463186	-119.14383399	2580
Juglans californica var. *californica*	CB-011	34.41451519	-119.13669303	2578
Juglans californica var. *californica*	CB-024	34.42003056	-119.13438843	2505
Juglans californica var. *californica*	DM-012	34.41428251	-119.13719645	2622
Juglans californica var. *californica*	DM-026	34.41725867	-119.13839246	2589
Madia gracilis	DM-016	34.41485239	-119.13764773	2636
Navarretia atractyloides	CB-022	34.41763150	-119.13938379	2568
Navarretia atractyloides	DM-004	34.41424286	-119.14294576	2655
Navarretia atractyloides	DM-025	34.41731776	-119.13881307	2590
Trichostema lanceolatum	CB-014	34.41417002	-119.13768142	2615
Trichostema lanceolatum; Lagophylla ramosisssima ssp. *ramosissima*	DM-018	34.41516202	-119.13802282	2613
Trifolium willdenovii	CB-001	34.41504233	-119.14403901	2606
Vulpia microstachys var. *pauciflora*	CB-006	34.41483437	-119.13757917	2626
San Diego Desert Woodrat	DM-011	34.41398805	-119.13731178	2617

The CNDDB search resulted in six **sensitive habitat types** with potential to occur onsite, based on the 9-Quad search, including:

- California Walnut Woodland;
- Southern California Coastal Lagoon;
- Southern California Steelhead Stream;
- Southern Coast Live Oak Riparian Forest;
- Southern Riparian Forest; and
- Southern Sycamore Alder Riparian Woodland.

However, CNDDB tracks other sensitive habitats that have not been mapped in the vicinity of the project site that were observed onsite by DMEC during the November 2005 survey, and they include:

- California Walnut Woodland (described above as *Juglans californica* Alliance);
- Valley Needlegrass Grassland (*Leymus triticoides-Nassella* Alliance); and
- Coastal Sage Scrub (*Salvia leucophylla* Alliance).

DMEC also observed extensive relatively pristine Coast Live Oak Woodland (Described above as *Quercus agrifolia* Alliance).

The **State of California Oak Woodlands Legislation** was adopted by the California Legislature for the preservation and conservation of oak woodlands, and was provided for the inclusion of §21083.4 to the Public Resources Code (CEQA Statute). The CEQA requires a lead agency to assess whether or not a discretionary project will have a significant effect on the environment, or if project revisions would avoid or mitigate significant effects on the environment. The Oak Woodlands Conservation Act requires a county to determine if oak woodland conversion associated with a project would result in a

significant environmental effect, to require one or more of specified mitigation alternatives to mitigate the significant effect of the conversion of oak woodlands.

Recommendations:

Mr. Holly and Mr. Dupuy are requesting a parcel map waiver and large lot subdivision for four (4) parcels (40-acre minimum). The four parcels would be for residential use. DMEC does not expect this immediate request to result in significant impacts to biological resources.

However, given that DMEC does not know exactly where subsequent development may occur in the future, no focused surveys could be conducted within any particular future footprints. Furthermore, DMEC had insufficient time to conduct focused surveys of all areas of the extensive property during the November survey, and surveys were conducted late in the growing season to detect all resources onsite. The potential for the development of the property creates the potential for significant impacts to result to some of the biological resources reported in this study. The following are recommendations to avoid future impacts to sensitive resources onsite.

The presence of a Ventura County Locally Important plant species onsite represents a potentially significant impact if the plant population is destroyed. Subsequent development creates the potential to impact the locally important species population; however, the loss of individual plants in itself would not likely result in a significant adverse impact. Since many of these plants are annual species, and will set seed, incidental disturbance to several individual plants would not likely result in a loss of the plant population. The populations onsite likely extend beyond what DMEC could assess were potential building pads, providing a mechanism for recolonization of disturbed areas.

Regardless, DMEC recommends spring (seasonal) surveys to be conducted onsite within all areas proposed for development subsequent to this current request for the parcel map waiver and large lot subdivision. Any sensitive species observed during focused seasonal surveys should be flagged and mapped onsite. Locations of such sensitive resources (including sensitive plants, wildlife and habitats) should be considered and should aid in the placement of each future footprint as to avoid impacts to special-status resources to the maximum extent possible onsite.

The presence of San Diego Desert Woodrat onsite represents a potentially significant impact if significant habitat is cleared resulting from any subsequent development of the property. However, DMEC does not expect this species to be impacted directly by any subsequent human activity onsite. Focused surveys are recommended prior to any subsequent construction activities.

The potential for oak woodland conversion resulting from subsequent development of the property exists onsite. Extensive pristine, functional Coast Live Oak Woodland habitat exist onsite, and any impacts to this habitat is subject to all conditions and requirements set forth by The Oak Woodlands Conservation Act. This act requires projects, for which a significant impact to oak woodlands would occur, to adopt one or more of the following mitigation alternatives, which shall be required to mitigate the significant effects of the conversion of oak woodlands. If unavoidable impacts to Coast Live Oak Woodland results from subsequent development, mitigation will include, but is not limited to, the following:

- Conserve oak woodlands through the use of conservation easements.
- Plant appropriate number of trees, including maintaining plantings and replacing dead/diseased trees.
- Maintain trees seven (7) years after the trees are planted.
- Mitigation shall not fulfill more than one-half of the mitigation requirement for the project.
- The requirements may be used to restore former oak woodlands.

- Contribute funds to the Oak Woodlands Conservation Fund, for the purpose of purchasing oak woodlands conservation easements.
- Other mitigation measures developed by the County.

Citations/References Cited:

California Department of Fish and Game. 2005. California Natural Diversity Database search of RareFind3. (Updated 2 November 2004) The Resource Agency, State of California, Sacramento, California.

California Native Plants Society (CNPS). 2001. *Inventory of Rare and Endangered Plants of California.* Sixth Edition. (Special Publication No. 1.) Sacramento, California.

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Magney, D.L. 1999. Preliminary List of Rare California Lichens. *California Lichen Society Bulletin* 6(2):22-27. See http://128.32.109.44/red.html

Magney, D.L. 2005a. *Checklist of Ventura County Rare Plants.* 5 April 2005. California Native Plant Society, Channel Islands Chapter, Ojai, California. Published on www.cnpsci.org.

Magney, D.L. 2005b. *A Flora of Ventura County, California.* Draft manuscript. David Magney Environmental Consulting, Ojai, California.

National Geographic. 2002. *Field Guide to the Birds of North America* (Fourth Edition). Washington, D.C.

Sawyer, J.O., and T. Keeler-Wolf. 1995. *A Manual of California Vegetation.* California Native Plant Society, Sacramento, California.

MANDATORY FINDINGS OF SIGNIFICANCE Based on the information contained with Section B6:	**Yes/Maybe**	**No**
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 major periods of California's history or prehistory?	X	
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.)		**X**
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 that total of those impacts on the environment is significant.)		**X**
4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		**X**

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.
[X]	I find that although the proposed project could have a significant effect on the environmental, there would 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 environmental, 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 environmental, but at least one effect 1) has been adequately analyzed in and 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.

Biological Resources Initial Study Preparer

8 December 2005
Date

	Scientific Name/Common Name	Element Code	Federal Status	State Status	GRank	SRank	CDFG or CNPS/R-E-D
1	***Agelaius tricolor*** tricolored blackbird	ABPBXB0020			G2G3	S2	SC
2	***Anniella pulchra pulchra*** silvery legless lizard	ARACC01012			G3G4T3T4Q	S3	SC
3	***Aphanisma blitoides*** aphanisma	PDCHE02010			G2	S1.1	1B/2-2-2
4	***Astragalus didymocarpus var. milesianus*** Miles's milk-vetch	PDFAB0F2X3			G5T2	S2.2	1B/2-2-3
5	***Astragalus pycnostachyus var. lanosissimus*** Ventura Marsh milk-vetch	PDFAB0F7B1	Endangered	Endangered	G2T1	S1.1	1B/3-3-3
6	***Atriplex serenana var. davidsonii*** Davidson's saltscale	PDCHE041T1			G5T2?	S2?	1B/3-2-2
7	***Bufo californicus*** arroyo toad	AAABB01111	Endangered		G2G3	S2S3	SC
8	***California Walnut Woodland***	CTT71210CA			G2	S2.1	
9	***Calochortus palmeri var. palmeri*** Palmer's mariposa lily	PMLIL0D122			G2T2	S2.1	1B/2-2-3
10	***Calochortus weedii var. vestus*** late-flowered mariposa lily	PMLIL0D1J2			G3?T2	S2.2	1B/2-2-3
11	***Catostomus santaanae*** Santa Ana sucker	AFCJC02190	Threatened		G1	S1	SC
12	***Chaenactis glabriuscula var. orcuttiana*** Orcutt's pincushion	PDAST20095			G5T3	S2.1	1B/2-3-2
13	***Chaetodipus californicus femoralis*** Dulzura pocket mouse	AMAFD05021			G5T3	S2?	SC
14	***Charadrius alexandrinus nivosus*** western snowy plover	ABNNB03031	Threatened		G4T3	S2	SC
15	***Choeronycteris mexicana*** Mexican long-tongued bat	AMACB02010			G4	S1	SC
16	***Coccyzus americanus occidentalis*** western yellow-billed cuckoo	ABNRB02022	Candidate	Endangered	G5T2Q	S1	
17	***Coelus globosus*** globose dune beetle	IICOL4A010			G1	S1	
18	***Danaus plexippus*** monarch butterfly	IILEPP2010			G5	S3	
19	***Delphinium umbraculorum*** umbrella larkspur	PDRAN0B1W0			G2G3	S2S3.3	1B/2-1-3
20	***Elanus leucurus*** white-tailed kite	ABNKC06010			G5	S3	
21	***Emys (=Clemmys) marmorata pallida*** southwestern pond turtle	ARAAD02032			G3G4T2T3Q	S2	SC
22	***Eucyclogobius newberryi*** tidewater goby	AFCQN04010	Endangered		G3	S2S3	SC

	Scientific Name/Common Name	Element Code	Federal Status	State Status	GRank	SRank	CDFG or CNPS/R-E-D
23	***Fritillaria ojaiensis*** Ojai fritillary	PMLIL0V0N0			G1	S1.2	1B/3-2-3
24	***Gila orcutti*** arroyo chub	AFCJB13120			G2	S2	SC
25	***Gymnogyps californianus*** California condor	ABNKA03010	Endangered	Endangered	G1	S1	
26	***Horkelia cuneata ssp. puberula*** mesa horkelia	PDROS0W045			G4T2	S2.1	1B/2-3-3
27	***Lasthenia glabrata ssp. coulteri*** Coulter's goldfields	PDAST5L0A1			G4T3	S2.1	1B/2-3-2
28	***Nolina cismontana*** chaparral nolina	PMAGA080E0			G1	S1.1	1B/3-2-3
29	***Oncorhynchus mykiss irideus*** southern steelhead - southern California esu	AFCHA0209J	Endangered		G5T2Q	S2	SC
30	***Orobanche valida ssp. valida*** Rock Creek broomrape	PDORO040G2			G3T1	S1.2	1B/3-2-3
31	***Oxytheca parishii var. abramsii*** Abrams's oxytheca	PDPGN0J041			G4?T2	S2.2	1B/2-2-3
32	***Phrynosoma coronatum (blainvillii)*** Coast (San Diego) horned lizard	ARACF12021			G4T3T4	S2S3	SC
33	***Polioptila californica californica*** coastal California gnatcatcher	ABPBJ08081	Threatened		G3T2	S2	SC
34	***Rana aurora draytonii*** California red-legged frog	AAABH01022	Threatened		G4T2T3	S2S3	SC
35	***Sagittaria sanfordii*** Sanford's arrowhead	PMALI040Q0			G3	S3.2	1B/2-2-3
36	***Sidalcea neomexicana*** Salt Spring checkerbloom	PDMAL110J0			G4?	S2S3	2/2-2-1
37	***Southern California Coastal Lagoon***	CALE1220CA			G?	S?	
38	***Southern California Steelhead Stream***	CARE2310CA			G?	S?	
39	***Southern Coast Live Oak Riparian Forest***	CTT61310CA			G4	S4	
40	***Southern Riparian Scrub***	CTT63300CA			G3	S3 2	
41	***Southern Sycamore Alder Riparian Woodland***	CTT62400CA			G4	S4	
42	***Thamnophis hammondii*** two-striped garter snake	ARADB36160			G3	S2	SC
43	***Vireo bellii pusillus*** least Bell's vireo	ABPBW01114	Endangered	Endangered	G5T2	S2	

VENTURA COUNTY
RESOURCE MANAGEMENT AGENCY
MAPPING SERVICES - GIS
VENTURA

SD05-0043
AERIAL MAP

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Feet

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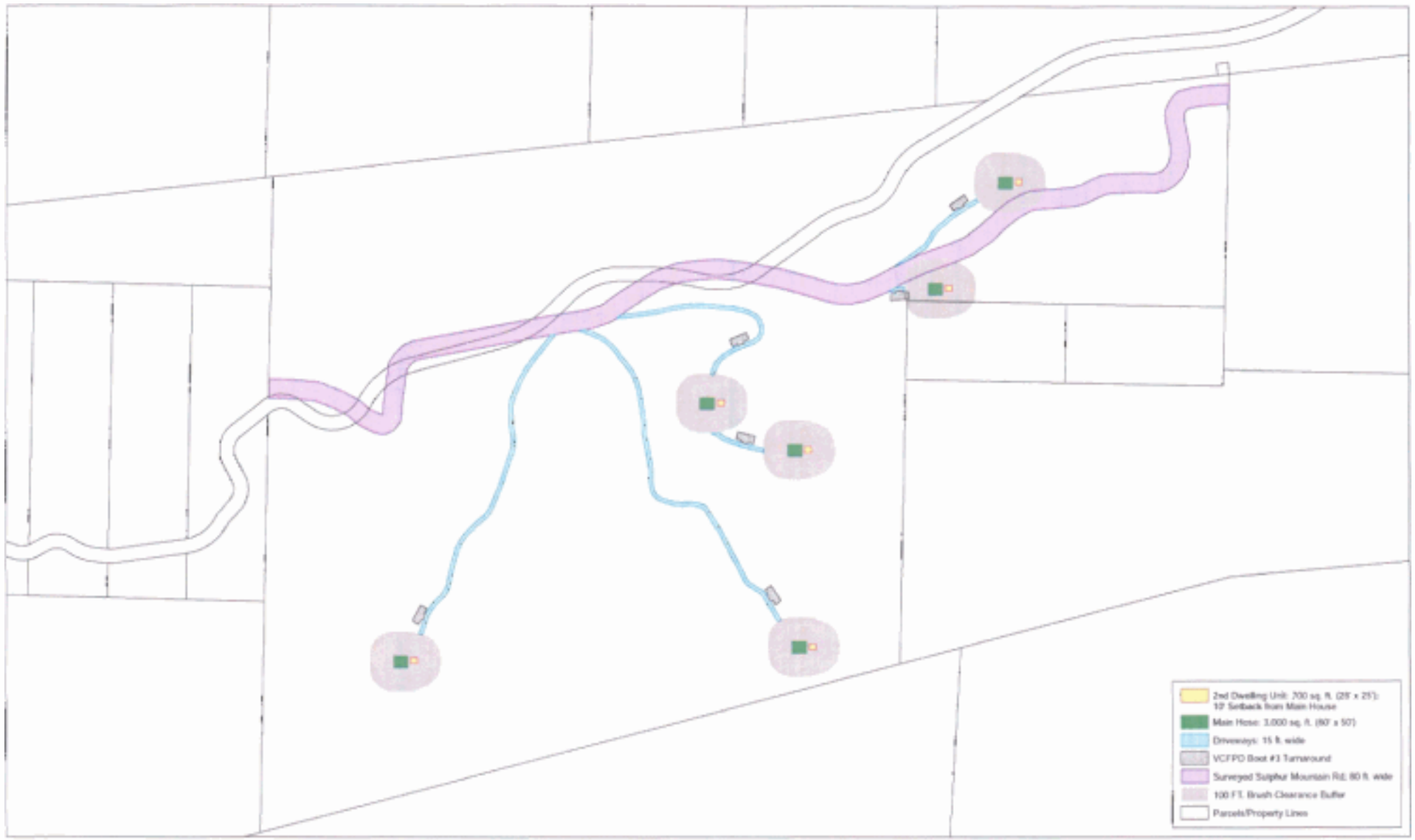

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BASE MAP

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