17503

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August 3, 2006

Mr. Dan Klemann
County of Ventura
Resource Management Agency, Planning Division
800 South Victoria Ave.
Ventura, CA 93009
Submitted via email: daniel.klemann@ventura.org

Subject: Revised Initial Study for the Beltrami Project (Case No. LU05-0169)

Dan:

Provided below is Section 6, Biological Resources, of the Initial Study checklist for the Beltrami Project.

If you have any questions or need any more information regarding this report, please call me at (805) 681-3100, or email me at michelle.bates@tetratech.com.

Sincerely,

TETRA TECH, INC.

Michelle Bates
Senior Biologist

Section A. Project Description

Project Name: Beltrami New Single Family Dwelling, Second Dwelling Unit, and Barn
Project Number: Case No. LU05-0169
Applicant: Marco Beltrami

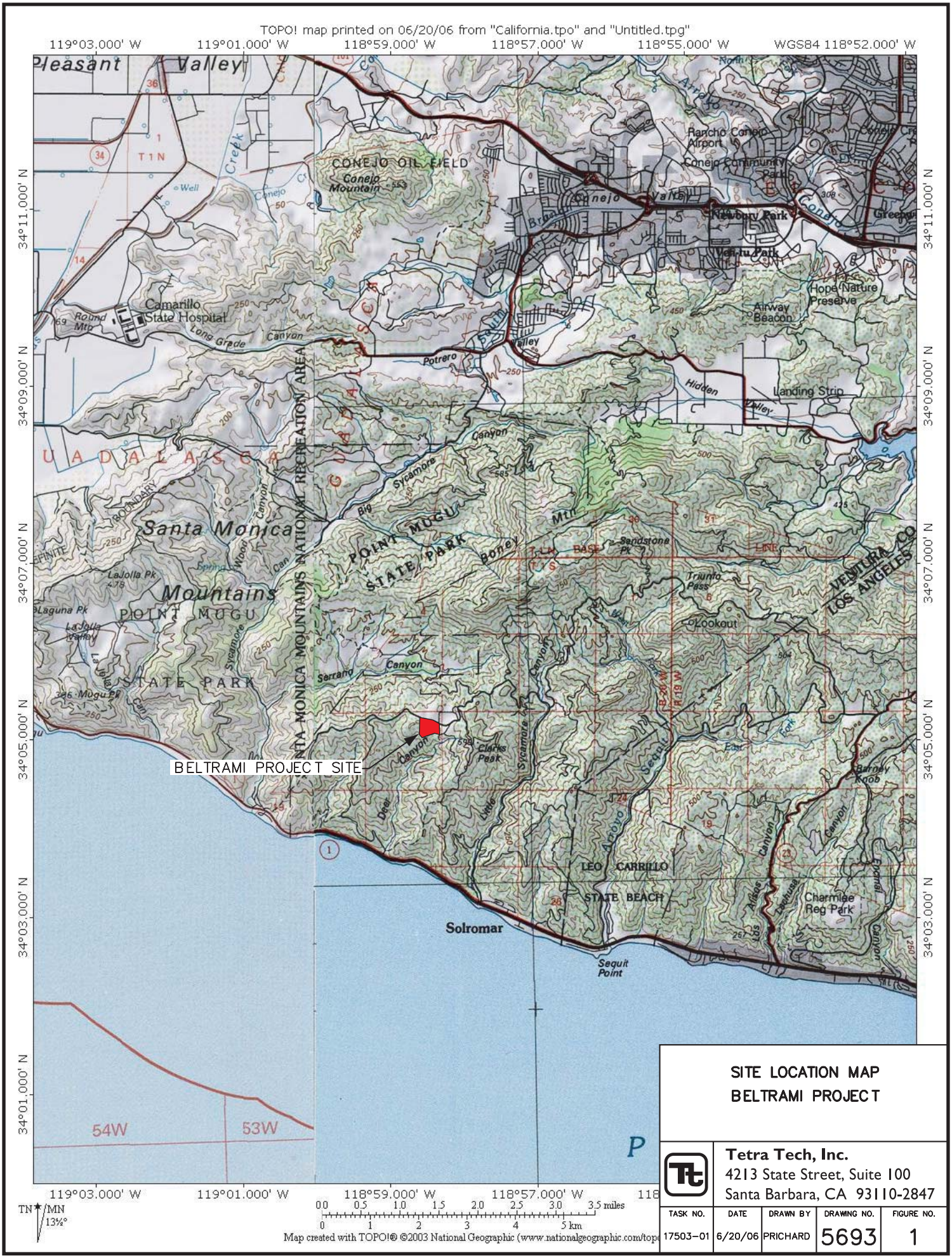
Project Location: Pacific View Drive, Santa Monica Mountains, APNs 700-0-010-585 and -615. Also see Figure 1 below.

Nature and Purpose of Project: The proposed project consists of the development of a main house, a guest house, a barn, and a parking area. Access to all three structures would be provided through the use of one driveway.

Description of Physical Alterations/Improvements and Project Facilities: The proposed project would require grading to install buildings and associated features (patios, pools) as well as sewer lines, a septic system, and parking areas. The project site is 20.73 acres and proposed buildings would occupy 0.13 acre (5,735 square feet). Due to Ventura County Fire Department regulations, which require natural vegetation to be removed or significantly thinned in a 100 foot buffer area surrounding structures over 100 feet, and in an area 15 feet around roads, additional vegetation would be disturbed under the proposed project. This modified area is proposed for landscaping with appropriate plantings. The total area proposed for grading, construction, and landscaping is approximately 4.24 acres (184,695 square feet). This 4.24 acre area is referred to as the project impact area within this report.

Methodology: This biological resources portion of the Initial Study Checklist has been prepared in order to evaluate the impacts of the proposed project on biological resources pursuant to the California Environmental Quality Act (CEQA). Impacts were evaluated according to the criteria provided in the *Ventura County Initial Study Assessment Guidelines* (Ventura County 2006a). Previous biological reports that were conducted by David Magney Environmental Consulting were reviewed in order to complete the Initial Study Checklist (DMEC 2005, 2006). Surveys were conducted by DMEC on May 27, 2005; June 5, 20, and 29, 2005; and March 22, 2006 (DMEC 2005, 2006). Due to the substantial amount of previous data collected, a site visit was not conducted in order to complete this Initial Study.

Site Description: The project site is relatively undisturbed and contains existing dirt roads and trails (DMEC 2006). The project site contains chaparral, coastal sage scrub, grassland, and rock outcrop habitats. The site contains fungi, mosses, a liverwort species, many lichen species, various wildlife species, and an abundance of vascular plants species (DMEC 2006).



SITE LOCATION MAP
BELTRAMI PROJECT

Tetra Tech, Inc.
4213 State Street, Suite 100
Santa Barbara, CA 93110-2847

TASK NO.	DATE	DRAWN BY	DRAWING NO.	FIGURE NO.
17503-01	6/20/06	PRICHARD	5693	1

Section B. Initial Study Checklist

Section 6 of the Initial Study Checklist for the Beltrami project is provided in Table 1 below.

Table 1 Initial Study Checklist

6. Biological Resources:	Project Impact Degree of Effect				Cumulative Impact Degree of Effect			
	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		

Degree of Effect:
N = No Impact.
LS = Less Than Significant.
PS-M = Potentially Significant Impact Unless Mitigation Incorporated.
PS = Potentially Significant Impact.

Section C. Discussion of Responses to Checklist

a. Endangered, Threatened, or Rare Species.

For the purposes of this report, special-status species meet one or more of the following criteria:

- Federal or state listed threatened or endangered species,
- Federal or state proposed threatened or endangered species,
- Federal candidate species,
- State rare species,
- Species of special concern according to the California Department of Fish and Game (CDFG),
- Species fully protected by the California Department of Fish and Game's Natural Diversity Database (CNDDB),
- Species monitored by the CNDDB,
- Plant species on the California Native Plant Society (CNPS) List.

In order to assess the potential presence of special-status species within the project site, previous reports conducted by DMEC were reviewed (2005, 2006). A search of the CNDDB (Commercial Version, data to expire December 3, 2006) was also completed on June 20, 2006 for the Triunfo Pass Quadrangle in order to determine which special-status species could occur within the project site.

Special-status wildlife species that were found to occur within the project site according to surveys completed by DMEC (2005, 2006) and results of the CNDDB search are provided in Table 2 below.

Table 2 Special-Status Wildlife Species Observed or Expected at the Project Site

Scientific Name	Common Name	Federal Status	State Status	Source
Birds				
Aquila chrysaetos	Golden eagle	-	CSC, FP	CNDDB
Toxostoma redivivum	California thrasher	-	-	DMEC observed
Fish				
Oncorhynchus mykiss irideus	Southern steelhead	FE	CSC	CNDDB
Invertebrates				
Danaus plexippus	Monarch butterfly	-	-	CNDDB
Trimerotropis occidentaloides	Santa Monica grasshopper	-	-	CNDDB
Mammals				
Neotoma lepida intermedia	San Diego desert woodrat	-	CSC	DMEC observed nests
Reptiles				
Phrynosoma coronatum blainvilii	Coast horned lizard	-	CSC	DMEC observed

Notes:
FE – Federally Endangered
CSC – CDFG Species of Special Concern
FP – CDFG Fully Protected Species
CNDDB – California Natural Diversity Database search (Triunfo Pass Quadrangle)

The golden eagle is a CDFG species of special concern and fully protected species that occurs in grassland, foothill, and mountain habitats. This species was not observed during site surveys (DMEC 2005, 2006), but may use the area for hunting and foraging. The species is not expected to occur within the project site other than as an occasional transient visitor and would likely avoid the site during construction activities. Therefore, impacts of the proposed project on this species would be less than significant.

The California thrasher is on the *CDFG Special Animals List* (CDFG 2006a) and is monitored by the CNDDB. This species was observed by DMEC within the project site, however it was not observed within the project impact area (DMEC 2006). This species is likely a transient visitor to the project site and is anticipated to relocate from the site during construction. Impacts to the California thrasher generated by the project would be less than significant.

The southern steelhead is a federally endangered species and CDFG species of special concern that occurs within Arroyo Sequit and its tributaries. Potential habitat may also occur within Little Sycamore Canyon. The ephemeral drainage within the project site does not contain habitat for the species. Due to the lack of habitat within the project site, no impacts to the southern steelhead would be generated by the proposed project.

The monarch butterfly and Santa Monica grasshopper are species that are monitored by the CNDDB and are on the *CDFG Special Animals List* (CDFG 2006a). Monarchs typically utilize eucalyptus trees along the coast for overwintering. The project site is approximately 1.5 miles from the coast, does not contain habitat for this species, and was not observed during field surveys (DMEC 2006). The Santa Monica grasshopper is found in the Santa Monica Mountains in bare hillsides and along dirt trails in chaparral habitat. This species was not observed during site surveys (DMEC 2005, 2006). The proposed project would generate less than significant impacts to monarch butterflies and the Santa Monica grasshopper.

The San Diego desert woodrat is classified as a species of special concern by the CDFG. Four San Diego desert woodrat nests were observed within the project site (DMEC 2006). One nest was observed within the project impact area, while three nests were within the project site boundaries but not within the project impact area (DMEC 2006). Small mammal trapping completed by DMEC could not confirm this species presence within the site. The proposed project will reduce the amount of habitat available to this species. In order to avoid mortality of this species, the following mitigation measure is recommended:

- A pre-construction survey for San Diego desert woodrats should be conducted. Any individuals of the species found should be relocated outside of the areas directly and indirectly (noise, etc.) affected by construction. Surveys and relocation activities must be conducted according to methods approved by the CDFG and conducted by a qualified biologist.

The coast horned lizard is classified as a species of special concern by the CDFG. This species was observed at two locations within the project site (DMEC 2006). One location is outside of the area of project impact, while the second was within the area of potential impact (DMEC 2006). Implementation of the project will reduce the amount of habitat available to this species. Impacts to the coast horned lizard would be decreased by implementation of the following mitigation measure:

- A preconstruction survey by a qualified biologist should be conducted to ensure that this species is not within the project area prior to the start of ground disturbing activities. If the species is found during the survey, it should be moved to a location outside of the areas directly and indirectly (noise, etc.) affected by construction. Surveys and relocation activities must be conducted according to methods approved by the CDFG and conducted by a qualified biologist.

Implementation of these mitigation measures would reduce impacts to the San Diego desert woodrat and coast horned lizard to a less than significant level.

Special-status plant species that were found within the project site according to surveys completed by DMEC (2005, 2006) and the results of the CNDDB search are provided in Table 3 below.

Table 3 Special-Status Plant Species Observed or Expected at the Project Site

Scientific Name	Common Name	Federal Status	State Status	CNPS Status	Source(s)
Calochortus catalinae	Catalina mariposa lily	-	-	4	DMEC observed
Calochortus plummerae	Plummer's mariposa lily	-	-	1B	CNDDB, DMEC observed
Chaenactis glabriuscula var. *orcuttiana*	Orcutt's pincushion	-	-	1B	CNDDB
Deinandra minthornii	Santa Susana tarplant		SR	1B	CNDDB
Dudleya cymosa ssp. *marcescens*	Marcescent dudleya	FT	SR	1B	CNDDB
Dudleya cymosa ssp. *ovatifolia*	Santa Monica Mountains dudleya	FT		1B	CNDDB
Eriogonum crocatum	Conejo buckwheat		SR	1B	CNDDB
Navarretia jaredii	Paso Robles navarretia	-	-	4	DMEC observed
Thelypteris puberula var. *sonorensis*	Sonoran maiden fern	-	-	2	CNDDB

Notes:
FT – Federally Threatened
SR – State Rare

California Native Plant Society (CNPS) List:
1A – Presumed extinct in California
1B – Rare or endangered in California and elsewhere
2 – Rare or endangered in California, more common elsewhere
3 – Plants for which more information is needed (Review list)
4 – Plants of limited distribution (Watch List)

Three special-status plant species are known to occur within the project site: the Catalina mariposa lily, Plummer's mariposa lily, and Paso Robles navarretia (DMEC 2006). One subpopulation of the Catalina mariposa lily is within the project impact area and two subpopulations are within areas that will not be impacted by the project. Fifteen subpopulations of Plummer's mariposa lily occur within the project site. Of these, seven subpopulations are within the project impact area. One population of the Paso Robles navarretia was observed within the project site in the project impact area.

The proposed project would result in a decrease in habitat and would decrease the number of subpopulations of the two perennial special-status plant species, the Catalina mariposa lily and Plummer's mariposa lily. These impacts would be decreased by implementation of the following mitigation measures:

- Prior to construction, a qualified biologist must mark locations of these two species that are within or immediately adjacent to proposed grading sites or areas that will be used for construction equipment staging. Project activities must avoid these areas to the maximum extent feasible.

- Individuals of each species that cannot be avoided during construction should be salvaged and translocated to suitable areas onsite by a qualified biologist. Details of the translocation, including the appropriate time for salvage and replanting, propagation methods, and appropriate habitats for replanting, will be described in a Habitat Mitigation Plan to be developed by a qualified biologist. The Habitat Mitigation Plan must include measurable success criteria, replacement methods if the criteria are not met, and a monitoring plan.

The proposed project would result in a decrease in habitat and individuals of Paso Robles navarretia, which is an annual herb species. The single subpopulation found at the site is within the project

impact area. Impacts to this species would be decreased by implementation of the following mitigation measures:

- All individuals of the species that cannot be avoided during construction should be salvaged and translocated to suitable areas onsite by a qualified biologist.

- Seeds of the Paso Robles Navarretia shall be collected by a qualified biologist and used to replace impacts plants on other areas of the site that will not be affected by the project. Details regarding the seed collection shall be determined within a Habitat Mitigation Plan to be developed by a qualified biologist. If due to construction timing, seed collection from the Paso Robles Navarretia is not feasible, then topsoil collection and spreading onsite shall be described as an alternate strategy within the Habitat Mitigation Plan. The Habitat Mitigation Plan must include measurable restoration goals and determine a monitoring program with replacement ratios if goals are not met.

Implementation of the mitigation measures described above would reduce impacts to special-status plant species that occur within the project site to a less than significant level.

None of the other special-status plant species listed within Table 3 have been found at the project site. Although the project would result in habitat loss for these species, this impact would be less than significant.

Lichens are not plants, but are a symbiotic relationship between a fungus and either a green algae or cyanobacteria. Little data is available regarding the distribution and rarity of lichen species. DMEC coordinated with Kerry Knudsen of UCR, who is working on a lichen flora of the Santa Monica Mountains (DMEC 2006). Based on input received from Knudsen and conclusions made by DMEC, five lichen species found onsite are rare: *Acarospora terricola, Aspicilia glaucopsina, Buellia badia, Placynthiella knudsenii,* and *Verrucaria calkinsiana* (DMEC 2006). These species are not listed within the *CDFG Special Vascular Plants, Bryophytes, and Lichens List* (CDFG 2006b). However, it should be noted that the list states that lichens for which little is known (even if they are known from only a few locations in California) were not included on the list. Table 4 summarizes project impacts to these five lichen species, as reported by DMEC (2006).

Table 4 Project Impacts on Rare Lichen Species

Lichen Species	Impact
Acarospora terricola	1 of 2 subpopulations is within the project impact area (the second population is just outside of the western site boundary line).
Aspicilia glaucopsina	2 of 2 subpopulations are within the project impact area.
Buellia badia	0 of 1 subpopulations are within the project impact area.
Placynthiella knudsenii	1 of 2 subpopulations is within the project impact area (the second population is just outside of the western site boundary line).
Verrucaria calkinsiana	0 of 1 subpopulations are within the project impact area.

Source: DMEC 2006.

Based on the information provided in Table 4, the project will impact three of the five rare lichen species within the project site. In order to reduce these impacts, the following mitigation measure is recommended:

- A Habitat Mitigation Plan must be developed for the project and must include methods to restore the three rare lichen species within the project impact area. Methods described within the Habitat Mitigation Plan may include lifting layers of soil that contain the lichens

and placing the lichens in appropriate mitigation areas onsite that are outside of the affected project area.

Implementation of the mitigation measure described above would reduce impacts to rare lichen species that occur within the project site to a less than significant level.

b. Wetlands Habitat.

A formal wetlands delineation of the project site has not been completed. No standing areas of water or other wet habitat has been previously observed within the project site (DMEC 2006). A steep gradient drainage occurs onsite (DMEC 2006). This drainage is ephemeral and lacks riparian vegetation (DMEC 2006). This drainage does not meet the federal definition of wetlands, therefore, the project site does not contain any wetlands and no impacts to federally protected wetlands would be generated by the project.

c. Coastal Habitat.

The project site is within the boundary of the coastal zone. However, the project site is approximately 1.5 miles from the coast. The project would result in a small increase in sedimentation due to site grading activities. However, given the relatively small nature of the proposed development and the distance from the ocean, the impact of the project on coastal habitat would be less than significant.

d. Migration Corridors.

In order to assess project impacts to wildlife corridors, the *Roads and Biodiversity Project: Guidelines for Safe Wildlife Passage* was reviewed (Ventura County 2005). The project site is not located within an area identified as a landscape linkage or wildlife movement corridor within this report. No native wildlife nursery sites are known to occur in the project area.

The adjacent deer canyon and nearby Little Sycamore canyon may be used as a wildlife migration corridor. However, given the small size of the proposed development and the relative abundance of adjacent habitats, the project would have a less than significant impact on wildlife migration corridors.

e. Locally Important Species/Communities.

Locally important species are those on the Ventura County Locally Important Species List or that meet Ventura County's definition of a Locally Important Species (Ventura County 2006b). Locally important communities are those that are meet Ventura County's definition of a Locally Important Community, which includes habitats that are tracked by the CNDDB.

None of the wildlife species that have been observed or expected to occur within the project site are on the Ventura County list of Locally Important Animal species (Ventura County 2006b). Plummer's mariposa lily, which is known to occur within the project site, is on the Ventura County List of Locally Important Plant Species (Ventura County 2006b). Mitigation measures previously described would reduce impacts to this species to a less than significant level.

The CNDDB tracks natural plant communities that are considered sensitive. Sensitive communities are those that have a global or state rank. The global rank indicates the overall condition of the community throughout its global range. The state rank indicates the condition of the community in

California and also includes a threat designation. A description of the global and state ranks is provided in Table 5.

Table 5 Description of Global and State Ranks

Global Rank	**Description**
G1	Less than 6 viable element occurrences or less than 1,000 individuals or less than 2,000 acres.
G2	6 to 20 element occurrences or 2,000 to 10,000 acres.
G3	21 to 100 element occurrences or 3,000 to 10,000 individuals or 10,000 to 50,000 acres.
G4	Apparently secure, this rank is clearly lower than G3 but factors exist to cause some concern.
G5	Population or stand demonstrably secure to ineradicable due to being commonly found in the world.
GH	All sites are historic; the element has not been seen for at least 20 years, but suitable habitat still exists.
GX	All sites are extirpated; the element is extinct in the wild.
GXC	Extinct in the wild, but exists in cultivation.
G1Q	The element is very rare, but there is a taxonomic question associated with it.
State Rank	**Description**
S1	Less than 6 element occurrences or less than 1,000 individuals or less than 2,000 acres S1.1 = very threatened S1.2 = threatened S1.3 = no current threats known
S2	6 to 20 element occurrences or 3,000 individuals or 2,000 to 10,000 acres S2.1 = very threatened S2.2 = threatened S2.3 = no current threats known
S3	21 to 100 element occurrences or 3,000 to 10,000 individuals or 10,000 to 50,000 acres. S3.1 = very threatened S3.2 = threatened S3.3 = no current threats known
S4	Apparently secure within California; this rank is clearly lower than S3 but factors exist to cause some concern. No threat rank.
S5	Demonstrable secure to ineradicable in California. No threat rank.
SH	All California sites are historic; the element has not been seen for at least 20 years, but suitable habitat still exists.
SX	All California sites are extirpated; this element is extinct in the wild.

A search of the CNDDB for the Triunfo Pass Quadrangle indicated that Southern Coast Live Oak Riparian Forest and Southern Sycamore Alder Riparian Woodland, which both have a global rank of G4 and state rank of S4 are known to occur within the quadrangle. Previous surveys of the project site indicated that these plant communities do not occur within the project site (DMEC 2006).

Table 6 summarizes the plant communities present within the project site (adapted from DMEC 2006).

Table 6 Plant Communities within the Project Site

Plant Community	Global Ranking	State Ranking	Existing acreage	Impacted acreage
Chaparral			**12.91**	**2.32**
Heteromeles salicifolia Alliance	-	-	3.18	0.03
Adenostoma fasiculatum Alliance	G3	S3.2	9.73	2.29
Coastal Sage Scrub			**4.58**	**1.21**
Baccharis pilularis Alliance	G3	S3.2	0.12	0.12
Lotus scoparius Alliance	G3	S3.2	2.32	0.62
Malosma laurina Alliance	G3	S3.2	2.14	0.47
Opuntia littoralis Alliance (not mapped)	G3	S3.2	<0.01	<0.01
Grassland			**2.25**	**0.26**
Nasella lepida Alliance	G1	S3.1	1.47	0.24
Ruderal Grassland Alliance	-	-	0.78	0.02
Rock Outcrop/Bedrock			**0.36**	**0.02**
Saxicolous Lichen Alliance	-	-	0.36	0.02
Riparian Lichen Alliance (not mapped)	-	-	<0.01	<0.01
Disturbed/Road			**0.63**	**0.43**
		Total Acres	**20.73**	**4.24**
		Total Acres of Sensitive Habitat	**15.78**	**3.74**

Source: DMEC 2006
Note: Plant communities with a global and state rank are considered sensitive habitat.

As shown in Table 6, 15.78 acres of the project site is occupied by sensitive plant communities. A total of 3.74 acres of this sensitive habitat is within the area that will be directly impacted by the proposed project. The following mitigation measure is recommended to reduce impacts to sensitive plant communities:

- A Habitat Mitigation Plan must be developed by a qualified biologist. Key aspects of the plan will be replacement of sensitive plant communities at a 2:1 ratio. The plan must provide measurable success criteria and replacement measures if the criteria are not met. In addition, monitoring requirements must be set. The Habitat Mitigation Plan must also determine the appropriate amount and locations of habitat that will be set aside for deed restriction to prevent future development of sensitive habitats and loss of special-status species.

Implementation of the above mitigation measure will reduce impacts on sensitive plant communities to a less than significant level.

Cumulative Impacts:

In order to evaluate cumulative impacts, previous biological reports that have been conducted for projects in the general area of the proposed project were reviewed. These reports were provided by Ventura County and are summarized in Table 7 below.

Table 7 Projects in the General Project Area

General Location Description	APN # (if available)	Area Impacted
Eastern slope of Little Sycamore Canyon	700-0-130-260	Small development
Wells Road off Yellow Hill Road	-	Small development
11490 Serrano Road, west of Little Sycamore Canyon	701-0-040-044	Residence and accessory buildings, small development
Near Deer Canyon and Pacific View Road	700-01-43	Limited ridgeline development
Near intersection of Cotharin Road and Pacific View Road	700-150-475	Single-family home and associated structures.
Southern slope of Boney Mountain, near Little Sycamore Canyon	701-0-040-360	One residence.
Deer Creek Road, 2 miles from Pacific Coast Highway	-	Single-family home and associated structures.
10502 Yellow Hill Road	700-0-170-280	Small development, grading and structures.
Southern slope of Serrano Canyon	701-0-050-06	Small development.
Cotharin Road, east of Pacific View Drive	700-0-014-023	Single-family home and associated structures.
12486 Yerba Buena Road	701-0-030-020	Single-family residence and associated structures.
Cotharin and Yerba Buena Road	700-0-160-050	Details not available.
1.6 miles west of 10000 Yerba Buena Road	-	Single-family residence and associated structures.

Note: Information above was summarized from biological reports provided by Ventura County.

As shown in Table 7, the majority of development in the project area has consisted of single-family homes and associated structures or other small developments. The proposed project would results in a loss of 4.24 acres. When considered in relation to the overall property size of 20.73 acres, the abundance of undeveloped land in the general area, and the relatively low amount of planned development for the general area, the proposed project would not result in cumulatively significant impacts.

Section D. Mandatory Findings of Significance

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 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?	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 the 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

Section E. Determination of Environmental Document

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 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 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**.

References:

California Department of Fish and Game
2006a *Special Animals List.* February 2006.
2006b *Special Vascular Plants, Bryophytes, and Lichens List.* May 2006.

California Natural Diversity Data Base (CNDDB)
2006 Rarefind: A database application for the California Department of Fish and Game, Natural Heritage Division data, California Diversity Data Base, Sacramento. Commercial Version, data to expire December 3, 2006. Accessed on June 20, 2006.

David Magney Environmental Consulting (DMEC)
2005 *Biological Resources Assessment for Deals Flat Property on Pacific View Drive.* Prepared for Ventura County Planning Division, Ventura, California, on behalf of Marco Beltrami, Malibu, California. December 2005.
2006 *Biological Resources Assessment for Deals Flat Property on Pacific View Drive.* Prepared for Ventura County Planning Division, Ventura, California, on behalf of Marco Beltrami, Malibu, California. May 2006.

Ventura County
2005 *Roads and Biodiversity Project: Guidelines for Safe Wildlife Passage.* A joint effort of the Ventura County Planning Division and the Donald Bren School of Environmental Science & Management at the University of California, Santa Barbara. June 2005.
2006a *Initial Study Assessment Guidelines*. Available online: http://www.ventura.org/planning/ordinances_regs/ords_regs.htm. February, 2006.
2006b Ventura County's list of Locally Important Species. Available online: http://www.ventura.org/planning/programs_services/bio_resources/bio_resources.htm).