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December 19, 2007

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: Initial Study for the Wildwood Preserve Project (Case No. ZN06-0005/SD06-0033/TT 5688)

Dan:

Provided below is Section 6, Biological Resources, of the Initial Study for the Wildwood Preserve 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

Heather Moine
Biologist

Attachments:

Attachment A: Field Photos

Section A. Project Description

Project Name: Wildwood Preserve Zone Change and Tract Map
Project Number: Case No. ZN06-0005/SD06-0033/TT 5688
Applicant: Lee Sehon, Wildwood Stable Estates, LP

Project Location: 10490 Santa Rosa Road, Camarillo, California (APN 520-0-180-230). Also see Figure 1.

Nature and Purpose of Project: The proposed project consists of subdivision for residential use, which will be comprised of 18 custom home lots in a gated community. Lots will be a minimum of 2.875 acres.

Description of Physical Alterations/Improvements and Project Facilities: The proposed project would subdivide one lot into 18 custom home lots. Individual buyers will subsequently design and construct their own homes and on-lot facilities under separate application and permitting processes. Lots on the south side of Arroyo Santa Rosa (hillside) will be designed to minimized impacts to existing coastal sage habitat vegetation and wildlife. Unaffected hillside areas will be protected by self-imposed restrictive covenant to ensure its permanent preservation. A creek, Arroyo Santa Rosa, runs through the project site. Grading and improvements of Arroyo Santa Rosa will be performed to accommodate containment of the 100 year flood level and improve the riparian habitat. Improvements to the existing Arroyo will be designed to provide significant increases in permanent native riparian plant and wildlife habitat, as an expansion of that now existing on-site. This riparian habitat will be preserved by self-imposed restrictive covenant to ensure its permanent preservation. Equestrian boarding will be permitted within the development and will be limited to those individual lots that meet minimum lot size standards per each horse. There will be a privately owned and maintained equestrian trail, providing public access leading from Santa Rosa Valley Road to and along the Arroyo Santa Rosa (limited to the confines of this development; permanent easement and maintenance to be assumed by locally run 'Trails Inc.", or other appropriate non-profit equestrian organization). A homeowners association will be responsible for management and maintenance of the riparian preserve at the Arroyo Santa Rosa and of the community's other common spaces.

Site Description: The entire project parcel is 132 acres. The project site is located at 10490 Santa Rosa Road, Camarillo, California, as shown in Figure 1. The project site is in the Santa Rosa Valley on the south side of Santa Rosa Road between Blanchard Road and Barbara Drive. North of Santa Rosa road is low-density residential. Agricultural fields are adjacent to the property on the east and west sides. Arroyo Santa Rosa Creek divides the property into northern and southern areas. Agricultural fields dominate the northern portion of the site. Southern portions of the site slope upwards to Mountclef Ridge where grazed agriculture, chaparral, and mixed costal sage scrub occur. Photos of the site are provided within Attachment A.

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).

Tetra Tech biologists visited the site on July 23, 2007. Biologists from Impact Sciences have also conducted numerous surveys in support of the proposed project.

The following studies were reviewed in order to asses the impacts to biological resources:

- Biological Constraints Evaluation (Impact Sciences 2007a)

- Jurisdictional Delineation Report (Impact Sciences 2007b)
- Protected Tree Report (Impact Sciences 2007c)
- Raptor Survey Results (Impact Sciences 2007d)
- Results of Focus Surveys for the Least Bell's Vireo (Impact Sciences 2007e)
- Riparian Mitigation and Restoration Plan (Impact Sciences 2007f)
- Special-Status Plant Survey Report (Impact Sciences 2007g)

Finally, a site visit with a representative from the California Department of Fish and Game (CDFG) and Tetra Tech was conducted on December 14, 2007 to discuss the proposed project and impacts on biological resources.

Section B. Initial Study Checklist

Section 6 of the Initial Study Checklist for the Wildwood Preserve project is provided in Table 1.

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. Wetlands 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 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, an initial site visit was conducted by Tetra Tech on July 23, 2007. Biological surveys for specific biological resources were conducted by Impact Sciences in order to asses the significant biological resources on the Wildwood Preserve site. Tetra Tech reviewed these reports in order to determine the potential impacts to significant biological resources. In addition, a search of the CNDDB (Commercial Version, data to expire June 1, 2008) was also completed for the Moorpark and Newbury Park quadrangles in order to determine which special-status species could occur within the project site.

During biological surveys performed at the Wildwood Preserve, biologists recorded plants and animals observed. Figures 2 and 3 show the location of communities and special-status plant species observed on the project site. Tables 2 and 3 below list the species observed at the project site. Species denoted with bold lettering are special-status species.

Table 2 Plant Species Observed at Wildwood Preserve

Scientific Name	Common Name	Native Species (Yes/No)	Plant Community Observed In
ANGIOSPERMS			
DICOTYLEDONS			
ANACARDIACEAE	SUMAC-CASHEW FAMILY		
***Schinus molle*♦**	**California pepper tree**	No	FAAG
APIACEAE	CELERY FAMILY		
Conium maculatum	Poison hemlock	No	R
Foeniculum vulgare	Fennel	No	FAAG
ASTERACEAE	SUNFLOWERFAMILY		
Artemisia californica	California sagebrush	Yes	CS
Baccharis pilularis	Coyote brush	Yes	R
Baccharis salicifolia	Mule fat	Yes	R
Carduus pycnocephalus	Italian thistle	No	FAAG
Centaura sostitialis	Yellow star-thistle	No	FAAG, CSS
Conyza canadensis	Horseweed	Yes	FAAG
Lactuca serriola	Prickly lettuce	No	FAAG
Picrus echioides	Bristly ox tongue	No	FAAG
Silybum marianum	Milk thistle	No	
Sonchus oleraceus	Common sow thistle	No	FAAG
BRASSICACEAE	MUSTARD FAMILY		
Brassica nigra	Black mustard	No	FAAG, GRAG
Capsella bursa-pastoris	Shepard's purse	No	FAAG
Raphanus sativus	Wild radish	No	FAAG
CACTACEAE	CACTUS FAMILY		
Opuntia littoralis*	**Prickly pear cactus**	Yes	CS
CAPRIFOLIACEAE	HONEYSUCKLE FAMILY		
Sambucus mexicana	Mexican elderberry	Yes	CS, GRAG
CONVOLVULACEAE	MORNING-GLORY FAMILY		
Calystegia sp.	Morning glory	Yes	FAAG
CRASSULACEAE	STONECROP FAMILY		
Dudleya parva*	**Conejo dudleya**	Yes	CS
FABACEAE	LEGUME FAMILY		
Lotus scoparius	Common deerweed	Yes	CS
JUGLANDACEAE	WALNUT FAMILY		
***Juglans californica*♦**	**California black walnut**	Yes	
Juglans regia	English walnut	No	
LAMIACEAE	MINT FAMILY		
Salvia leucophylla	Purple sage	Yes	CS
Salvia meliffera	Black sage	Yes	CS
MALVACEAE	MALLOW FAMILY		
Malva neglecta	Common mallow, cheeses	No	FAAG
POLYGONACEAE	BUCKWHEAT FAMILY		
Eriogonum fasciculatum var. *fasciculatum*	California buckwheat	Yes	CS
Rumex crispus	Curly dock	No	FAAG
RHAMNACEAE	BUCKTHORN FAMILY		
Ceanothus sp.	Ceanothus	Yes	GRAG
SALICACEAE	WILLOW FAMILY		
Salix lasioleois	Arroyo willow	Yes	R
ANGIOSPERMS			

MONOCOTYLEDONS			
LILIACEAE	LILY FAMILY		
Yucca whipplei	Our Lord's candle	Yes	CS
POACEAE	GRASS FAMILY		
Avena fatua	Wild oats	No	FAAG, GRAG
Bromus diandrus	Ripgut brome	No	FAAG, GRAG
Bromus hordeaceous	Soft brome	No	FAAG, GRAG
Bromus madritensis ssp. *rubens*	Red brome	No	FAAG, GRAG
Hordeum murinum	Foxtail barley	No	FAAG, GRAG
Piptatherum miliaceum	Smilo grass	No	FAAG
Polypogon monospeliensis	Annual beard grass	No	FAAG

Bold* - Special-status species
Bold♦ - Heritage-size tree, protected
Plant Community Key:
CS – Coastal scrub
CSS – Coastal sage scrub
FAAG – Fallow agricultural field
GRAG – Grazed agricultural field
R – Riparian
Source: Impact Sciences 2007g

Table 3 Wildlife Species Observed at Wildwood Preserve

Scientific Name	Common Name	Source:
BIRDS		
Accipiter cooperii*	**Cooper's hawk***	2007e
Agelaius phoeniceus	Red-winged blackbird	2007a
Aimophila ruficeps*	**Rufous-crowned sparrow***	2007e
Aphelocoma californica	Western scrub-jay	
Archilochus alexandri	Black chinned hummingbird	2007e
Ardea alba	Great egret	2007e
Ardea herodias	Great blue heron	2007e
Buteo jamaicensis	Red-tailed hawk	2007a, 2007e, Tt
Buteo lineatus	Red-shouldered hawk	2007e
Callipepla californica	California quail	2007d, 2007e
Calypte anna	Anna's hummingbird	2007d, 2007e
Calypte costae	Costa's hummingbird	2007e
Campylorhynchus brunneicapillus*	**Coastal cactus wren***	2007a, 2007d, 2007e
Carduelis lawrencei	Lawrence's goldfinch	2007e
Carduelis psaltria	Lesser goldfinch	2007d, 2007e
Carduelis tristis	American goldfinch	2007d, 2007e
Carpodacus mexicanus	House finch	2007d, 2007e
Chamaea fasciata	Wrentit	2007e
Charadrius vociferous	Kill deer	2007e, Tt
Colaptes auratus	Northern flicker	
Columba livia	Rock pigeon	2007e
Columbina passerine	Common ground dove	2007e
Contopus sordidulus	Western wood-pewee	2007e
Corvus brachyrhynchos	American crow	2007d, 2007e
Corvus corax	Common raven	2007e
Dendroica petechia*	**Yellow warbler***	2007e
Egrett thula	Snowy egret	2007e
Elanus leucurus*	**White tailed kite***	2007d
Euphagus cyanocephalus	Brewer's blackbird	2007d, 2007e

Falco sparverius	American kestrel	2007a, 2007e, Tt
Geococcyx californianus	Greater roadrunner	2007e
Geothlypis trichas	Common yellow-throat	2007e
Hirundo rustica	Barn swallow	2007e
Icteria virens*	**Yellow-breasted chat***	2007e
Icterus bullockii	Bullock's oriole	2007a, 2007d, 2007e
Icterus cucullatus	Hooded oriole	2007e
Larus californicus	California gull	2007e
Larus occidentalis	Western gull	2007e
Melanerpes formicivorus	Acorn woodpecker	2007e
Melospiza melodia	Song sparrow	2007d, 2007e
Mimus polyglottos	Northern mocking bird	2007d, 2007e
Molothrus ater	Brown-headed cowbird	2007e
Myiarchus cinerascens	Ash-throated flycatcher	2007e
Passer domesticus	House sparrow	2007e
Passerina caerulea	Blue grosbeak	2007e
Patagioenas fasciata	Band-tailed pigeon	2007e
Petrochelidon pyrrhonota	Cliff swallow	2007e
Phainopepla nitens	Phainopepla	2007a, 2007e
Pheucticus melanocephalus	Black-headed grosbeak	2007e
Picoides nuttallii	Nuttall's woodpecker	2007e
Picoides pubescens	Downy woodpecker	2007e
Pipilo crissalis	California towhee	2007d, 2007e
Pipilo maculatus	Spotted towhee	2007e
Psaltriparus minimus	Bush tit	2007e
Sayornis nigricans	Black phoebe	2007d, 2007e
Sayornis saya	Say's phoebe	2007d, 2007e
Selasphorus sasin	Allen's hummingbird	2007d
Stelgidopteryx serripennis	Northern rough-winged swallow	2007d, 2007e
Sturnus vulgaris	European starling	2007e
Tachycineta thalassina	Violet green swallow	2007d, 2007e
Thryomanes bewickii	Bewick's wren	2007e
Toxostoma redivivum	California thrasher	2007e
Troglodytes aedon	House wren	2007e
Turdus migratorius	American robin	2007e
Tyrannus verticalis	Western kingbird	2007d, 2007e
Tyrannus vociferans	Cassin's kingbird	2007e
Wilsonia pusilla	Wilson's warbler	2007e
Zenaida macroura	Mourning dove	2007a, 2007d, 2007e, Tt
Zonotrichia leucophrys	White crowned sparrow	2007d
FISH		
Gila orcutti*	**Arroyo chub***	2007a
MAMMALS		
Canis latrans	Coyote (scat)	2007a
Sylvilagus auduboni	Desert cottontail	Tt
REPTILES		
Sceloporus occidentalis	Western fence lizard	2007a

Bold* - Special-status species
Sources:
2007a – Impact Sciences 2007a
2007d – Impact Sciences 2007d
2007e – Impact Sciences 2007e
Tt – Tetra Tech 2007

A total of 11 special-status plants (including protected trees), animals, and communities were observed at the Wildwood Project site.

Mitigation Measures

Table 4 describes required mitigation measures for the special-status species known to occur at the site. The acreages listed in Table 4 are based on the information currently available. This information is considered preliminary and subject to verification once final site plans are developed.

RMA planning shall monitor the implementation of the mitigation measures described in Table 4. The measures must be implemented prior to the issuance of grading permits.

Table 4 Mitigation for Special-Status Species Known to Occur at the Project Site

Species	Status	Site Status	Mitigation	Source(s)
Arroyo chub	CSC	Previous surveys found it in Arroyo Santa Rosa.	Preconstruction seining (5 days prior to ground disturbance) for species. If found, relocate downstream of the project area and immediately place block-nets up and downstream to prevent entrance.	Impact Sciences 2007a
Coastal cactus wren	CSC	Found breeding/nesting onsite in 2007, in prickly pear habitat.	Conduct a preconstruction survey (a maximum of 3 days prior to ground disturbance) for breeding/nesting. If an active nest is found, establish a 500-foot buffer around it. Delineate the buffer with orange construction fencing. Buffer remains in place until the nest is deemed inactive and there is no evidence of a second attempt to use the nest.	Impact Sciences 2007d, Impact Sciences 2007e
Conejo dudleya	FT 1B.2	Several hundred individuals occur onsite. Site maps indicate plants will not be affected by proposed project.	Develop a detailed map of potential habitat onsite for this species. This map must be developed through the use of aerial photos and field surveys conducted during the flowering period. Prior to construction, fence areas where species is present to ensure the species is not impacted during construction.	Impact Sciences 2007g
Cooper's hawk	CSC	Observed in Arroyo Santa Rosa in 2007.	Conduct a preconstruction survey (a maximum of 3 days prior to ground disturbance) for breeding/nesting. If an active nest is found, establish a 500-foot buffer around it. Delineate the buffer with orange construction fencing. Buffer remains in place until the nest is deemed inactive and there is no evidence of a second attempt to use the nest.	Impact Sciences 2007e

Southern rufous-crowned sparrows	CSC	Observed in upland areas of site in 2007.	Conduct a preconstruction survey (a maximum of 3 days prior to ground disturbance) for breeding/nesting. If an active nest is found, establish a 500-foot buffer around it. Delineate the buffer with orange construction fencing. Buffer remains in place until the nest is deemed inactive and there is no evidence of a second attempt to use the nest.	Impact Sciences 2007e
Yellow-breasted chat	CSC	Observed in Arroyo Santa Rosa in 2007.	Conduct a preconstruction survey (a maximum of 3 days prior to ground disturbance) for breeding/nesting. If an active nest is found, establish a 500-foot buffer around it. Delineate the buffer with orange construction fencing. Buffer remains in place until the nest is deemed inactive and there is no evidence of a second attempt to use the nest.	Impact Sciences 2007e
Yellow warbler	CSC	Observed in Arroyo Santa Rosa in 2007.	Conduct a preconstruction survey (a maximum of 3 days prior to ground disturbance) for breeding/nesting. If an active nest is found, establish a 500-foot buffer around it. Delineate the buffer with orange construction fencing. Buffer remains in place until the nest is deemed inactive and there is no evidence of a second attempt to use the nest.	Impact Sciences 2007e
White-tailed kite	FP	Observed flying over site in 2007.	Conduct a preconstruction survey (a maximum of 3 days prior to ground disturbance) for breeding/nesting. If an active nest is found, establish a 500-foot buffer around it. Delineate the buffer with orange construction fencing. Buffer remains in place until the nest is deemed inactive and there is no evidence of a second attempt to use the nest.	Impact Sciences 2007d

California Native Plant Society:
1B.2 – Plants that are fairly endangered in California, and rare or endangered elsewhere.
4 – Plants of limited distribution, a watch list.
Notes:
CSC – CDFG Species of Special Concern
FP – Federally Protected
FT – Federally Threatened

Based on the CNDDB search and the existing survey data, the special-status species in Table 5 have the potential to occur at the Wildwood Preserve project site. RMA planning shall monitor the implementation of the mitigation measures described in Table 5. The measures must be implemented prior to the issuance of grading permits.

Table 5 Mitigation For Special-Status Species that Could Occur at the Project Site

Species	Status	Site Status*	Mitigation

Burrowing owl	CSC	Not observed during previous surveys. No potential burrows observed either.	Preconstruction survey to be conducted a maximum of 3 days prior to ground disturbance. If species is observed or potentially occupied burrows are observed construction cannot commence until a protocol survey is performed and appropriate mitigation developed.
California horned lark	CSC	Not observed during previous surveys.	Conduct a preconstruction survey for breeding/nesting (a maximum of 3 days prior to ground disturbance). If an active nest is found, establish a 500-foot buffer around it. Delineate the buffer with orange construction fencing. Buffer remains in place until the nest is deemed inactive and there is no evidence of a second attempt to use the nest.
Coast horned lizard	CSC	Not observed during previous surveys.	Preconstruction survey to be conducted a maximum of 3 days prior to ground disturbance. If found, a County approved biologist must relocate the species outside of area of indirect and direct impacts. This biologist must hold the appropriate permits in order to perform the relocation activities.
Least Bell's vireo	FE, SE	Protocol survey has been conducted, species not found. Suitable habitat is present.	Conduct a preconstruction survey for breeding/nesting (a maximum of 3 days prior to ground disturbance). If found, consultation with the U.S. Fish and Wildlife Service (USFWS) and CDFG must be performed prior to construction. Construction cannot commence until appropriate mitigation measures are developed in consultation with USFWS and CDFG.
San Diego desert woodrat	CSC	One woodrat nest observed, however, likely a dusky-footed woodrat.	Preconstruction survey (a maximum of 3 days prior to ground disturbance) and use of eviction measures if the species is found.
Southwestern pond turtle	CSC	Not observed during previous surveys.	Preconstruction survey to be conducted a maximum of 3 days prior to ground disturbance. If found, a County approved biologist must relocate the species outside of area of indirect and direct impacts. This biologist must hold the appropriate permits in order to perform the relocation activities.
Two-striped garter snake	CSC	Not observed during previous surveys.	Preconstruction survey to be conducted a maximum of 3 days prior to ground disturbance. If found, a County approved biologist must relocate the species outside of area of indirect and direct impacts. This biologist must hold the appropriate permits in order to perform the relocation activities.
Western yellow-billed cuckoo	FC, SE	Not observed during previous surveys. Suitable habitat is present.	Conduct a preconstruction survey for breeding/nesting (a maximum of 3 days prior to ground disturbance). If found, consultation with USFWS and CDFG must be performed prior to construction. Construction cannot commence until appropriate mitigation measures are developed in consultation with USFWS and CDFG.

*Based on surveys conducted in 2006, unless otherwise stated.

Notes:
CSC – CDFG Species of Special Concern
FC – Federally Candidate
FE – Federally Endangered
SE – State Endangered

The burrowing owl is classified as a species of special concern by the CDFG. This species occurs throughout flat, open terrain with soft soil, short grass, sparsely disturbed vegetation, or exposed ground. Burrowing owls are frequently seen along the banks of irrigation canals. Suitable habitat for the burrowing owl is present in agricultural fields; however, no individuals or suitable burrows were observed during surveys conducted in 2006 and 2007 (Impact Sciences 2007d).

The California horned lark is classified as a species of special concern by the CDFG. This species occurs throughout desert brush lands, grasslands, and similar open habitats, as well as alpine meadows. Suitable habitat for the California horned lark is present within the project site; however, no California horned larks were observed during surveys conducted on the site in 2006 and 2007 (Impact Sciences 2007a).

The coast horned lizard is classified as a species of special concern by the CDFG. This species occurs throughout the foothills and coastal plains from southern California to northern Baja California. Its habitat ranges from open, sandy areas to coastal sage scrub, chaparral and grasslands. Suitable habitat for the coast horned lizard is present within the project site; however, no coast horned lizards were observed during surveys conducted in 2006 and 2007 (Impact Sciences 2007a).

The Least Bell's vireo is classified as a federally endangered and state endangered species. Least Bell's vireos typically nest (as a summer resident) in willows, mulefat, and mesquite in southern California areas with low riparian vegetation in the vicinity of water or dry river bottoms. Suitable habitat for the Least Bell's vireo is present on the project site; however, no Least Bell's vireos were observed during USFWS protocol surveys conducted within the Arroyo Santa Rosa in 2007 (Impact Sciences 2007e).

The San Diego desert woodrat is classified as a species of special concern by the CDFG. San Diego desert woodrats are found in a variety of shrub and desert habitats, primarily associated with rock outcroppings, boulders, cacti, or areas of dense undergrowth. One woodrat nest was observed within the Arroyo Santa Rosa; however, likely a dusky-footed woodrat (*Neotoma fuscipes*) (Impact Sciences 2007a).

The southwestern pond turtle is considered a species of special concern by the CDFG. This species occurs in permanent or nearly permanent bodies of water within many habitat types. Southwestern pond turtles require basking sites such as partially submerged logs, vegetation mats, or open mud banks and need suitable nesting sites. Southwestern pond turtles were not observed during the aquatic survey conducted in November 2006 (Impact Sciences 2007a).

The two-striped garter snake is listed as a species of special concern by the CDFG. This species is highly aquatic, and occurs in or near permanent freshwater, often along streams with rocky beds and riparian growth. Two-striped garter snake species were not observed during the aquatic survey conducted in November 2006 (Impact Sciences 2007a).

The western yellow-billed cuckoo is a federal candidate and a state endangered species that occurs in riparian forests along the broad, lower flood-bottoms of larger river systems. Suitable habitat for the

western yellow-billed cuckoo is present within the property; however, no western yellow-billed cuckoos were observed during the USFWS protocol survey conducted for the least bell's vireo within the Arroyo Santa Rosa in 2007 (Impact Sciences 2007e).

Level of Significance

With implementation of the mitigation measures listed in Tables 4 and 5, impacts to special-status species will remain potentially significant.

b. Wetlands Habitat.

A formal wetlands delineation of the project site was completed by Impact Sciences on July 11, 2006 (Impact Sciences 2007b). Biologists delineated the Arroyo Santa Rosa, the agricultural ditch, and the ephemeral stream to the south. Visual observations of the ordinary high water mark (OHWM), stream banks, hydrophytic vegetation and riparian canopy were used to determine the extent of Army Corps of Engineers (ACOE) and CDFG jurisdiction.

Two of the areas delineated, the agricultural ditch and Arroyo Santa Rosa, have been channelized and are maintained as straight channels with steep banks, forming a straight-line CDFG jurisdiction. The Arroyo Santa Rosa flows meander within the banks, and therefore scour lines, debris deposition, and upland/hydrophytic vegetation edges were used to identify the OHWM for the ACOE jurisdiction. The two areas south of Arroyo Santa Rosa were delineated according to the "top of bank" for the CDFG jurisdiction, because they are dry streambeds without well-defined upland/hydrophytic vegetation edges or debris deposition. Because these streams do not show connection to navigable waters, ACOE jurisdiction was not delineated. Data gathered included hydrologic, vegetative, and soil characteristics.

The jurisdictional delineation was conducted in accordance with the regulatory definition of "Waters of the United States" and the criteria of the California Fish and Game Code. Within the project site, "Waters of the United States" that are under the jurisdiction of the ACOE total 0.622 acres. This total does not include the southern and southwestern drainages, because connectivity to Arroyo Santa Rosa and, therefore, navigable waters is not currently present for either of these drainages. The ACOE will make a formal determination of their jurisdiction on the property upon receipt of the jurisdictional delineation report (Impact Sciences, 2007b). The CDFG jurisdictional area on the project site is 2.913 acres. Table 6 provides the ACOE and CDFG jurisdictional areas of each stream on the subject property. Table 7 indicates the impacts to ACOE and CDFG jurisdictional areas that would be generated by the proposed project.

Table 6 Jurisdictional Areas on the Wildwood Preserve Property

Stream	ACOE (acres)	CDFG (acres)
Agricultural Ditch	0.349	0.712
Arroyo Santa Rosa	0.273	1.41
Southeastern Drainage	0	0.112
Southwestern Drainage	0	0.679
Total	**0.622**	**2.913**

Source: Impact Sciences 2007b

Table 7 Impacts to Jurisdictional Areas Generated by the Proposed Project

Stream	ACOE Area Impacted (acres)	CDFG Area Impacted (acres)
Agricultural Ditch	0	0.036
Arroyo Santa Rosa	0	0.47
Southeastern Drainage	0	0.025
Southwestern Drainage	0	0.095
Total	**0**	**0.63**

Source: Impact Sciences 2007f

Based on the results of the jurisdictional delineation study, and subsequent agency confirmation, CDFG jurisdictional impacts will total 0.63 acres. The 0.47 acre impact to Arroyo Santa Rosa is for the purpose of bank stabilization, flow velocity reduction, and habitat enhancement, and therefore this impact is considered temporary. The width of the riparian buffer on the north side of Arroyo Santa Rosa will be increased by excavating the north bank within CDFG jurisdiction and creating a wider bank with toe topographic grades, one level step adjacent to the Arroyo Santa Rosa and a slope rising to the top of the bank, thereby creating additional habitat and CDFG jurisdictional area. This temporary impact on the north bank of the Arroyo Santa Rosa will be mitigated on a 1:1 ratio. Permanent development impacts to the three other drainages on the project site total 0.156 acres, and will be mitigated on a 5:1 ratio on site. The impacts and mitigation areas are summarized in Table 8.

Table 8 Impact and Mitigation Areas

Impact Description	Impact Area	Mitigation Ratio	Mitigation Area	Area Available On Site?
CDFG – Temporary Impact	0.47	1:1	0.47	Yes
CDFG – Permanent Impact	0.156	5:1	0.78	Yes
CDFG – Total	**0.63**		**1.25**	**Yes**

Source: Impact Sciences 2007f

Pre-Construction Mitigation Measures

Permitting. This project will require permits from the CDFG (1600 agreement), RWQCB (401 certification), and the County of Ventura, due to the potential impacts to wetlands. These permits must be obtained prior to construction.

Riparian Buffer. The project will encroach upon the 100 foot buffer from the riparian habitat that is required by the County of Ventura. During completion of the Environmental Impact Report (EIR), further evaluation of the appropriate buffer width must be completed. The presence of trails and roads with minimal traffic may be acceptable within the buffer area. However, the need to place housing lots within the buffer should be evaluated within the EIR.

Construction Fencing. Orange construction fencing shall be placed along the edges of CDFG jurisdiction, i.e., at the top of banks or at the upland edge of the Arroyo Santa Rosa riparian corridor, whichever encompasses the greater area. Construction fencing shall be erected on the south side at the beginning of any on-site earth-moving activity, and on the north side of the Arroyo Santa Rosa after the bank is graded but before planting occurs. A County-approved biologist must monitor the installation of the construction fencing.

Silt Fencing. Silt fencing shall be installed prior to ground-disturbing activities and maintained during all activities within the riparian corridor, and shall remain until the slope above the silt fence is completely stabilized with vegetation. The silt fencing must be installed just above the OHWM of the

Arroyo Santa Rosa channel. A County-approved biologist must be present during installation of the silt fence.

Mitigation Measures During Construction

Construction and Grading Operations. A County-approved biologist shall be retained as a construction monitor to ensure that incidental construction impacts on biological resources are avoided or minimized. Responsibilities of the construction monitor include the following.

- Attend appropriate pre-grading meetings to ensure that timing/location of construction activities do not conflict with mitigation requirements.

- Supervise cordoning of preserved natural areas that lie outside grading areas (i.e., the streambed, active bird nests, etc.) with temporary construction fencing, flagging, or other easily observed boundary marker.

- Conduct a field review of the staking (to be set by the surveyor) designating the limits of all construction activity. Any construction areas immediately adjacent to sensitive habitat areas or other special-status resources may be flagged or temporarily fenced at the direction of the monitor.

- Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas. The monitor should also discuss procedures for minimizing harm/harassment to wildlife encountered during construction.

- Be present as-needed on the site during construction to coordinate and monitor compliance with the construction guidelines.

Construction personnel shall be prohibited from entry into areas outside the designated construction area, except for necessary construction-related activities such as surveying. All such construction activities shall be coordinated with the biological monitor.

Staging/storage areas for construction equipment and materials shall be located outside of a zone extending at least 5 feet outside of the driplines trees and areas of remaining native vegetation. The biological monitor shall be involved in the approval of all on-site storage areas to minimize impacts to biological resources.

During construction activities, care should be taken to avoid degradation of the area through spillage of hazardous materials and discarded refuse. No refueling, changing of oil or other fluids, or discarding of any trash or other unwanted materials should be performed within natural areas on or immediately adjacent to the project site. Suitable areas for these tasks would include areas designated for permanent impact and at least 300 feet from natural and temporary impact areas, and should be approved by the biological monitor. Vehicles carrying supplies, such as concrete, should not be allowed to empty, clean out, or otherwise place materials on or immediately adjacent to the site where runoff may enter natural areas, but especially within 50 feet of the top of the streambed bank.

Standard Southern California Air Quality Management District (SCAQMD) dust control measures shall be implemented to reduce impacts to nearby wildlife habitat. This includes a variety of options to reduce dust, including replacing ground cover in disturbed areas as quickly as possible, minimizing/reducing vehicle speeds on unpaved roads, watering active sites at least twice daily and

the use of dust suppressants, and suspending all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour.

Best Management Practices (BMPs) including source controls and treatment controls, shall be implemented during construction activities and post-construction. Such practices may include that use of screening devices such as hay bales or silt fencing. In addition:

- County standard grading procedures and erosion control procedures shall be adhered to during construction

- Construction sites shall be stabilized by October 15 of each year in anticipation of the rainy season; and

- No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement, concrete or washings thereof, oil or petroleum products, or other organic or earthen material from construction or associated activity shall be allowed to enter into drainages or be placed where it may be washed by rainfall or runoff into the drainages.

Post-Construction Mitigation Measures

The applicant has prepared a *Riparian Mitigation and Restoration Plan* (Impact Sciences 2007f) which includes the restoration of Arroyo Santa Rosa. The plan includes removing non-native invasive plant species within the stretch of Arroyo Santa Rosa that flows through the project site. The plan also includes details for planting the mitigation area (the created riparian buffer on the north bank of Arroyo Santa Rosa) with native riparian plants according to the proposed plant palette. Restoration of riparian habitat on site must be performed in accordance with the *Riparian Mitigation and Restoration Plan* (Impact Sciences 2007f) and any permits (CDFG, County of Ventura, RWQCB).

A County-approved biologist experienced in restoration ecology will be retained to coordinate the implementation of this mitigation/restoration plan, and be on site during any work conducted in the mitigation areas. This person will serve as a liaison between the property owner, the contractor, and the resource/regulatory agencies. The project biologist shall ensure that the mitigation plan is implemented in a way that will maximize the likelihood of success of the mitigation. The biologist will be empowered to make minor modifications to the implementation of the mitigation plan based on field conditions and unforeseen circumstances. However, any deviation from this plan shall be reported to the responsible parties for the implementation, including the developer, the resource agencies, including the CDFG, and other responsible parties.

After the initial restoration is complete, 2.5 acres will be deemed a riparian restrictive covenant that prohibits future development. Any proposed future development within this riparian habitat at the site would require additional biological surveys and analysis. The riparian areas placed under restrictive covenant shall remain open and not fenced, to allow for wildlife movement. RMA Planning shall monitor the implementation of this measure.

Level of Significance

With implementation of the mitigation measures described, impacts to wetlands habitat will remain potentially significant.

c. Coastal Habitat.

The project site is outside the boundary of the coastal zone and does not contain coastal habitats. Therefore, the proposed project would have no impact on coastal habitat.

Mitigation Measures

No mitigation measures are required.

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), as well as wildlife movement maps provided by Ventura County. Within the Ventura County wildlife movement maps, the open space habitat within the southern portion of the Wildwood Preserve site is mapped as wildlife habitat. This agrees with observations made during completion of the field surveys. The project site includes a portion of Arroyo Santa Rosa, which is likely used for wildlife migration.

Based on information available at this time, approximately 2.5 acres of restored riparian habitat and 84.74 acres of open space hillside habitat will be designated under a restrictive covenant that prohibits future development. Any proposed future development within this habitat at the site would require additional biological surveys and analysis, including but not limited to rare plant surveys.

Given the highly developed nature of the areas surrounding the site, the Arroyo Santa Rosa, and the open space that is within the southern portion of the property provides habitat for wildlife and is likely used for wildlife migration. Designating these areas under a restrictive covenant and implementing the mitigation measures described below will reduce impacts to wildlife migration corridors to less than significant levels.

Mitigation Measures

Fencing. The portion of the hillside habitat that will be adjacent to proposed homes shall be fenced with split-rail fencing with periodic openings in order to prevent encroachment of outside lawns and other features into the restrictive covenant area. RMA Planning shall monitor the implementation of this measure. The measure shall be checked once prior to the issuance of a zoning clearance for a certificate of occupancy.

Reduce Habitat Fragmentation. Any future development should consolidate access roads and driveways to minimize habitat fragmentation. RMA Planning shall monitor the implementation of this measure. The measure must be implemented prior to the issuance of grading permits.

Landscaping Plan. A Landscaping Plan shall be prepared for any future development. The Landscaping Plan shall use native vegetation with a diversity of herbs, shrubs, and trees, to improve habitat and cover for wildlife species moving through the area. RMA planning shall monitor the implementation of this measure, pursuant to a CUP. The measure shall be checked once prior to the issuance of a zoning clearance for a certificate of occupancy.

Brush Clearance. Coordination with the Fire Department should be performed to determine if fire brush clearance activities can be timed in the late summer and fall to avoid species nesting and movement. RMA planning shall monitor the implementation of this measure, pursuant to a CUP. The measure shall be checked once prior to the issuance of a zoning clearance for a certificate of occupancy.

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 meet Ventura County's definition of a Locally Important Community, which includes habitats that are tracked by the CNDDB.

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 9.

Table 9 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.

Table 10 summarizes the results of the CNDDB search for sensitive plant communities for the Moorpark and Newbury Park quadrangles (CNDDB 2007). The results indicate that Southern Coast Live Oak Riparian Forest, Southern Riparian Forest, Southern Sycamore Alder Riparian Woodland, Valley Needlegrass Grassland, Valley Oak Woodland, Southern Riparian Scrub, and Southern Willow Scrub communities are known to occur within the quadrangle. Table 11 indicates which communities are known to occur at the project site.

Table 10 Sensitive Plant Communities that Could Occur within the Project Site

Plant Community	Global Ranking	State Ranking
Southern coast live oak riparian forest	G4	S4
Southern riparian forest	G4	S4
Southern riparian scrub	G3	S3.2
Southern sycamore alder riparian woodland	G4	S4
Southern willow scrub	G3	S2.1
Valley needlegrass grassland	G1	S3.1
Valley oak woodland	G3	S2.1

Note: Plant communities with a global and state rank are considered sensitive habitat.
Source: CNDDB 2007

Table 11 Communities Observed within the Project Site

Mapped Plant Communities	Total Acres	Impacted Acres♦
Coastal prickly pear succulent scrub*	**1.39**	**0.32**
Coastal sage chaparral scrub	11.57	0.00
Conejo dudleya*	**0.82**	**0.11**
Disturbed (disked agricultural field)	40.51	37.47
Mixed sage scrub	32.89	5.74
Mulefat scrub	1.50	0.46
Non-native grassland	3.07	0.94
Total	**91.75**	**45.04**

Bold* - Special-status species or community
Source: Impact Sciences 2007g
♦ - Impacted acres are preliminary and subject to verification in the final site plans and maps.

Coast prickly pear succulent scrub, a sensitive natural community, was observed during biological surveys conducted on site (Impact Sciences 2007g).

A protected tree survey was conducted in November 2006 (Impact Sciences 2007c). During the survey, all trees protected under the County of Ventura's Tree Protection Regulations (Section 8107-25) were surveyed.

A total of four heritage-size trees were identified on the project site as shown in Table 12. A heritage tree is any species with of tree with a single trunk of 28.7 inches or more in diameter when measured at breast height (dbh) or with multiple trunks of which two trunks collectively measure 23 inches dbh. None of the four heritage trees are planned for removal. One the heritage trees, the California pepper tree with a dbh of 75 inches, will be impacted since it is within 200 feet of the grading limit line (Impact Sciences 2007c).

Table 12 Tree Survey Results

Tree No.	Species	dbh (inches) of Trunks	Heritage-size	Impact Status
1	Mexican elderberry	3,2,1.5	-	Removal
2	Mexican elderberry	5	-	Removal
3	Mexican elderberry	5 ,2 ,2	-	Removal
4	California black walnut	13, 4, 3.5, 2.5, 2	-	Removal
5	California black walnut	11, 4.5	-	Removal
6	Mexican elderberry	6, 4, 2.5	-	Removal
7	Mexican elderberry	9	-	Removal
8	Mexican elderberry	4, 1, 1, 1	-	None
9	Mexican elderberry	10, 8, 6, 3.5, 3.5	-	Removal
10	Mexican elderberry	5.5, 1, .5, .5, .5	-	None
11	Mexican elderberry	3.5, 2.5, 1.5	-	None
12	Mexican elderberry	4	-	None
13	Mexican elderberry	4	-	None
14	Mexican elderberry	5	-	None
15	Mexican elderberry	5	-	None
16	Mexican elderberry	4	-	None
17	Mexican elderberry	7	-	None
18	California black walnut	14	-	None
19	Mexican elderberry	7.5, 1, 1	-	None
20	**California black walnut**	17, 11	Yes	None
21	**California pepper tree**	75	Yes	None
22	**California black walnut**	21, 20, 13, 12	Yes	Impacted
23	**California black walnut**	12, 12, 8.5, 4	Yes	None
24	California black walnut	9, 5.5, 5, 4	-	None
25	Mexican elderberry	6	-	None

dbh – diameter breast height
Heritage-size – any species with a single trunk of 28.7 inches or more in diameter when measured at breast height or with multiple trunks of which two trunks collectively measure 23 inches dbh.
Source: Impact Sciences 2007c

Mitigation Measures for Impacts to Sensitive Communities

Coast Prickly Pear Succulent Scrub. Based on information available at this time, approximately 0.32 acres of the on site coast prickly pear succulent scrub will be permanently removed by the proposed project. However, approximately 1.07 acres of on site coast prickly pear succulent scrub habitat will be protected permanently through the designation of the restrictive covenant on the hillside. The permanent protection of this habitat allows for onsite mitigation at a 3:1 ratio. The acreages provided here are subject to verification once final site plans are developed.

Tree Mitigation Measures

Control of Diseases and Pests. Once a year, the effects (if any) of pathogens and insect pests shall be evaluated by a County-approved arborist on all protected trees located on the project site. The overall health and structural integrity of these trees shall be evaluated to ensure longevity. If any severely damaged parts of a tree are observed, or limbs that could pose a danger to structures or people, such plant parts shall be removed under the supervision of an arborist.

Protective Fencing. Protective fencing shall be placed at the limits of the protective zone (which is outside the drip line) of any individual protected tree or dense stand of protected trees within 200 feet of the grading limits and shall remain in place until construction is completed. Fencing shall consist

of orange-mesh construction fencing. Installation of fencing shall be verified by a County-approved arborist.

Equipment damage to limbs, trunks, and roots of all protected trees shall be avoided during project construction and development. Even slight trunk injuries can result in susceptibility to long-term pathogenic maladies.

Equipment Storage. No storage of equipment, supplies, vehicles, or debris shall be permitted within the protective zone of a protected tree.

No dumping of construction wastewater, paint, stucco, concrete or any other cleanup waste shall occur within the protective zone.

No temporary structures shall be placed within the protective zone of any remaining protected tree.

Maintenance. Healthy trees, if not maintained, will usually grow beyond their ability to support themselves and fail at their naturally occurring weakest point. This is typically at a branch union at or near the main crotch of a tree. Weight reduction pruning and/or cabling is important in any tree preservation program. Pruning of protected trees within residential neighborhoods is recommended every four to six years based on a County-approved arborist's determination.

Pruning of replacement protected trees and preserved trees shall include the removal of dead wood and stubs and medium pruning of branches 2 inches in diameter or less.

In no case shall more than 20 percent of the tree canopy of any protected tree be removed. Cuts over 2 inches in diameter shall require a pruning permit from the County. After pruning, installation of support cables to prevent further main crotch failures may be necessary based on a County-approved arborist's determination.

Grading Restrictions Near Protective Zones. Care must be taken to limit grade changes near the protective zone of any protected tree. Grade changes can lead to plant stress from oxygen deprivation. Minor grade changes further from the trunk are not as critical but can negatively affect the health of the tree if not carefully monitored by a County-approved arborist.

The grade shall not be lowered or raised around the trunks (i.e., within the protective zone) of any protected tree without the approval of a County-approved arborist.

Trenching, excavation, or clearance of vegetation within the protective zone of any protected tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the County-approved arborist.

No utility trenches shall be routed within the protective zone of a protected tree unless no feasible alternative location is available.

Construction Monitoring. Damage to protected trees must be avoided by workers and equipment during construction activities.

A qualified biologist or County-approved arborist shall monitor on-site construction and grading activities occurring near all identified tree protection zones to ensure that damage to protected trees does not occur.

Prior to initiation of construction activities, the qualified biologist or County-approved arborist shall schedule a field meeting to inform personnel involved in construction where all protective zones are located and the importance of avoiding encroachment within the protective zones.

Replacement. Any protected tree removed at the project site must be replaced according to the County of Ventura Tree Protection Regulations and Guidelines. Replacement should be conducted on site when feasible and offsite only when no realistic replacement onsite is available. RMA Planning shall monitor the implementation of this measure. The measure must be implemented prior to the issuance of grading permits.

Level of Significance

With implementation of the mitigation measures described above, impacts to locally important species/communities would be less than significant.

Cumulative Impacts:

The CDFG Biogeographic Information & Observation System (BIOS) (Ventura County dataset), was reviewed to analyze cumulative impacts. Biological reports for nearby projects were reviewed. A list of planned projects near the project site that was provided by Ventura County was also reviewed. Planned projects in the area include small lot subdivisions, communication facilities, an equestrian facility, and garages. No large developments are planned near the proposed Wildwood Preserve project site. Therefore, the proposed project would generate less than significant cumulative 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.
[ ]	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.
[X]	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 Natural Diversity Data Base (CNDDB)

2007 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 June 1, 2008. Accessed on December 13, 2007.

Impact Sciences, Inc.

2007a *Biological Constraints Evaluation.* Wildwood Preserve Project Site. Santa Rosa Valley, California. September 2007.

Impact Sciences, Inc.

2007b *Jurisdictional Delineation Report, Waters of the United States and Streambeds.* Wildwood Preserve, Ventura County, California. May 2007.

Impact Sciences, Inc.

2007c *Protected Tree Report.* Wildwood Preserve Project Site, County of Ventura, California. September 2007

Impact Sciences, Inc.

2007d *Raptor Survey Results.* Wildwood Preserve Project Site, Ventura County, California. August 17, 2007.

Impact Sciences, Inc.

2007e *Results of Focus Surveys for the Least Bell's Vireo (Vireo bellii pusillus) and the Wildwood Preserve Project Site.* Ventura County, California. August 13, 2007.

Impact Sciences, Inc.

2007f *Riparian Mitigation and Restoration Plan for Jurisdictional Waters and Streambeds.* Wildwood Preserve, Ventura County, California. May 2007.

Impact Sciences, Inc.

2007g *Special-Status Plant Survey Report.* Wildwood Preserve Project Site. APN 520-0-180-23. County of Ventura, California. September 2007.

Tetra Tech, Inc.

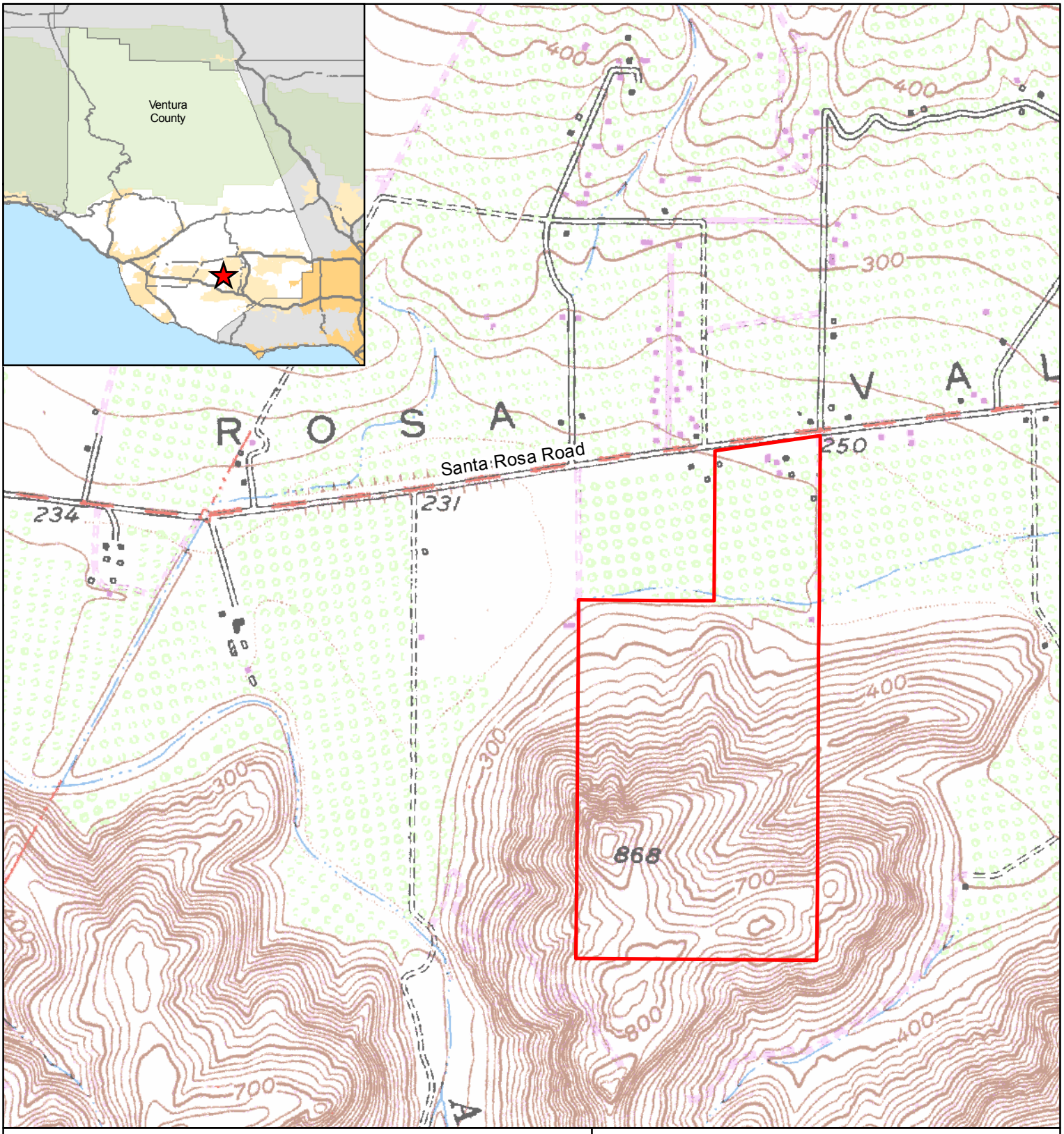
2007 Biological Survey. Wildwood Preserve Project Site. July 23, 2007

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).



Legend

parcel APN: 520-0-180-230

Data source: Ventura County
Base Map: USGS 1:24,000 Newbury Park

N
W E
S

0 500 1,000 2,000 3,000 Feet

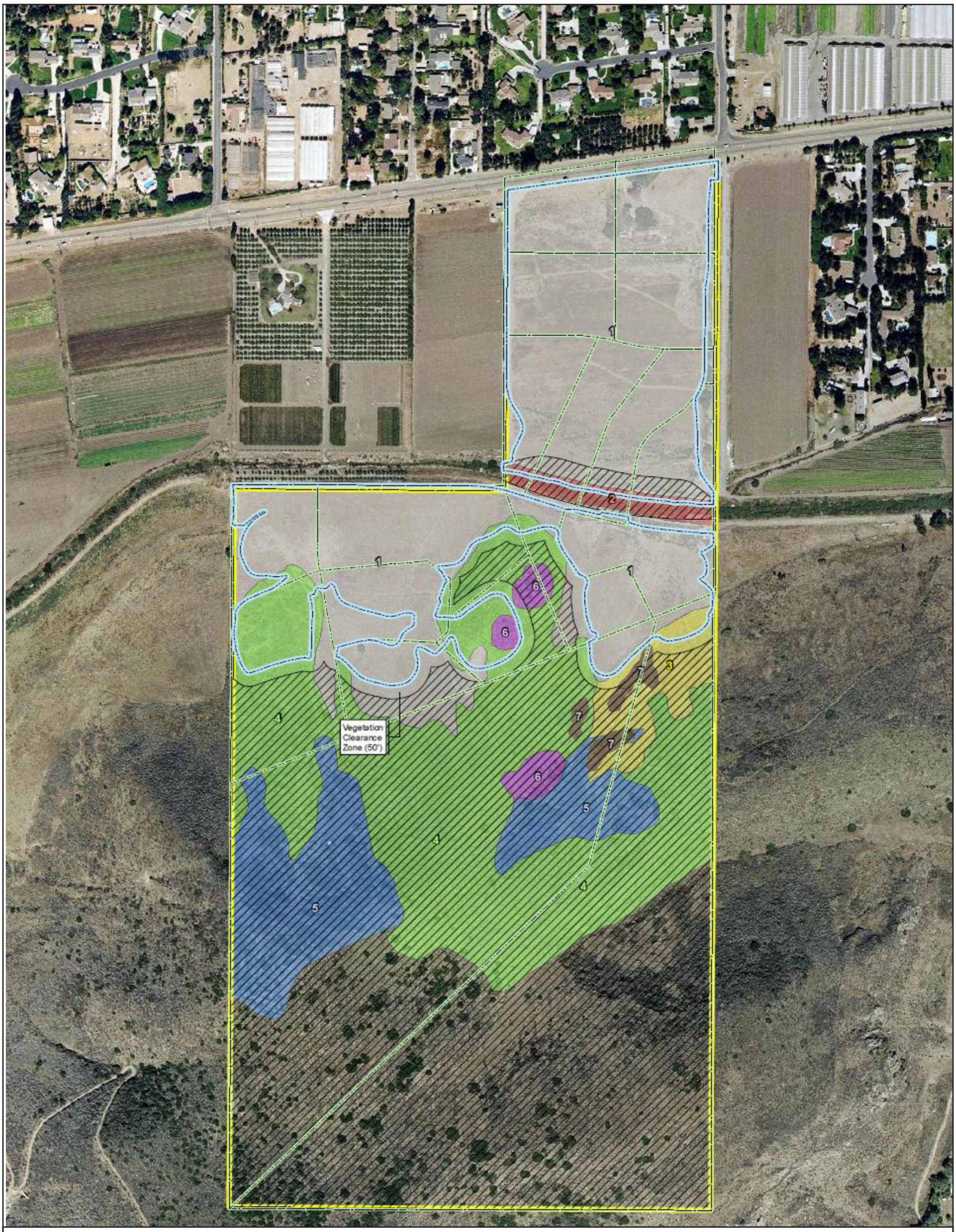
Wildwood Preserve

Site Location Map

TETRA TECH

4213 State Street, Suite 100
Santa Barbara, CA 93110

TC NO.	DATE	DRAWN BY	DWG NO.	FIGURE
20256-07C	12/17/07	REYNOLDS	6655	1



1 - Disturbed (Disked Agricultural Field)
2 - Mulefat Scrub
3 - Non-Native Grassland
4 - Mixed Sage Scrub
5 - Coastal Sage Chaparral Scrub
6 - Coastal Prickly Pear Succulent Scrub
7 - Conejo Dudleya

Preserve
Property Boundary
Grading Limit Line
Lot Boundary

* Only plant communities on the north side of Mountclef Ridge were mapped.

Extracted from: Impact Sciences 2007g, updated version December 2007

N

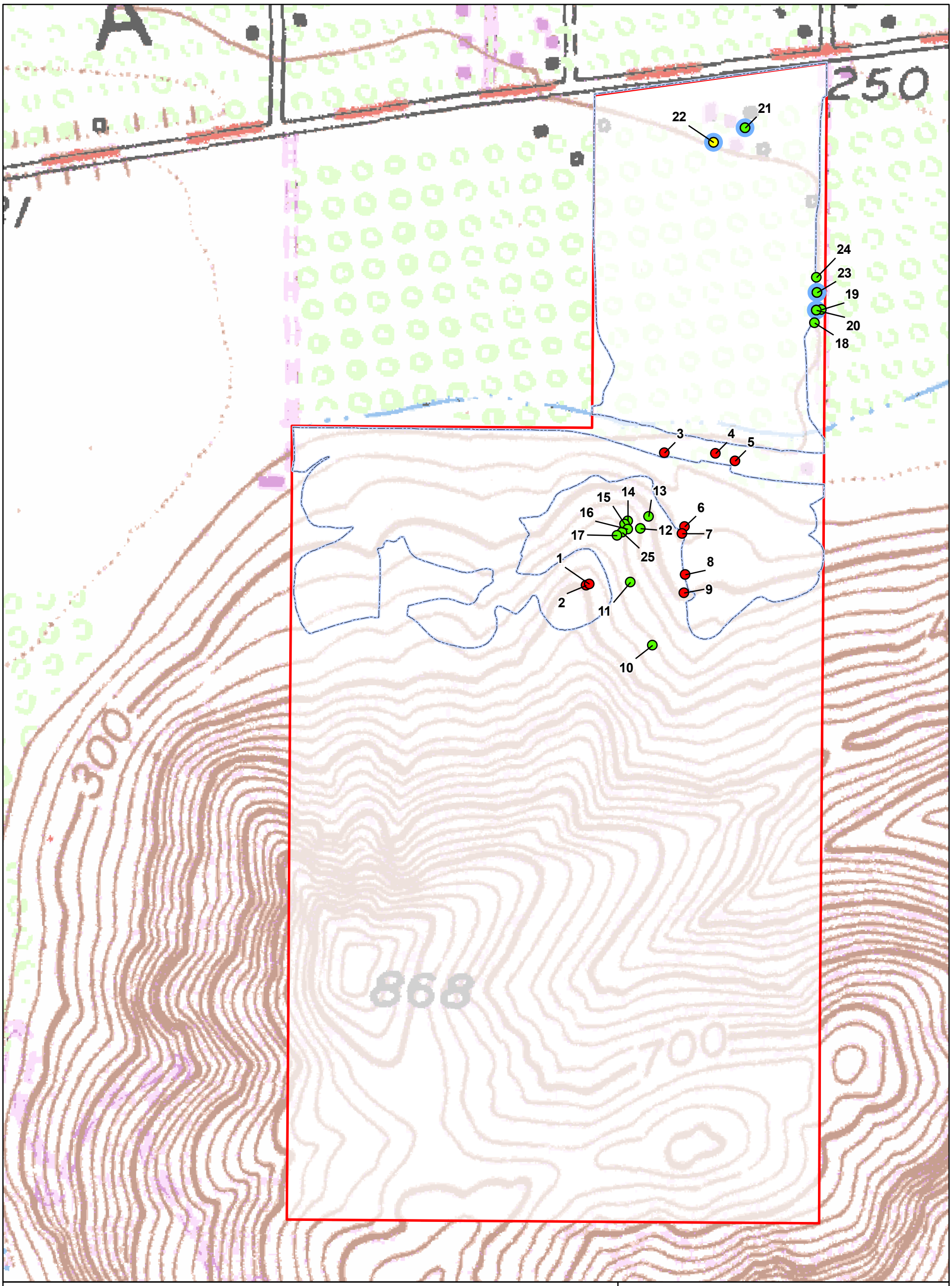
0 125 250 500 Feet

Wildwood Preserve

Plant Communities and Approximate Locations of Conejo Dudleya (Federally Threatened)

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

TASK NO.	DATE	DRAWN BY	DWG NO.	FIGURE
20256-07C	12/19/07	REYNOLDS	6656	2



Legend

- Impacted Tree
- Remove Tree
- Tree Within 200 Ft.
- Heritage Tree
- Grading Limit
- Subject Parcel

Heritage-size: any species with a single trunk of 28.7 inches or more in diameter when measured at breast height (dbh) or with multiple trunks of which two trunks collectively measure 23 inches dbh.

N W E S

Source: Impact Sciences 2007c
Base Map: USGS 1:24,000 Newbury Park

0 125 250 500 750 Feet

Wildwood Preserve

Surveyed Tree Locations

TETRA TECH
4213 State Street, Suite 100
Santa Barbara, CA 93110

TC NO.	DATE	DRAWN BY	DWG NO.	FIGURE
20256-07C	12/19/07	REYNOLDS	6660	3

APN: 520-0-180-230 **Date:** July 23, 2007 **Direction:** Southwest **Notes:** Northern portion of the property facing southwest.	
APN: 520-0-180-230 **Date:** July 23, 2007 **Direction:** Southwest **Notes:** Arroyo Santa Rosa in the foreground.	

APN: 520-0-180-230 **Date:** July 23, 2007 **Direction:** South **Notes:** Southern portion of property toward Mountclef Ridge.	
APN: 520-0-180-230 **Date:** July 23, 2007 **Direction:** Southeast **Notes:** Agricultural ditch, boarders east side of property along Blanchard Road.	

APN: 520-0-180-230 **Date:** July 23, 2007 **Notes:** California black walnut tree.	
APN: 520-0-180-230 **Date:** July 23, 2007 **Notes:** California pepper tree.	

APN: 520-0-180-230 **Date:** July 23, 2007 **Notes:** Coastal prickly pear succulent scrub.