

**SECTION B**  
**INITIAL STUDY CHECKLIST**

**Job:** LU-04-00128

**Requester:** Jared Rosengren

**Applicant:** W. Thomas Henry

**Date:** October 21, 2004

**Survey Type:** Office and Field

**Rationale:** Planned Development

**Site Description:** ENSR conducted a field visit of the project site (Parcel no. 701-0-050-085) on October 21, 2004. The 3.49 acre property is located directly south of 10827 Pacific View Road, in an unincorporated area of Ventura County, California in the Santa Monica Mountains, east of Creek Road Road and about 3 miles north of the Pacific Coast Highway. The project, as outlined in application LU-04-0128, requests authorization to construct a new, two-story, 2,979 square foot (sq. ft.) single family residence and a 1,310 sq. ft. garage.

The topography is gently sloping, and most of the vegetation where the two-story house is to be placed has been recently cleared. Vegetation around the cleared area is typical coastal sage scrub, with mountain mahogany (*Cercocarpus betuloides*), buckbrush (*Ceanothus megacarpus*), purple sage (*Salvia leucophylla*), California sagebrush (*Artemisia californica*), black sage (*Salvia mellifera*), and laurel sumac (*Malosma laurina*). Also present was one coast live oak tree (*Quercus agrifolia*) in the middle of the cleared area. Some non native plants had been planted, including Cape plumbago (*Plumbago auriculata*) and Mexican sage (*Salvia leucantha*).

**SECTION C**  
**DISCUSSION OF RESPONSES**

	<b>Project Impacts</b>				<b>Cumulative Impacts</b>			
	<b>Degree of Effect</b>				<b>Degree of Effect</b>			
	<b>N</b>	<b>LS</b>	<b>PS-M</b>	<b>PS</b>	<b>N</b>	<b>LS</b>	<b>PS-M</b>	<b>PS</b>
6. <u>Biological Resources</u>								
a. Endangered, threatened or rare species	✓				✓			
b. Wetland Habitat	✓				✓			
c. Coastal Habitat	✓				✓			
d. Migration Corridors	✓				✓			
e. Locally important species/communities	✓				✓			

N: No impact

LS: Less than significant

PS-M: Potentially significant, unless mitigated to a level of insignificance

PS: Potentially significant, even after mitigation

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

According to the California Natural Diversity Database (CNDDDB), several special-status species have the potential to occur within the project site. However, none of the species described below were observed the day ENSR visited the proposed project site.

**Plants:**

- **Coastal Sage Scrub** habitat is state ranked with the California Natural Diversity Database (CNDDDB) as threatened. A narrow border of coastal sage scrub surrounds the area to be developed. This will not be impacted.
- **Plummer's Mariposa Lilly** (*Calochortus plummerae*), a federal species of special concern, has been observed in coastal scrub north of Highway 1, within 2 miles of the project site. The lily is usually found in coastal sage scrub or valley and foothill grassland. Soil is usually sandy or alluvial. The habitat of the project site could be suitable for the presence of Plummer's mariposa lily. Plummer's mariposa lily would not be expected on this parcel at this time because much of it has already been graded and the surrounding coastal sage scrub is limited in extent. A survey at the time of blooming, usually late May and June, would be necessary to determine its presence. Based on this potential to occur at the site, impacts to this species are considered potentially significant, unless mitigated to a level of insignificance. **See Mitigation Measure MM-1.**
- **Conejo buckwheat** (*Eriogonum crocatum*), has been observed in the vicinity of Lake Sherwood on rocky outcrops above the lake. Conejo buckwheat only grows amidst such rocky outcrops, and no such rocky habitat was observed at the project site.

- **Marcescent dudleya** (*Dudleya cymosa* ssp. *Marcescens*) , has been observed within 2 miles of the project site in Little Sycamore Canyon at the junction of Yerba Buena Rd. and Cotharin Road. The location is a north facing rock outcrop with moss, lichens, and associated with *Lilium humboldtii* and *Pholistoma racemosum*. Marcescent dudleya is federally listed as threatened. It would not be expected on the project site because there is no suitable habitat for its survival. Marcescent dudleya requires a rocky outcrop.
- **Santa Monica Mountains Dudleya** (*Dudleya cymosa* ssp. *Ovatifolia*), a threatened species has also been found within 5 miles of the project site. Like marcescent dudleya, it would not be expected to occur in the project site because it also requires a rocky outcrop, and none is present.
- **Santa Susana tarplant** (*Hemizonia minthornii*), has been observed at Charmlee County Park approximately 5 miles from the project site, Santa Susana tarplant is usually found adjacent to sandstone rock outcrops. No such rocky outcrops are present on the property.
- **Lyon's pentachaeta** (*Pentachaeta lyonii*) is state and federal listed as endangered. It has been reported within 5 miles of the project site. Lyon's pentachaeta occurs in chaparral or coastal sage scrub, usually in clearings or exposed areas on compact clay soil. It is often associated with goldfields (*Lasthenia chrysostoma*) and grasses. Because much of the vegetation in the project area has been removed, it is not expected that Lyon's pentachaeta could be present on the project area. Because the surrounding vegetation is quite dense, it is also unlikely that *Pentachaeta lyonii* was historically present onsite.
- **The Sonoran maiden fern** (*Thelypteris puberula* var. *sonorensis*), is not expected on the property site because they require an aquatic habitat such as a stream or a seepage area, and no such habitat occurs on the site.
- The following threatened or endangered species have been found along the coast, but would not be found on the project site which is located about 2 miles from the coast and is at an approximate elevation of 970 feet above sea level. These species require either a salt marsh habitat or sand dunes and include the following:
  - ❖ **Orcutt's pincushion** (*Chaenactis glabriuscula* var. *orcuttiana*), found on coastal dunes;
  - ❖ **Salt marsh bird's-beak** (*Cordylanthus maritimus* ssp. *Maritimus*), found in back dunes and higher zones of the saltmarsh habitat; and
  - ❖ **Coulter's goldfields** (*Lasthenia glabrata* ssp. *Coulter*), observed at Mugu lagoon in a salt marsh habitat.

**Animals:**

Several rare or endangered species have been reported within 5 miles of the project site:

- The **golden eagle** (*Aquila chrysaetos*), the golden eagle, has been reported within the area and is a California species of concern. Cliff walled canyons or large trees in open areas provide nest sites, and no such habitat occurs on the project site.
- The **ferruginous hawk** (*Buteo regalis*), another California species of concern, has been observed at Mugu lagoon. Its habitat consists of saltmarsh vegetation with *Salicornia*, and no such vegetation occurs on the project site.
- The following threatened or endangered species have been found along the coast, but would not be found on the project site which is located about 2 miles from the coast and is at an approximate elevation of 970 feet above sea level. These species require either a salt marsh habitat or sand dunes and include the following: the western snowy plover (*Charadrius alexandrinus nivosus*), requiring sandy soil for nesting; the sandy beach tiger beetle (*Cicindela hirticollis grvida*), found on beach dunes; the tiger beetle (*Cicindela sanilis frosti*), found in salt marshes; the globose dune beetle (*Coelus globosus*), found on coastal sand dunes; the tidewater goby (*Eucyclogobius newberryi*), found in brackish water along the coast; the wandering skipper (*Panoquina errans*), requiring moist saltgrass for larval development; Belding's savannah sparrow (*Passerculus sandwichensis beldingi*), nesting on margins of tidal flats; the light-footed clapper rail (*Rallus longirostris levipes*), found in salt marshes; the California least tern (*Sterna antillarum browni*), also found along the coast; the estuary seablite (*Suaeda esteroa*), requiring a salt marsh habitat; and the California brackish water snail (*Tryonia imitator*), which only occurs in permanently submerged areas.
- Three other endangered species are not expected on the property site because they all require an aquatic habitat such as a stream or a seepage area, and no such habitat occurs on the site. These species, seen within five miles of the site include: the arroyo chub (*Gila orcutti*), the arroyo chub, found in slow moving streams; the southern steelhead (*Oncorhynchus mykiss irideus*); and the least Bell's vireo (*Vireo bellii pusillus*), inhabiting low riparian growth.

The site visit was not performed at the optimal time for identifying the special status plant species described above. Further, the site visit performed by ENSR was cursory and were not performed at the level of detail necessary to identify both special status plant and animal species that could exist for the entire 3.49 acre property.

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

The parcel does not contain a wetland habitat, so there should be no destruction of a wetland habitat.

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

This project is not located within the coastal zone, thus no impact on a coastal habitat should occur.

**d. Migration Corridors**

Wildlife movement would not be likely to occur on the property, because the parcel has been almost completely graded or cleared of vegetation. It is extremely unlikely that the animals would use this area for a migration route.

**e. Locally Important Species/Communities**

No locally important species or communities are present on the parcel, so no impact would occur. Where the development is to occur, most of the vegetation has been removed. Only one tree remains, a coast live oak (*Quercus agrifolia*). The surrounding vegetation is typical coastal sage scrub, with no evidence of a Southern Coast Live Oak Riparian Forest, Southern Sycamore Alder Riparian woodland, or a Valley Needlegrass Grassland. **See Mitigation Measure MM-2.**

**SECTION D**  
**MANDATORY FINDINGS OF SIGNIFICANCE**

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

**SECTION E**  
**DETERMINATION OF ENVIRONMENTAL DOCUMENT**

On the basis of this initial evaluation:

- ☐ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described below will be applied to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- ☐ I find the proposed project, individually and/or cumulatively MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.

Mitigation Measures

The undisturbed areas of the property provides habitat for several federally and state listed special status species, as well as coastal scrub vegetation community. The following mitigation measures (MM) should be implemented prior to any construction or grading activities to the proposed project site.

**MM-1:** Prior to ground disturbing activities (grading, surveying, construction, etc.), a pre-construction survey for federally and state and locally important plant species (special status species) shall be conducted by a Ventura County-approved plant ecologist. These surveys shall be performed at the appropriate time of year to identify the presence of special status plant species (e.g. during florescence). If special status species are identified, the Ventura County-approved plant ecologist shall determine the level of protection required for the identified species including the required mitigation ratios for reestablishment of the identified species by the appropriate agencies (Federal: US Fish and Wildlife; State: California Department of Fish and Game; locally important: County of Ventura).

**Monitoring:**

*The County of Ventura will verify inclusion of required mitigation measures on development plans in consultation with a Ventura County-approved plant ecologist.*

**MM-2:** The coast live oak tree will be protected with at least a 5 foot clearance beyond the dripline.

**Monitoring:**

*The County of Ventura will verify inclusion of required mitigation measures on development plans in consultation with a Ventura County-approved biologist.*

*Catina Mangiardi*

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**Signature of Preparer**

October 24, 2004

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**Date**