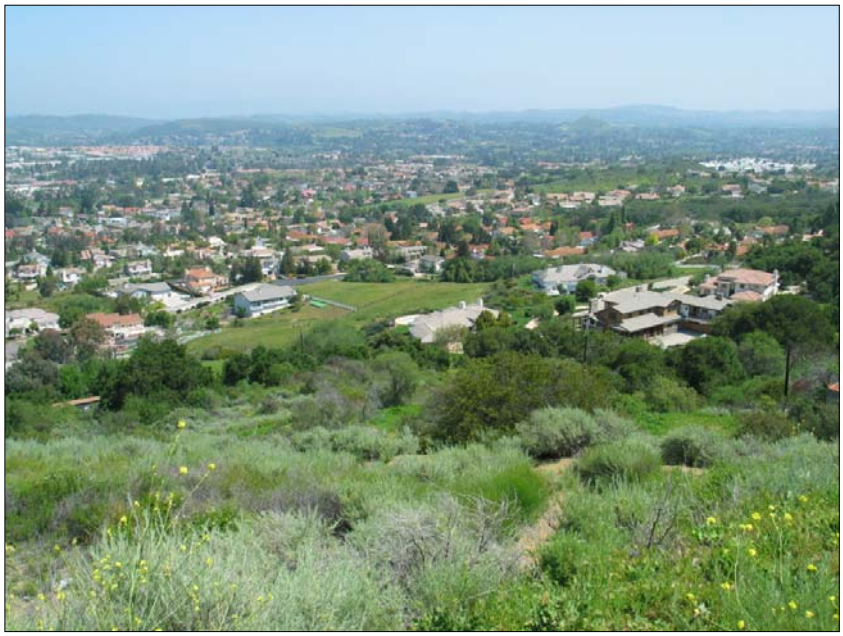
CONDOR ENVIRONMENTAL
PLANNING SERVICES, INC.

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

Preliminary Biological Survey
Applicant: Stanley Moser
Ventura County
Newbury Park, California

Case File Number: SD06-0005 and PM5677



Prepared by:
Elihu Gevirtz, Jennifer Jackson, Vince Semonsen, and Elizabeth Rogan

Prepared for:
County of Ventura Resource Management Agency
Planning Division
Debbie Morrisset, Planner

May 15, 2006

WWW.CONDORENVIRONMENTAL.COM • INFO@CONDORENVIRONMENTAL.COM

I. INTRODUCTION

A. Description of Property

Location

The project site is a vacant 1.07-acre parcel located in a rural area of Newbury Park, near the intersection of La Cam Road and Moser Road. It is situated at an approximate elevation of approximately 1,031 feet, roughly at N 34.16967125, W-118.92651781 (Figure 1). The parcel is owned by Stanley Moser and identified as APN 658-0-040-150.

Objective

This report has been prepared for the Ventura County Resource Management Agency Planning Division in order to identify potential impacts to biological resources associated with the proposed Conditional Certificate of Compliance and Parcel Map application (SD06-0005 and PM5677).

B. Background Research

The California Department of Fish and Game Natural Diversity Database (CNDDB), the California Native Plant Society's Inventory of Rare Plants, and David Magney's Checklist of Ventura County Rare Plants were reviewed on March 23, 2006 for records of sensitive plant and wildlife species in the vicinity. The CNDDB results (provided in Appendix 1) indicate a total of 9 plant species and 1 animal species recorded on the 7.5-minute USGS Newbury Park and Thousand Oaks Quadrangles as shown in Tables 1 and 2 below.

Table 1
Sensitive Plant Species Listed in the Department of Fish and Game CNDDB
Newbury Park and Thousand Oaks Quadrangles

Scientific Name	Common Name	Family	Federal Status	State Status	CNPS
Astragalus brauntonii	Braunton's milk-vetch	Fabaceae	Endangered	None	1B
Deinandra minthornii	Santa Susana tarplant	Asteraceae	None	Rare	1B
Dudleya cymosa ssp agourensis	Agoura Hills dudleya	Crassulaceae	Threatened	None	1B
Dudleya cymosa ssp marcescens	marcescent dudleya	Crassulaceae	Threatened	None	1B
Dudleya parva	Conejo dudleya	Crassulaceae	Threatened	None	1B
Dudleya verityi	Verity's dudleya	Crassulaceae	Threatened	None	1B
Eriogonum crocatum	Conejo buckwheat	Polygonaceae	None	Rare	1B
Orcuttia californica	California orcutt grass	Poaceae	Endangered	Endangered	1B
Pentachaeta lyonii	Lyon's pentachaeta	Asteraceae	Endangered	Endangered	1B
9	***Total***				

VENTURA COUNTY, CALIFORNIA
RESOURCE MANAGEMENT AGENCY
MAPPING SERVICES - GIS
03/08/2006

CCC-PM 5677
658-0-040-155
AERIAL PHOTO

0 100 200 Feet

N

Table 2
Sensitive Wildlife Species Listed in the Department of Fish and Game CNDDB
Newbury Parka and Thousand Oaks Quadrangle

Scientific Name	Common Name	Federal Status	State Status
Riparia riparia	bank swallow	None	Threatened
1	***Total***		

II. BIOLOGICAL SURVEY

Survey Methods

A brief survey focusing on botanical and wildlife resources was conducted on foot by Condor biologists Elihu Gevirtz, Vince Semonsen, Jennifer Jackson, and Liz Rogan on April 21, 2006 from 10 a.m. to 11:30 p.m. Biologists walked through the site in a random fashion. Site conditions and plant and wildlife species observed were noted (Tables 3 & 4). Ten power and eight power binoculars were used to observe and identify any animals in and around the property. Animals were noted by site, sound, tracks, and scat. The investigators used potato rakes to turn over boards, concrete, logs and other materials that may be used to shelter small animals. A potato rake was used to probe several wood rat nests in order to look for reptiles and amphibians. Unknown botanical specimens were collected for keying and identification. A hand held GPS unit was used to record the locations of sensitive species and a digital camera was used to take several photographs of the site.

Weather Conditions

The survey was conducted in the late morning under clear skies and a slight wind with a high temperature of 60° F.

A. Vegetation and Wildlife Observations

The 1.07-acre parcel is on the outer perimeter of a developed rural subdivision and supports a mixture of coastal sage scrub and chaparral. The property is located on a steep slope below and on the north side of La Cam Road. A previously graded building pad and a dirt road bed exists in the middle of the parcel as seen in the aerial photograph provided by the County (AirPhoto USA 2005). The site has some trash on it including old remnant pieces of plywood, broken glass, etc. An old (water storage?) tank is situated near the building pad.

Native plants dominate the undisturbed portions of the site including *Artemisia californica* (California sage), *Adenostoma fasciculatum* (chamise), *Eriogonum fasciculatum* (California buckwheat), *Malosma laurina* (laurel sumac), *Quercus agrifolia* (coast live oak), *Ribes speciosum* (fusia-flowered gooseberry), *Saliva mellifera* (black sage), *Sambucus mexicana* (blue elderberry), and *Scrophularia californicum* (California figwort). Non-native species are most prominent close to La Cam Road and on the edges of the building pad and dirt road. These non-native species include *Brassica nigra* (black mustard), *Bromus*

madritensis (foxtail chess, red brome), and *Nicotiana glauca* (tobacco tree), among others. Table 3 provides a partial list of plants observed on the site and Table 4 provides a list of wildlife observed on the site. Wildlife observations included a shoulder band snail (*Helminthoglypta* sp.) and at least six nests of large-eared wood rats (*Neotoma macrotis*). These nests were typically located beneath coast live oak trees.

Table 3
Partial List of Plants Occurring On Site

Scientific Name	Common Name	Family	IPC Status*
Adenostoma fasciculatum	chamise	Rosaceae	
Ambrosia psilostachya	western ragweed	Asteraceae	
Amsinckia menziesii	common fiddleneck	Boraginaceae	
Analagis arvensis	scarlet pimpernel	Primulaceae	
Artemisia californica	California sage	Asteraceae	
Avena fatua	wild oat	Poaceae	moderate
Baccharis pilularis	coyote bush	Asteraceae	
Brassica nigra	black mustard	Brassicaceae	moderate
Bromus madritensis	foxtail chess, red brome	Poaceae	high
Calystegia macrostegia ssp. intermedia	island false bindweed	Convolvulaceae	
Ceanothus megacarpus var. megacarpus	big pod ceanothus	Rhamnaceae	
Eriogonum fasciculatum	California buckwheat	Polygonaceae	
Eriophyllum confertiflorum	golden yarrow	Asteraceae	
Erodium cicutarium	red-stem filaree	Geraniaceae	limited
Gnaphalium californicum	California everlasting	Asteraceae	
Hazardia squarrosa	common hazardia	Asteraceae	
Keckiella cordifolia	climbing penstemon	Scrophulariaceae	
Leptodactylon californicum	prickly phlox	Polemoniaceae	
Malacothrix saxatalis	cliff aster	Asteraceae	
Marah macrocarpus	wild cucumber	Cucurbitaceae	
Mimulus aurantiacus	bush monkey flower	Scrophulariaceae	
Malosma laurina	laurel sumac	Anacardiaceae	
Nicotiana glauca	tobacco tree	Solanaceae	moderate
Quercus agrifolia	coast live oak	Fagaceae	
Ribes speciosum	fusia-flowered gooseberry	Saxifragaceae	
Salvia mellifera	black sage	Lamiaceae	
Sambucus mexicana	blue elderberry	Caprifoliaceae	
Scrophularia californicum	California figwort	Scrophulariaceae	
Solanum xanti	purple nightshade	Solanaceae	

** California Invasive Plant Council*

Table 4
Wildlife Observed On Site

Scientific Name	Common Name
Invertebrates	
Helminthoglypta sp.	Shoulderband snail
Reptiles	
Elgaria m. multicarinata	California alligator lizard
Eumeces skiltonianus	Western skink
Sceloporus occidentalis	Western fence lizard
Birds	
Aphelocoma californica	Western scrub jay
Buteo jamaicensis	Red-tailed hawk
Buteo lineatus	Red-shouldered hawk
Callipepla californica	California quail
Calypte anna	Anna's hummingbird
Carduelis sp.	Goldfinch species
Chamaea fasciata	Wrentit
Corvus brachyrhynchos	American crow
Mimus polyglottos	Northern mockingbird
Pheucticus melanocephalus	Black-headed grosbeak
Picoides nuttallii	Nuttall's woodpecker
Pipilo crissalis	California towhee
Psaltriparus minimus	Bushtit
Selasphorus rufus	Rufous hummingbird
Toxostoma redivivum	California thrasher
Troglodytes aedon	House wren
Mammals	
Canis latrans	Coyote(scat)
Neotoma macrotis	Large-eared Woodrat(nests)
Thomomys bottae	Botta's pocket gopher(burrows)

III. IMPACT ASSESSMENT

Nesting and Roosting
No evidence of nesting or roosting by raptors or vultures was observed.

Rare, Threatened, and Endangered (RTE) Species - Animals
A native shoulderband snail in the genus *Helminthoglypta* was collected on the site. It could be rare, threatened, or endangered.

Rare, Threatened, and Endangered (RTE) Species - Plants
No federal, state, or CNPS listed species were observed onsite.

Wetlands
No wetlands were observed on the site.

Coastal Habitats
The project site is outside of the Coastal Zone.

Habitats Providing Seasonal Concentrations or Migration of Fish and Wildlife
The coastal sage scrub and chaparral on the site may be part of a larger wildlife corridor. Further analysis is required to determine the answer to this question.

Locally Important Species and Communities
The *Hazardia squarrosa* observed could be a variety of this species (*var. squarrosa*) which is considered a species of local concern by David Magney (Magney 2004). Flowers were not present at the time of site survey to confirm its status. A native shoulderband snail in the genus *Helminthoglypta* was collected on the site. It could be one of several Locally Important Species.

Mitigation Measures
Further investigations and a conservation easement are recommended. Please see below for details.

IV. RECOMMENDATIONS

1. A botanical survey should be conducted between August and November to determine whether the *Hazardia squarrosa* is the locally important variety of this species.

2. The species of shoulderband snail should be identified. (Condor can do this with authorization and payment from the County.)

3. The coastal sage scrub on the property may be part of a larger block of habitat. At minimum, aerial photography of the region should be examined to determine if a portion of a wildlife corridor exists on the property. If

additional effort is feasible, a wildlife survey of the adjacent and onsite coastal sage scrub and chaparral should be conducted.

4. A conservation easement should be considered for the vegetation below the existing building pad.

5. An existing level dirt building pad exists in the middle of the parcel. This should be utilized in such a manner so that even after the future house is constructed and vegetation around the house is cleared for fire protection purposes, the maximum amount of contiguous coastal sage scrub and chaparral is preserved. This might necessitate construction of the home on the steep slope between the road and the existing building pad. One possibility that should be considered is for the house to be constructed on the slope and a pool to be constructed and/or associated landscaping to be planted on the existing pad. While this would remove coastal sage scrub on the slope, it would enable leaving the lower portion of the parcel undisturbed and protected by a conservation easement.

APPENDIX 1- CNDDB Report for the Thousand Oaks and Newberry Park Quadrangles

This page left blank intentionally.

	Scientific Name/Common Name	Element Code	Federal Status	State Status	GRank	SRank	CDFG or CNPS/R-E-D
1	***Astragalus brauntonii*** Braunton's milk-vetch	PDFAB0F1G0	Endangered		G2	S2.1	1B/3-3-3
2	***Deinandra minthornii*** Santa Susana tarplant	PDAST4R0J0		Rare	G2	S2.2	1B/2-2-3
3	***Dudleya cymosa ssp. agourensis*** Agoura Hills dudleya	PDCRA040A7	Threatened		G5T1	S1.2	1B/3-2-3
4	***Dudleya cymosa ssp. marcescens*** marcescent dudleya	PDCRA040A3	Threatened	Rare	G5T2	S2.2	1B/3-2-3
5	***Dudleya parva*** Conejo dudleya	PDCRA04016	Threatened		G2	S2.1	1B/3-2-3
6	***Dudleya verityi*** Verity's dudleya	PDCRA040U0	Threatened		G1	S1.1	1B/3-2-3
7	***Eriogonum crocatum*** Conejo buckwheat	PDPGN081G0		Rare	G2	S2.1	1B/2-2-3
8	***Orcuttia californica*** California Orcutt grass	PMPOA4G010	Endangered	Endangered	G2	S2.1	1B/3-3-2
9	***Pentachaeta lyonii*** Lyon's pentachaeta	PDAST6X060	Endangered	Endangered	G1	S1.1	1B/3-3-3
10	***Riparia riparia*** bank swallow	ABPAU08010		Threatened	G5	S2S3	

INITIAL STUDY CHECKLIST

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

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

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

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

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

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

AGENCIES:

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

DISCUSSION OF RESPONSES TO CHECKLIST

Please refer to explanation discussion in text of Environmental Document.

MANDATORY FINDINGS OF SIGNIFICANCE		YES/MAYBE	NO
Based on the information contained within Sections B and C:			
1.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		
2.	Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).		
3.	Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant).		
4.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		

DETERMINATION OF ENVIRONMENTAL DOCUMENT	
On the basis of this initial evaluation:	
[ ]	I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
[ ]	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in section C of the Initial Study will be applied to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
[ ]	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.*
[ ]	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
[ ]	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____ Date _____

Ronald C. Coons
Director
County of Ventura Public Works Agency