David Magney Environmental Consulting

BIOLOGICAL ASSESSMENT OF THE HAYES PROPERTY, 2200 WHITE STALLION ROAD, HIDDEN VALLEY, CALIFORNIA

(COUNTY OF VENTURA CASE NO. ZV09-0035)

Prepared for:

VENTURA COUNTY PLANNING DIVISION

On behalf of:

LORD JASON HAYES

NOVEMBER 2009

Mission Statement

To provide quality environmental consulting services with integrity that protect and enhance the human and natural environment

David Magney Environmental Consulting

Biological Assessment of The Hayes Property, 2200 White Stallion Road, Hidden Valley, California

(County of Ventura Case No. ZV09-0035)

Prepared for:

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On behalf of:

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30 November 2009

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DMEC

Initial Study Biological Assessment Certification

Original ISBA report date: 30 November 2009

Case number: LU09-0001

Permit type: Planned Development

Applicant: Lord Jason Hayes

Planning Division case planner: Kristina Roodsari

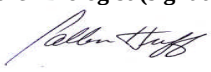
Total parcel(s) size: 20.47 acres

Assessor Parcel Number(s): 668-0-080-120

Development proposal description: The development proposal includes accessory structures to be located within the previously permitted and graded development pad. In addition, a terraced vegetable garden has been included in the project description, and this proposed garden is located outside of the previously permitted development pad and within an area that contained native plant communities prior to the unauthorized vegetation removal that occurred in 2008. A revegetation plan has been prepared to abate the violation of vegetation removal outside of the proposed development area. This biological assessment evaluates the impact to biological resources from the terraced garden, which will remain as part of the proposed project.

Prepared for Ventura County Planning Division by:

As an approved and contracted biologist with the Ventura County Planning Division, I hereby certify that this Initial Study Biological Assessment was prepared according to the Planning Division's requirements and that the statements furnished in the report and associated maps are true and correct to the best of my knowledge and belief; and I further certify that I was present throughout the site visit associated with this report.

Approved Biologist (signature): 		**Date**: 30 November 2009
Name (printed): David L. Magney	**Title**: President	**Company**: David Magney Environmental Consulting (DMEC)
Phone: 805/646-6045	**email**: david@magney.org	
Other Biologist (signature): 		**Date**: 30 November 2009
Name (printed): Callen Huff	**Title**: Biologist 1	**Company**: DMEC
Phone: 805/646-6045	**email**: callen@magney.org	
Role: Assisted in report writing.		
Other Biologist (signature): 		**Date**: 30 November 2009
Name (printed): David Brown	**Title**: Biologist 1	**Company**: DMEC
Phone: 805/646-6045	**email**: davidbrown@magney.org	

INITIAL STUDY CHECKLIST

		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 (includes nests)			X				X	
B	Wetland habitat	X				X			
C	Coastal habitat	X				X			
D	Wildlife movement routes		X				X		
E	Locally important species/communities			X				X	

N: No impact
LS: Less than significant impact
PS-M: Potentially significant unless mitigation incorporated.
PS: Potentially significant
* DO NOT check this box unless the Biological Assessment provided information adequate enough to develop mitigation measures that reduce the level of impact to less than significant.

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SUMMARY

Lord Jason Hayes, applicant, has applied for the proposed development of additional structures to his parcel at 2200 White Stallion Road, Hidden Valley. The proposed structures are to be located within the previously graded and permitted development pad. In addition, a previously constructed terraced vegetable garden and orchard area has been included in the project description. The garden area is located outside of the previously permitted development pad and within an area that contained native plant communities prior to the unauthorized vegetation removal that occurred in 2008.

A revegetation plan was been prepared by DMEC to abate the violation of vegetation removal outside of the proposed development area, which has been approved by VCPD. This Initial Study Biological Assessment (ISBA) has been focused to evaluate the impact to biological resources from the terraced garden, which will remain as part of the proposed project.

The Hayes property is located within the Conejo Valley, at the northwestern edge of Hidden Valley, north of the Santa Monica Mountains. The project area has steep slopes dominated by chaparral vegetation.

The project has caused direct and indirect mitigable impacts to special-status species and sensitive communities, consisting of locally important species and a locally important community.

Mitigation measures are recommended to reduce all significant impacts to less-than-significant levels. These mitigation measures include:

MM1: Replanting *Adenostoma sparsifolium* Onsite

MM2: Use Hooded Outdoor Lighting

All significant adverse impacts are expected to be able to be mitigated to a less-than-significant level.

SECTION 1. CONSTRUCTION FOOTPRINT DESCRIPTION

1.1 PROJECT LOCATION

The Hayes property (APN 668-0-080-120) is located at 2200 White Stallion Road, Hidden Valley, Ventura County, California, and is approximately 20.5 acres in size. The parcel is immediately north of Potrero Road at the northwest rim of Hidden Valley, as shown on Figure 1, General Location Map, and Figure 2, Aerial Photograph of the Hayes Property. Hidden Valley is a part of the Conejo Valley bioregion.

The Hayes property is in the E½ NE¼ SE¼ Section 14, T1S, R20W, San Bernardino Baseline Meridian, Triunfo Pass, California, Quadrangle (USGS 7.5-minute Series Topographic Map). The property ranges in elevation from 1,570 feet to 1,775 feet above mean sea level.

Figure 1. General Location Map

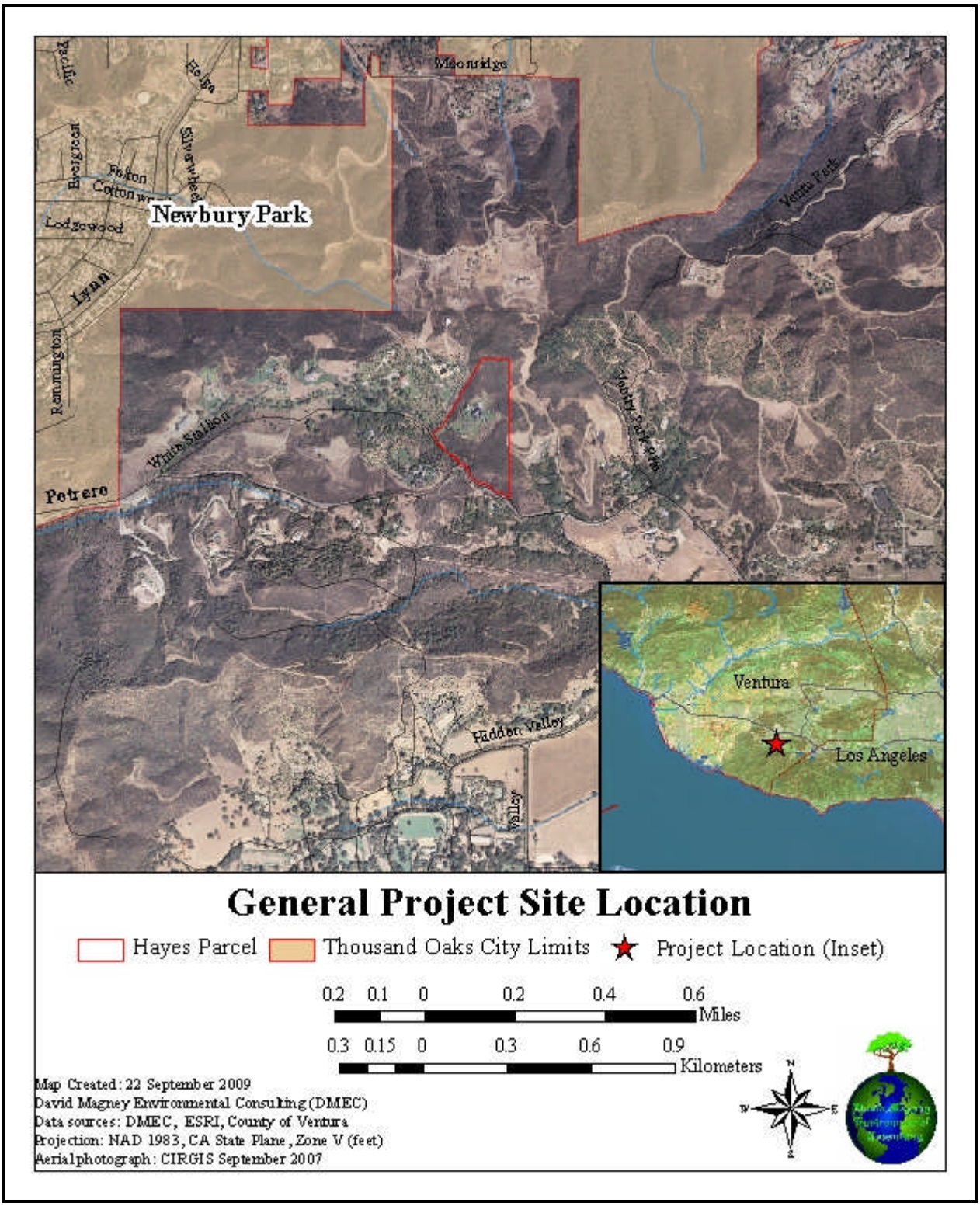


Figure 2. Aerial Photograph of the Hayes Property

1.2 DEVELOPMENT PROPOSAL DESCRIPTION

The proposal development includes additional structures to be located within the previously graded and permitted development pad. In addition, a terraced vegetable garden has been included in the proposed project description. This terraced garden has previously been constructed outside of the previously permitted development pad and within an area where unauthorized vegetation removal occurred in 2008.

The proposed development of the Hayes property includes construction of the following:

- 1,751 square-feet guesthouse with a cover veranda,
- 1,199-square-foot gym,
- 924-square-foot dining pavilion,
- 1,306-square-foot tennis court, and
- Demolition of the existing pool and reconstruction of a new 1,000 square-foot pool.

Locations of the above structures are illustrated on Figure 7, Hayes Property Revegetation Schematic (with Proposed Development) within the Hayes Property Revegetation Plan prepared by DMEC. The photo below shows the location of the terraced garden.

2009 Aerial image of Hayes property obtained from Ventura Department of Planning Division. Photo shows the location of the terraced garden area, to the right of the main house. This photo also shows that this area was part of the unauthorized vegetation removal.

Development Area Size

The area of the previously developed terraced vegetable garden and orchard area is approximately 30,767 square feet (0.707 acre).

Table 1. Proposed Project Facilities Development Area

Project Feature	Square Feet (approximately)	Acres
Terrence Garden & Orchard Area	~ 30,767	~ 0.707

Project Design for Impact Avoidance or Minimization

On 28 January 2009 the Ventura County Planning Division (VCPD) issued a Notice of Alleged Violation and Request for Site Inspection (Violation Case No. ZV09-0035) to Lord Jason Hayes. The VCPD notice informed Lord Hayes of the alleged violation of grading in the Scenic Resource Protection Zone without required permits.

VCPD will require chaparral habitat to be revegetated under a County approved restoration plan in order to abate the violation. DMEC prepared the revegetation and restoration plan that employs replanting of the impacted areas with native, locally indigenous chaparral plant species where needed, and identifying the locations where significant natural recovery of the habitat is occurring so that these natural processes can be augmented through control of erosion and competitive non-native plants.

The purpose of this focused ISBA is to evaluate specific impacts that resulted from the construction of the garden, which will be retained.

Coastal Zone/Overlay Zones

Scenic Resource Protection Zone

Elevation

The project site ranges in elevation from 1,570 feet to 1,775 feet above sea level.

SECTION 2. SURVEY AREA DESCRIPTION AND METHODS

2.1 SURVEY PURPOSE

Discretionary actions undertaken by public agencies are required to demonstrate compliance with the California Environmental Quality Act (CEQA). The purpose of this Initial Study Biological Assessment (ISBA) is to gather enough information about the biological resources associated with the proposed project, and their potential to be impacted by the project, to make a CEQA Initial Study significance finding for biological resources. In general, ISBAs are intended to:

- Provide an inventory of the biological resources on a project site and the values of those resources.
- Determine if a proposed project has the potential to impact any significant biological resources.
- Recommend project redesign to avoid, minimize, or reduce impacts to significant biological resources.
- Recommend additional studies necessary to adequately assess potential impacts and/or to develop adequate mitigation measures.
- Develop mitigation measures, when necessary, in cases where adequate information is available.

2.2 SURVEY AREA DESCRIPTION

Survey Area Definition (per the Ventura County Planning Division): The survey area is the location that the biologist will assess. The survey area includes the construction footprint and any other areas potentially affected by the project, such as from light, dust, noise, runoff, etc., and any required buffers, such as for wetlands. The construction footprint plus a 100-foot buffer—beyond the fire hazard brush clearance boundary—(or 20-foot from the cut/fill boundary or road fire hazard brush clearance boundary – whichever is greater) is generally the minimum size of a survey area. Required off-site improvements—such as roads or fire hazard brush clearance—are included in the survey area. Survey areas can extend off the project's parcel(s) because indirect impacts may cross property lines.

Survey Area 1 (SA1)

For the purpose of this focused ISBA, the terraced vegetable garden and orchard area is the survey area. Any impacts to biological resources that occurred as a result of the construction of the garden have been evaluated.

Terraced garden as seen from above (left) and below (right).

Location

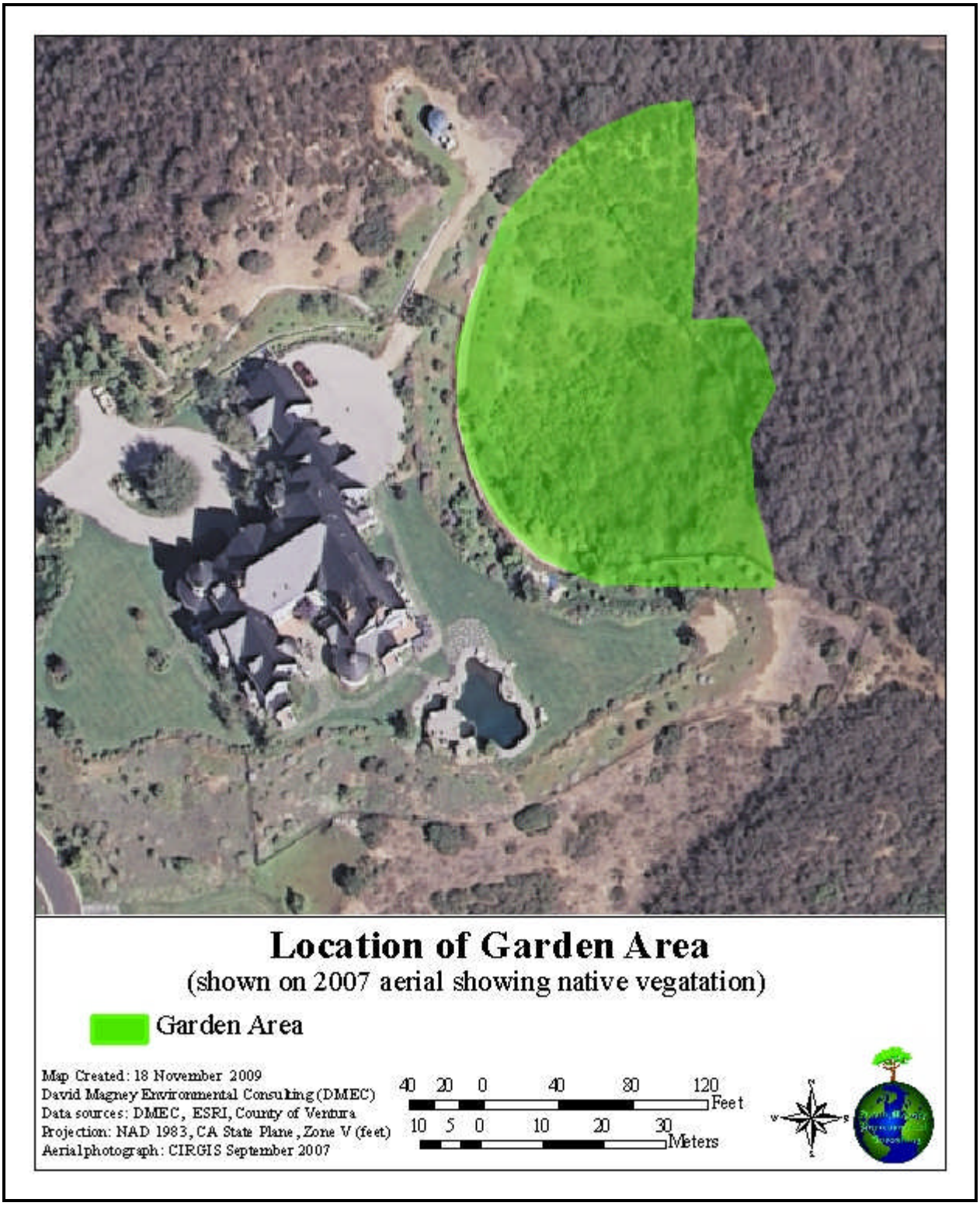
The Hayes property (APN 668-0-080-120) is located at 2200 White Stallion Road, Hidden Valley, Ventura County, California, and is approximately 20.5 acres in size. The parcel is immediately north of Potrero Road at the northwest rim of Hidden Valley, as shown on Figure 1, General Location Map, and Figure 2, Aerial Photograph of the Hayes Property.

The garden is located on a steep, east-northeast-facing hillside approximately 70 feet east of the Hayes residence. The majority of the garden is located outside of the previously permitted development pad (100 foot buffer around buildings). Before the unauthorized vegetation removal and construction of the garden area, this slope area contained native plant communities. Figure 3, Map of Garden Area, and the photos above show the location of the garden area.

Survey Area Boundaries

The entire parcel was surveyed as part of the revegetation plan in September 2009, and a focused survey was performed in and adjacent to the garden on 12 November 2009. The terraced garden area encompasses a small area of the Hayes property. The boundaries of the garden area are apparent onsite, as seen in the aerial photo of the garden area in Section 1.2.

Figure 3. Map of Garden Area



Survey Area Environmental Setting

The terraced garden occurs on a steep, east-northeast-facing slope of an east-west-trending ridge on the north side of Hidden Valley. The garden area drains eastward into a tributary drainage of Hidden Valley Creek.

Prior to vegetation clearing, the garden area was vegetated with chaparral.

2.3 METHODOLOGY

Literature Survey

DMEC conducted a search of the California Department of Fish and Game's (CDFG's) California Natural Diversity Database (CNDDB) RareFind3 (CDFG 2009a) for the Newbury Park, California USGS Quadrangle (in which the Hayes property exists), and for the eight surrounding quadrangles, including Point Mugu, Camarillo, Santa Paula, Moorpark, Simi, Thousand Oaks, Point Dume, and Triunfo Pass. DMEC conducted this database search to account for special-status species tracked by CDFG in the area and with potential to occur at the project site.

DMEC also conducted a literature search of California Native Plant Society's *Inventory of Rare and Endangered Plants of California* (CNPS 2001) and the *Checklist of Ventura County Rare Plants* (Magney 2008) to identify other special-status plant species not tracked by CNDDB with potential to occur in the vicinity of the property. The CNDDB Special Animals List (CDFG 2009b) was also referenced for any species that are considered special-status with potential to occur in the vicinity of the property.

Field Survey Methods

DMEC, a County-approved biological consulting firm, conducted the site survey on 17 September 2009. David Magney and Callen Huff met with Lord Hayes on 10 September 2009 to conduct preliminary reconnaissance of the site for the county required revegetation report. DMEC biologists David Magney, Callen Huff, and David Brown surveyed the approximate 20.5-acre property on 17 September 2009 to identify the native and naturalized flora onsite, map the existing vegetation onsite, and determine the extent of cleared and now successional vegetation. Intern Spencer Westbrook assisted with the survey. The property was walked over thoroughly to account for observable plant species onsite, and observed wildlife species were noted. Global Positioning System (GPS) units were carried to track footpaths and to mark waypoints of findings of interest.

David Magney revisited the Hayes property 12 November 2009 to assess any impacts on natural vegetation caused by the development of terraced garden area for the focused Initial Study Biological Assessment.

Table 2. Survey Date and Details

Survey Key	Survey Date	Survey Area Map Key	Survey Type	Time Period	Methods/Constraints	GPS Unit	Surveyors
SD1	9/17/2009	SA1	Botanical & Vegetation survey for Revegetation Plan	9 am-5 pm	Identify the flora onsite, map the existing vegetation onsite, and determine the extent of cleared land.	Garmin eTrex	David Magney, David Brown, and Callen Huff
SD2	11/12/2009	SA1	Impact Assessment for focused ISBA	10 am-2 pm	Survey of developed garden area and Impact assessment	Garmin eTrex	David Magney

ISBA = Initial Study Biological Assessment
Botanical = Botanical Survey

Mapping Methods

Mapping of vegetation alliances was performed with the aid of ArcGIS programs (ArcView 3.3, ArcView 9.1, and related programs) using standard photo interpretation techniques and methods, supported by ground-truthing. The vegetation map was drawn onscreen at a scale of 1:2,000 to 1:5,000 using high-resolution georectified color aerial photographs, also used as a base layer. The polygons of this map differentiate the distinct land cover signatures related to patterns observed on the aerial photograph. These polygons were classified and attributed with different vegetation alliances after checking all available vegetation data gathered onsite by DMEC. DMEC's field data were also consulted as ground-truthing points in order to discern the boundaries of vegetation alliances that were not easily detected with the color aerial imagery.

SECTION 3. BIOLOGICAL INVENTORY

This section describes the existing, pre-project, conditions of the project site, including topography, landscape position, site history, habitats (primarily natural vegetation), and the flora and fauna of the site.

3.1 HABITATS: PLANT COMMUNITIES, PHYSICAL FEATURES, AND WETLANDS

Plant Communities/Habitats

Plant Communities and Habitats includes detailed descriptions of plant communities (alliances) and habitats that form the basic make up of plant and wildlife habitat of the project site. Sensitive or locally important habitats are identified.

Locally important or rare plant communities were found within the survey area(s)

Major Plant Communities Summary

Three general habitat types were observed on the Hayes property, Chaparral, Coastal Sage Scrub, and Oak Woodland. These habitat types include seven (7) plant alliances (plant communities). These alliances were classified according to Sawyer and Keeler-Wolf (1995) and mapped based on field surveys and ground-truthing (see Figure 4, Plant Alliances Observed at the Hayes Property). Descriptions of each habitat type and alliance are provided in the following subsections.

- **Chaparral**
  - *Adenostoma fasciculatum* Alliance (Chamise Chaparral);
  - *Adenostoma sparsifolium* Alliance (Red Shank Chaparral);
  - *Ceanothus spinosus-Heteromeles salicifolia* Alliance (Greenbark Ceanothus-Toyon Chaparral); and
  - *Ceanothus megacarpus* var. *megacarpus- Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance (Bigpod Ceanothus-Birchleaf Mountain Mahogany-Chamise Chaparral);
- **Coastal Sage Shrub**
  - *Artemisia californica-Salvia* spp. Alliance (California Sagebrush-Sage species Coastal Sage Scrub);

- *Hesperoyucca* [*Yucca*] *whipplei* ssp. *whipplei-Artemisia californica-Salvia mellifera* Alliance (Our Lord's Candle-California Sagebrush-Black Sage Coastal Sage Scrub);

- **Oak Woodland**
  - *Quercus agrifolia* Alliance (Coast Live Oak Woodland)
- **Riparian Scrub**
  - *Baccharis salicifolia* Alliance
- **Grassland**
  - Ruderal Grassland Alliance
- **Developed Areas**

Chaparral

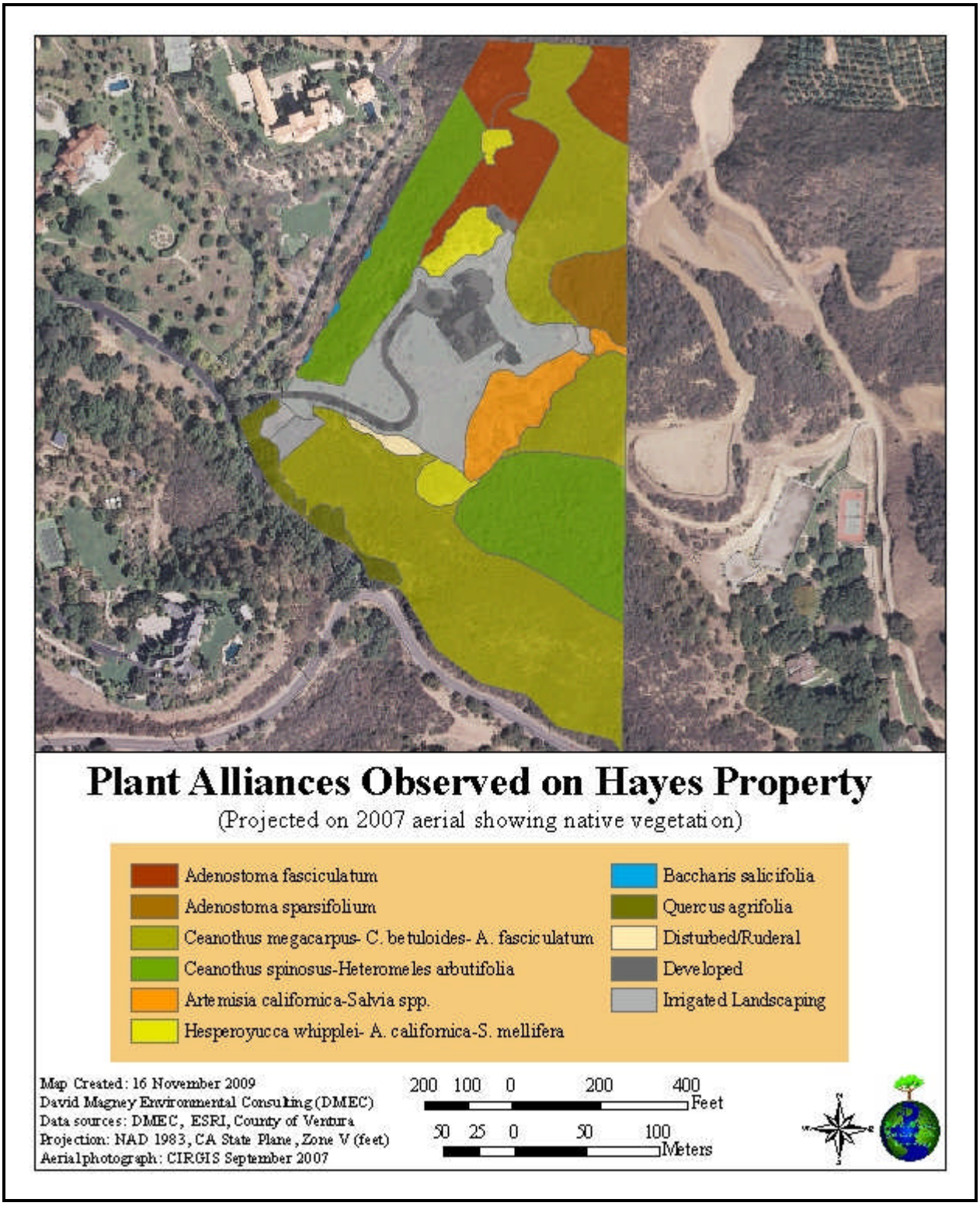
Chaparral is a type of shrubland that is dominated by evergreen shrubs with small, thick, leathery, dark green, sclerophyllous leaves. The shrubs of chaparral are relatively tall and dense, and are adapted to periodic wildfires by stump sprouting or by germination from a dormant seed bank. These evergreen shrubs are also adapted to drought by deep extensive root systems, while their small thick leaf structure prevents permanent damage from moisture loss (Zedler et al. 1997). Many typical Coastal Sage Scrub species also grow intermixed as associates with chaparral species. Chaparral typically occurs on moderate to steep slopes with dry, rocky, shallow soils, becoming more abundant with higher elevations where temperatures are lower and moisture supplies are more ample. The chaparral alliances (plant communities) observed on the Hayes property include:

- *Adenostoma fasciculatum* Alliance (Chamise Chaparral),
- *Adenostoma sparsifolium* Alliance (Red Shank Chaparral),
- *Ceanothus spinosus- Heteromeles salicifolia*[1] Alliance (Greenbark Ceanothus-Toyon Chaparral), and
- *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance (Bigpod Ceanothus-Birchleaf Mountain Mahogany-Chamise Chaparral).

All of these plant communities intergrade throughout the property forming ecotones of transitions. Chaparral occupies approximately 14 acres of the Hayes property as shown on Figure 4.

[1] *Heteromeles salicifolia* Abrams is the correct scientific name for *Heteromeles arbutifolia* according to Botanical Congress name rules, as Abrams validly published *Heteromeles arbutifolia* before (Lindley) Roemer did.

Figure 4. Plant Alliances Observed at the Hayes Property



Adenostoma fasciculatum Alliance

Adenostoma fasciculatum Alliance is dominated by *Adenostoma fasciculatum* (Chamise), a needle-leaved, evergreen shrub, which is the most abundant species in the non-desert shrublands of California. This species is a burled and many-branched shrub that has gray-brown trunk bark, glabrous to hairy twigs, and clustered small linear (needle-like) leaves. *Adenostoma fasciculatum* Alliance is the most common chaparral type throughout California. It is adapted to California's Mediterranean climate by a dual root system that has both deep and shallow roots. It is usually associated with drier south- and west-facing slopes and ridges, and occurs on xeric slopes on very shallow soils (often mafic-derived). Chamise occurs at elevations below 1,600 meters (Hickman 1993). Sawyer and Keeler-Wolf (1995) describe this chaparral plant community type as Chamise Series in which the canopy is fairly continuous, and herbaceous species are uncommon in older stands. *A. fasciculatum* individuals recover from fire by both resprouting and seedling recruitment (Zedler et al. 1997).

The associated species observed contributing to *Adenostoma fasciculatum* Alliance include the following native species: *Ceanothus megacarpus* var. *megacarpus*, *Ceanothus spinosus*, *Cercocarpus betuloides* var. *betuloides*, *Hesperoyucca whipplei* ssp. *whipplei*, *Malosma laurina*, *Rhamnus ilicifolia*, *Rhus ovata*, and *Salvia mellifera*. This alliance occupies approximately 1.82 acres of the Hayes property.

Adenostoma sparsifolium Alliance

Adenostoma sparsifolium Alliance (Red Shank Chaparral) forms a continuous to intermediate canopy less than 1.5 meters tall growing over groundlayer that may be grassy. This alliance usually occurs on north-facing slopes in colluvial-derived soils, at elevations 50 to 800 meters (Sawyer and Keeler-Wolf 1995). The associated species observed contributing to this alliance include: *Artemisia californica*, *Malosma laurina*, *Mimulus aurantiacus*, *Quercus agrifolia*, *Salvia leucophylla*, *S. mellifera*, and *Sambucus mexicana*. This alliance onsite was found to occur in the northeast-facing draw containing the terraced vegetable garden and orchard immediately northeast of the residence as shown on Figure 4. This alliance occupies approximately 0.50 acre of the Hayes property.

Ceanothus megacarpus-Cercocarpus betuloides-Adenostoma fasciculatum Alliance

Ceanothus megacarpus var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance (Bigpod Ceanothus-Birchleaf Mountain Mahogany-Chamise Chaparral) forms a dense stand of tall shrubs. This alliance is pre-adapted to periodic wildfires by producing a large seed bank each year, after the plants reach maturity. It is long-lived absent fires, however it does not resprout after a wildfire (Holland 1986). The alliance typically forms a continuous to intermittent tall canopy growing over a sparse ground layer (emergent trees may be present) (Sawyer and Keeler-Wolf 1995). This chaparral type occurs on xeric upland slopes, usually

fairly near the coast, and grows in shallow, rocky, poorly differentiated soils (Holland 1986) on southerly-facing slopes.

The associated species observed contributing to this alliance include the following native species: *Ceanothus megacarpus* var. *megacarpus*, *C. spinosus*, *Cercocarpus betuloides* var. *betuloides*, *Hesperoyucca whipplei* ssp. *whipplei*, *Malosma laurina*, *Rhamnus ilicifolia*, *Rhus ovata*, and *Salvia mellifera*. This alliance occupies approximately 4.07 acres of the Hayes property.

Ceanothus spinosus-Heteromeles salicifolia Alliance

Ceanothus spinosus-Heteromeles salicifolia Alliance is a plant community dominated by *C. spinosus*. *C. spinosus* is an erect, tree-like, evergreen shrub that can grow up to 6 meters tall. It is generally thorny (from very stiff branchlets), its stems are olive-green, the flowers are pale blue to whitish, and it occurs on dry mesic slopes at elevations below 900 meters (Hickman 1993). *Ceanothus spinosus-Heteromeles salicifolia* Alliance forms a dense tall shrub canopy growing over a sparse understory. This plant community grows on slopes in shallow soils (Sawyer and Keeler-Wolf 1995).

The associate species observed contributing to *Ceanothus spinosus-Heteromeles salicifolia* Alliance include many of those mentioned above for *Adenostoma fasciculatum* Alliance, as well as the following: *Ceanothus megacarpus* var. *megacarpus*, *C. spinosus*, *Cercocarpus betuloides* var. *betuloides*, *Hesperoyucca whipplei* ssp. *whipplei*, *Malosma laurina*, *Rhamnus ilicifolia*, *Rhus ovata*, *Ribes malvaceum* var. *malvaceum*, and *Salvia mellifera*. This alliance occupies approximately 7.60 acres of the Hayes property.

Coastal Sage Scrub

Coastal Sage Scrub is a shrubland dominated by facultative drought-deciduous, low-growing, soft-leaved, and grayish-green (malacophyllus) shrubs and subshrubs. Coastal Sage Scrub habitats typically exhibit a patchy distribution, often in close association with areas inhabited by herbland or chaparral habitats. Coastal Sage Scrub is a community at risk, with approximately 90 percent already lost to development (urban and agriculture); very little Coastal Sage Scrub has been protected by any legal mechanisms, such as enforceable conservation easements (Davis et al. 1985). Due to stand variations, Coastal Sage Scrub is often considered part of a collection of species-specific plant alliances (Sawyer and Keeler-Wolf 1995). Coastal Sage Scrub generally occurs on the rocky exposed slopes of the project site.

The plant communities observed contributing to the Coastal Sage Scrub habitat at the Hayes property project site include: *Artemisia californica-Salvia* sp. Alliance (Coastal Sagebrush-Sage species Coastal Sage Scrub) and *Hesperoyucca whipplei* ssp. *whipplei-Artemisia californica-Salvia mellifera* Alliance (Our Lord's Candle-California Sagebrush-Black Sage Coastal Sage Scrub). These plant communities are described in the following paragraphs. Coastal Sage Scrub occupies approximately 1.60 acres of the Hayes property as shown on Figure 4.

Salvia leucophylla-Artemisia californica Alliance

Salvia leucophylla-Artemisia californica Alliance is co-dominated by *Salvia leucophylla* (Purple Sage) and *Artemisia californica* (California Sagebrush). *Salvia leucophylla* and *Artemisia californica* typically form a continuous to intermittent canopy over a variable ground layer. This alliance grows on steeper north-facing slopes in colluvial-derived, rocky soils. It is considered part of the Coastal Sage Scrub alliance-collection (Sawyer and Keeler-Wolf 1995).

The associated species contributing to the *Salvia leucophylla-Artemisia californica* Alliance onsite include: *Baccharis pilularis* ssp. *consanguinea*, *Chlorogalum pomeridianum* var. *pomeridianum*, *Eriophyllum confertiflorum* var. *confertiflorum*, *Hazardia squarrosa* var. *obtusa*, *Hesperoyucca whipplei* ssp. *whipplei*, *Keckiella cordifolia*, *Lotus scoparius* var. *scoparius*, *Malosma laurina*, *Pseudognaphalium californicum*, *Rhamnus ilicifolia*, and *Solanum xanti* var. *xanti*. This alliance occupies approximately 0.95 acre of the Hayes property.

Hesperoyucca whipplei-Artemisia californica-Salvia mellifera Alliance

The *Hesperoyucca whipplei* ssp. *whipplei-Artemisia californica-Salvia mellifera* Alliance (Our Lord's Candle-California Sagebrush-Black Sage Coastal Sage Scrub) forms a continuous or intermittent canopy. This alliance is typically 2 meters or less in height, growing on steep slopes on shallow and rocky soils.

The associated species contributing to the *Hesperoyucca whipplei* ssp. *whipplei-Artemisia californica-Salvia mellifera* Alliance onsite include: *Baccharis pilularis* ssp. *consanguinea*, *Keckiella cordifolia*, *Lotus scoparius* var. *scoparius*, and *Mimulus aurantiacus*. This alliance occupies approximately 0.64 acre of the Hayes property.

Woodland

Woodland describes a vegetation type dominated by woody trees and tall shrub species, forming an intermittent canopy over a variety of low shrubs and a variable grassy ground layer. Some woodland communities may not contain a shrub canopy, and may only form a canopy over annual or perennial grasses and forbs. The understory of a woodland is typically directly related to the density of the woodland and the cover of its canopy. The woodland plant community observed at the project site is *Quercus agrifolia* Alliance, which is discussed below.

Quercus agrifolia Alliance

Quercus agrifolia Alliance (Coast Live Oak Woodland) is dominated by *Quercus agrifolia* var. *agrifolia*, a broad-leaved, evergreen, wide-topped tree with furrowed, dark gray bark and spine-toothed, convex, dark green leaves. Coast Live Oak is the most widely distributed species of the evergreen oaks in California, and it is capable of achieving large size and old age (Zedler et al. 1997). *Quercus agrifolia* Alliance occurs predominantly in valley bottoms and on gentle to

moderately steep north-facing slopes and on raised stream banks and terraces at elevations below 1,200 meters. It forms a continuous to open 30-meter-tall canopy, growing over an understory of occasional shrubs and a variable ground layer. *Quercus agrifolia* Alliance requires sandstone or shale-derived soils (Sawyer & Keeler-Wolf 1995).

The associated species observed contributing to *Quercus agrifolia* Alliance onsite include some of those species mentioned above for *Adenostoma fasciculatum* Alliance. This alliance occupies approximately 0.51 acre of the Hayes property.

Riparian Scrub

Riparian scrub communities consist of wetland and/or phreatophytic species growing on the banks of streams, sometimes in the beds of the streams when flood flows do not scour them out of the channel bed. The California Department of Fish and Game and Ventura County Planning Division consider riparian habitats wetlands. Activities in riparian wetland habitats are regulated by these agencies, and they may also be under the jurisdiction of the U.S. Army Corps of Engineers (Corps) pursuant to Section 404 of the Clean Water Act.

Baccharis salicifolia Alliance

Baccharis salicifolia Alliance (Mulefat Scrub) is a seasonally flooded or saturated riparian (streamside) habitat. It is found in canyon bottoms, irrigation ditches, or stream channels throughout lower elevations of California. *Baccharis salicifolia* Alliance is dominated by *Baccharis salicifolia* (Mulefat), which may occur in pure stands or with secondary species that vary by region. *Baccharis salicifolia* Alliance is typically less than 4 meters high and has a continuous canopy covering a sparse ground layer. (Sawyer & Keeler-Wolf 1995.)

Baccharis salicifolia Alliance occurs along the western perimeter of the Hayes property, mostly on the adjacent parcel. None of this habitat on the Hayes property appeared to be affected by the vegetation clearing. This alliance occupies approximately 0.03 acre of the Hayes property.

Grassland

Grassland consists of predominantly low herbaceous and grassy vegetation that forms a continuous ground cover on open hillsides, or as understory patches below a variety of habitat types. Many native flowering herb/bulb species (wildflowers), as well as naturalized annual forbs and invasive herbs, are important contributors to grassland. Areas dominated by grasses are often in early succession, and over time, they tend to revert back to shrublands, or even woodlands, if burning and disturbance frequencies are minimal (Zedler et al. 1997). The general type of grassland observed on the Hayes property is Ruderal Grassland Alliance.

Ruderal Grassland Alliance

Ruderal Grassland Alliance is a plant community that is typically in early successional stages, as a result of a severe disturbance by human causes, or because the land is subject to recurrent human-caused disturbance. These areas are dominated by pioneering herbaceous plants that readily colonize disturbed ground. The ability of introduced species to invade disturbed areas arises from their relationship to Old World ancestors that have co-existed with humans for millennia, and thus are more adapted to exploit disturbed land. Ruderal communities may provide a certain degree of erosion control for recently graded areas, but such communities are also a threat to biodiversity because they continually distribute nonnative propagules into native vegetation. These exotic species can colonize natural disturbances, such as burns, and they compete with the more desirable natives. However, if Ruderal Grassland is left undisturbed, it generally undergoes succession towards more stable and less weedy plant communities such as Coastal Sage Scrub or California Annual Grassland. (Zedler et al. 1997.)

Ruderal Grassland observed onsite is as a result of vegetation clearing. Although much of the cleared land has become reestablished with successional chaparral plant communities, small areas exist onsite that are currently predominated by nonnative grasses and some invasive plant species, including: *Bromus diandrus*, *Bromus hordeaceus*, *Centaurea melitensis*, *Hirschfeldia incana*, *Lactuca serriola*, *Marrubium vulgare,* and *Piptatherum miliaceum.* This alliance occupies approximately 0.11 acre of the Hayes property.

Waters and Wetlands

Wetlands are complex systems; delineating their specific boundaries, functions and values generally takes a level of effort beyond the scope of an Initial Study Biological Assessment (ISBA). The goal of the ISBA with regard to wetlands or waters of the U.S. is simply to identify whether they may exist or not and to determine the potential for impacts to them from the proposed project. This much information can be adequate for designing projects to avoid impacts to wetlands. Additional studies are generally warranted to delineate specific wetland boundaries and to develop recommendations for impact minimization or impact mitigation measures.

Protected wetlands or waters were not found within the survey area(s).

3.2 PLANT AND ANIMAL SPECIES

Endangered, threatened, rare, or locally important species were observed or have a moderate to high potential to occur within the survey area(s).

Habitat suitable for nests of birds protected under the Migratory Bird Treaty Act does not exist within the survey area(s).

Flora

The flora of the Hayes property includes the vascular (flowering) and nonvascular (cryptogam) plants existing onsite. **Appendix B**, Plants Observed on the Hayes Property, lists all vascular plant species observed during the biological resources survey conducted onsite. DMEC observed 67 vascular plant taxa, including 55 (82%) native species and 12 (18%) introduced species. The ratio of natives to non-natives is better then that for the entire California flora (Hickman 1993), which is about 75% native species. The nonvascular plant flora was not assessed, primarily because none were observed in the assessment area.

Additional plant species are expected to occur onsite; however, due to the season (late summer and fall) and condition of the vegetation (cleared), could not be detected. Regardless, the 67 vascular plant taxa observed represent a majority of the plants that would occupy the site.

Fauna

Appendix C, Wildlife Species Observed Onsite, contains a list of animal species observed on the Hayes property. Nine (9) wildlife species were observed or detected on the Hayes property in the DMEC surveys. They included 2 birds: (Western Scrub-Jay, *Aphelocoma californica*, and Anna's Hummingbird, *Calypte anna*), 3 mammals (San Diego Desert Woodrat, *Neotoma lepida* ssp. *intermedia*; Coyote, *Canis latrans*; and Mule Deer, *Odocoileus hemionus*), and 4 invertebrates (metalmark butterfly, [species unknown, Order Lepidoptera: Family Riodinidae]; Dooryard Sow Bug, *Porcellio laevis*, Armored Beetle, *Phloeodes pustulosus*; and Garden Snail, *Helix asper*). The Coyote was detected by scat, the Mule Deer by tracks, and the San Diego Desert Woodrat by a nest. All other species were directly observed.

Numerous other species of wildlife typical for chaparral habitats elsewhere in the Santa Monica Mountains certainly occur onsite, but these species were not detected during the vegetation survey conducted for this project, a hot summer day on a property that has had most of its natural habitat removed.

Endangered, Threatened, Rare, and Locally Important Species and Nests (Initial Study Checklist A & E)

Special-status resources, including listed species or habitats, have protection through federal, state, and local laws, regulations, and policies, including the Endangered Species Act, the Clean Water Act, the California Environmental Quality Act and the Ventura County General Plan. In general, the principal reason an individual taxon (species, subspecies or variety) and its habitat is given such recognition is the documented decline, or limitation of its population size, geographical extent, and/or its distribution. In addition, several state and federal laws protect nests of almost all native birds.

Endangered, threatened, rare, or locally important species were observed or have a moderate to high potential to occur within the survey area(s).

Special-status Species Summary

Site surveys conducted by DMEC biologists onsite located some special-status wildlife and plant species, as well as habitats. Figure 5, Special-status Species Observed at the Hayes Property, indicates the locations of special-status habitats and species observed within the project site. The special-status species and habitats, either observed onsite or expected onsite based on habitat requirements similar to those on the Hayes property, are discussed in the following subsections.

Appendix D, CNDDB Report, lists the California Natural Diversity Database (CNDDB) species that are tracked and have been documented within a 10-mile radius of the Hayes parcel.

Definitions

Special-status habitats are vegetation types, associations, or sub-associations that support concentrations of special-status plant or wildlife species, are of relatively limited distribution, or are of particular value to wildlife.

Special-status species are plants and animals that are at least one of the following:

Listed as Endangered or Threatened under Federal or California Endangered Species Acts,

Listed as Rare under the California Native Plant Protection Act, or

Considered rare (but not formally listed) by resource agencies, professional organizations (e.g. Audubon Society, California Native Plant Society [CNPS], The Wildlife Society), and the scientific community.

Listed species are those taxa that are formally listed as Endangered or Threatened by the federal government (e.g. USFWS), pursuant to the Federal Endangered Species Act (ESA) or as Endangered, Threatened, or Tare (for plants only) by the State of California (i.e. California Fish and Game Commission), pursuant to the California Endangered Species Act (CESA) or the

California Native Plant Protection Act, or those formally adopted by a local (e.g. county or city government) agency as of local concern or rare, or similar status. Special-status species are defined in Table 4, Definitions of Special-status Species.

The CNPS' *Inventory of Rare and Endangered Plants of California* (CNPS 2001, 2007) categorizes rare California plants into one of five lists (1A, 1B, 2, 3, and 4) representing five levels of species status, one of which is assigned to a sensitive species to indicate its status of rarity or endangerment and distribution. Most taxa also receive a threat code extension following the List (e.g. 1B.1, 2.3), which replaces the R-E-D Code previously used by CNPS. Table 5, California Native Plant Society Rare Plants List, provides a definition for each List code number, and Table 6, California Native Plant Society List Threat Code Extensions, defines the CNPS List Threat Code Extensions that indicates the level of endangerment within California.

The California Natural Diversity Database (CNDDB) Element Ranking system provides a numeric global and state-ranking system for all special-status species tracked by the CNDDB. The global rank (G-rank) is a reflection of the overall condition of an element (species or natural community) throughout its global range. The state rank (S-rank) is assigned much the same way as the global rank, except state ranks in California often also contain a threat designation attached to the S-rank. This Element Ranking system is defined below in Table 7, California Natural Diversity Database Element Ranking System.

Table 3. Definitions of Special-status Species

o Plants and animals legally protected under the California and Federal Endangered Species Acts or under other regulations.	
o Plants and animals considered sufficiently rare by the scientific community to qualify for such listing; or	
o Plants and animals considered to be sensitive because they are unique, declining regionally or locally, or are at the extent of their natural range.	
Special-Status Plant Species	**Special-Status Animal Species**
o Plants listed or proposed for listing as threatened or endangered under the Federal Endangered Species Act (50 CFR 17.12 for listed plants and various notices in *Federal Register* for proposed species). o Plants that are Category 1 or 2 candidates for possible future listing as threatened or endangered under the Federal Endangered Species Act (55 CFR 6184, February 21, 1990). o Plants that meet the definitions of rare or endangered species under the CEQA (*State CEQA Guidelines*, Section 15380). o Plants considered by CNPS to be "rare, threatened, or endangered" in California (Lists 1B and 2 in CNPS 2001). o Plants listed by CNPS as plants needing more information and plants of limited distribution (Lists 3 & 4 in CNPS 2001). o Plants listed by CNPS as locally rare (Lake 2004, Magney 2007a, Wilken 2007). o Plants listed or proposed for listing by the State of California as threatened or endangered under the California Endangered Species Act (14 CCR 670.5). o Plants listed under the California Native Plant Protection Act (California Fish and Game Code 1900 et seq.). o Plants considered sensitive by other federal agencies (i.e. U.S. Forest Service, Bureau of Land Management) or state and local agencies or jurisdictions. o Plants considered sensitive or unique by the scientific community; occurs at natural range limits (*State CEQA Guidelines*, Appendix G).	o Animals listed/proposed for listing as threatened/endangered under the Federal Endangered Species Act (50 CFR 17.11 for listed animals and various notices in *Federal Register* for proposed species). o Animals that are Category 1 or 2 candidates for possible future listing as threatened or endangered under Federal Endangered Species Act (54 CFR 554). o Animals that meet the definitions of rare or endangered species under the CEQA (*State CEQA Guidelines*, Section 15380). o Animals listed or proposed for listing by the State of California as threatened and endangered under the California Endangered Species Act (14 CCR 670.5). o Animal species of special concern (SSC) to the CDFG. o Animal species that are fully protected in California (California Fish & Game Code, Sections 3511 [birds], 4700 [mammals], 5050 [reptiles, amphibians]). o Animals considered rare or sensitive locally by a local agency or scientific community (*State CEQA Guidelines*, Appendix G)

Table 4. California Native Plant Society Rare Plants List (CNPS List)

CNPS List	Definition
1A	Presumed Extinct in California
1B	Rare, Threatened, or Endangered in California and elsewhere
2	Rare, Threatened, or Endangered in California, but more common elsewhere
3	Need more information (a Review List)
4	Plants of Limited Distribution (a Watch List)

Table 5. California Native Plant Society List Threat Code Extensions

CNPS Threat Code Extension	Definition
x.1	Seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat)
x.2	Fairly endangered in California (20-80% occurrences threatened)
x.3	Not very endangered in California (<20% of occurrences threatened)

Table 6. California Natural Diversity Database Element Ranking System

Global Ranking (G)	
G1	Less than 6 viable element occurrences (pops for species), OR less than 1,000 individuals, OR <809.4 hectares (ha) (2,000 acres [ac]).
G2	6 to 20 element occurrences OR 809.4 to 4,047 ha (2,000 to 10,000 ac).
G3	21 to 100 element occurrences OR 3,000 to 10,000 individuals OR 4,047 to 20,235 ha (10,000 to 50,000 ac).
G4	Apparently secure; rank lower than G3, factors exist to cause some concern (i.e. there is some threat, or somewhat narrow habitat).
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;** this element is extinct in the wild.
GXC	Extinct in the wild; exists in cultivation.
G1Q	The element is very rare, but there is a taxonomic question associated with it.
Subspecies Level: Subspecies receive a **T-rank** attached to the G-rank. With the subspecies, the G-rank reflects the condition of the entire species, whereas the T-rank reflects the global situation of just the subspecies or variety. **For example:** *Chorizanthe robusta* var. *hartwegii* is ranked G2T1. The G-rank refers to the whole species range (*Chorizanthe robusta*), whereas the T-rank refers only to the global condition of the variety (var. *hartwegii*).	
State Ranking (S)	
S1	Less than 6 element occurrences OR less than 1,000 individuals OR less than 809.4 ha (2,000 ac). S1.1 = very threatened S1.2 = threatened S1.3 = no current threats known
S2	6 to 20 element occurrences OR 3,000 individuals OR 809.4 to 4,047 ha (2,000 to 10,000 ac). 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 4,047 to 20,235 ha (10,000 to 50,000 ac). 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 (i.e. there is some threat, or somewhat narrow habitat). NO THREAT RANK.

S5	Demonstrably 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.
Notes	
1. Other considerations used when ranking a species or natural community include the pattern of distribution of the element on the landscape, fragmentation of the population/stands, and historical extent as compared to its modern range. It is important to take an aerial view when ranking sensitive elements rather than simply counting element occurrences.	
2. Uncertainty about the rank of an element is expressed in two major ways: by expressing the rank as a range of values (e.g. S2S3 means the rank is somewhere between S2 and S3), and by adding a ? to the rank (e.g. S2?). This represents more certainty than S2S3, but less than S2.	

CNDDB Search Results

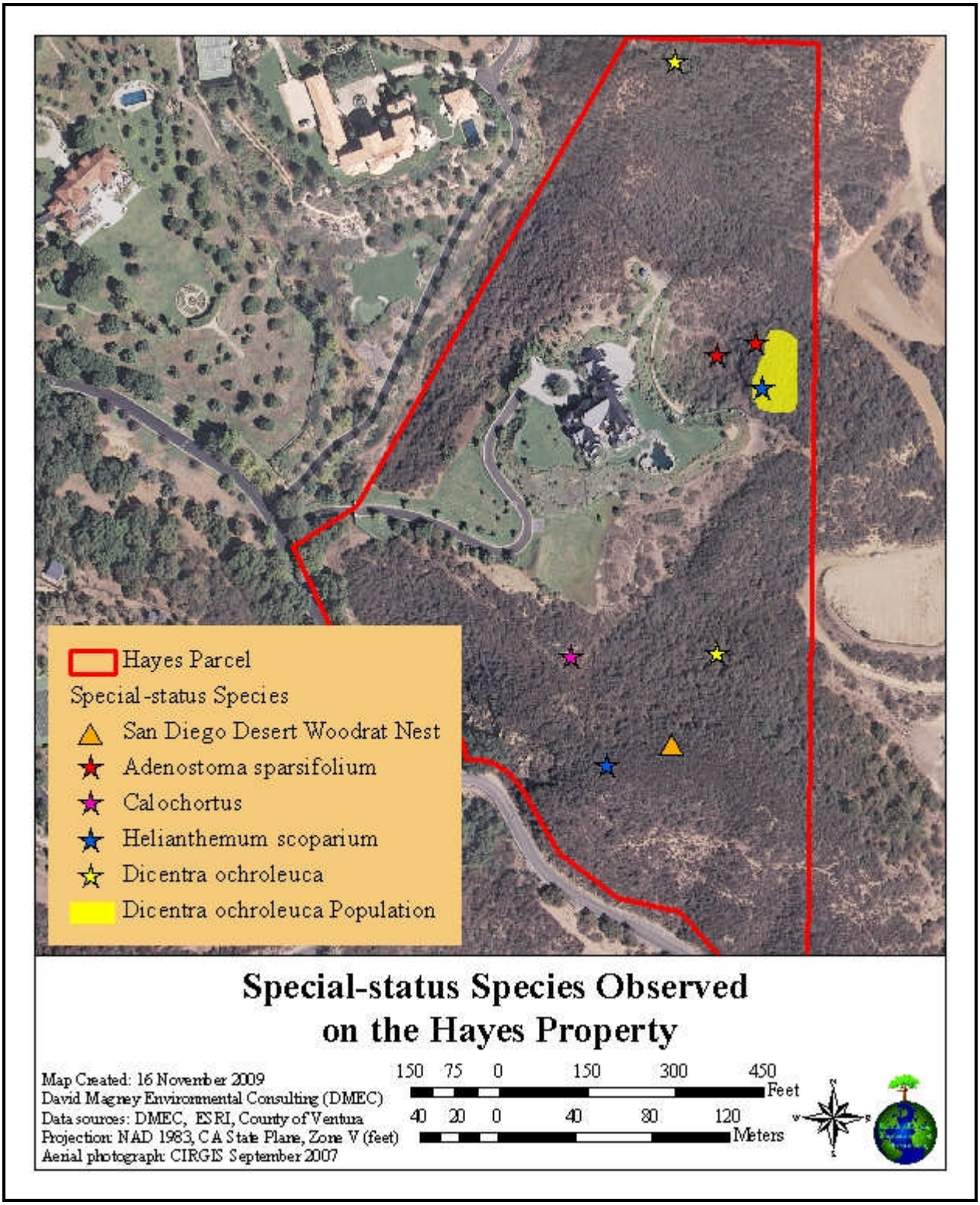
This section addresses the special-status biological resources observed, reported, or having the potential to occur on the project site. These resources include plant and wildlife species that have been afforded special-status and/or recognition by federal and state resource agencies, as well as private conservation organizations and the scientific community. In general, the principal reason an individual taxon (i.e. species, subspecies, or variety) is given such recognition is the documented or perceived decline or limitations of its population size, geographic range, and/or distribution resulting in most cases from habitat loss.

DMEC conducted a search of the California Department of Fish and Game's (CDFG's) California Natural Diversity Database (CNDDB) RareFind3 (CDFG 2009a) for the Newbury Park, Calif. USGS Quadrangle (in which the Hayes property exists), and for the eight surrounding quadrangles, including Point Mugu, Camarillo, Santa Paula, Moorpark, Simi, Thousand Oaks, Point Dume, and Triunfo Pass. DMEC conducted this database search to account for special-status species tracked by CDFG in the area and with potential to occur at the project site.

Seventy-one (71) special-status elements were reported by CNDDB, including twenty-eight (28) plant species, thirty-seven (37) wildlife species, and six (6) sensitive habitats.

DMEC observed five (5) special-status species on the Hayes property including: four (4) special-status plant species and evidence of one (1) special-status wildlife species. These species are further discussed in the sections below, and shown on Figure 5, Map of Special-status Species Observed on the Hayes Property.

Figure 5. Map of Special-status Species Observed on the Hayes Property



Special-Status Plants

Four (4) special-status plant species were directly observed by DMEC on the Hayes property. These species are listed below and shown on Figure 5, Special-status Species Observed on the Hayes Property.

- ***Adenostoma sparsifolium*** (Red Shank): Locally Rare (Magney 2009, with only 3 populations within Ventura County)
- ***Calochortus* sp.** (Unidentified *Calochortus* species, either *C. catalinae*, *C. clavatus*, *C. palmeri*, *C. plummerae*, or *C. weedii* var. *vestus*): Likely a CNPS Listed Species
- ***Dicentra ochroleuca*** (White Bleedingheart): Locally Rare
- ***Helianthemum scoparium*** (Peak Rush Rose): Locally Rare

A total of twenty-eight (28) special-status plant species tracked by CNDDB are known or reported in the vicinity of the project site. Table 7, Special-status Plants Potentially Occurring Onsite, summarizes the CNDDB reports for the 28 special-status plant species tracked for the 9 quads, and provides each species' scientific and common names, status, habitat requirements, and likelihood of occurrence on the Hayes property.

Table 7. Special-status Plant Species Observed and Expected Onsite

Survey/ Source	Scientific Name	Common Name	Species Status[2]					Habitat Requirements[3]	Likelihood of Occurrence[4]
			G-Rank[5]	S-Rank[6]	Federal Listing[7]	State Listing	CNPS List/ Local Status[8]		
Lichens									
CNDDB	*Texosporium sancti-jacobi*	Woven-spored lichen	G3	S2	-	-	SC	Chaparral. Open sites; in California with Adenostoma fasciculata, Eriogonum, Selaginella. At Santa Monica Mountains, on small mammal pellets. 290-660 m.	Moderate
Vascular Plants									
Magney 2008	*Adenostoma sparsifolium*	Red Shank	G4G5	SNR	-	-	VCR	Found on dry slopes and flats, within Chamise or Redshanks Chaparral. 300-2,000 m.	**Observed**
CNDDB	*Astragalus brauntonii*	Braunton's	G2	S2.1	E	-	1B.1	Closed-cone coniferous forest, chaparral,	Moderate

[2] For detailed special-status species definitions, refer to Tables 3 through 6 in the Methods Section.

[3] Required habitat according to CDFG (2009a) and Hickman (1993).

[4] Likelihood of occurrence based on species' habitat requirements and the presence of required habitat in the project site.

Observed = Species was directly observed during DMEC's 2009 surveys;

High = Required habitat exists at the project site and/or has been reported onsite or near by;

Moderate = Marginal required habitat exists onsite, and/or required habitat exists in surrounding areas;

Low= Required habitat does not exist at the project site nor does it exist nearby.

[5] Ranking in parentheses are suggested ranking when NatureServe has not yet established a ranking.

G1 or S1 = Critically Imperiled Globally or Subnationally (state).

G2 or S2 = Imperiled Globally or Subnationally (state).

G3 or S3 = Vulnerable to extirpation or extinction Globally or Subnationally (state).

G4 or S4 = Apparently secure; factors exist to cause some concern. Not a threat rank.

G5 0r S5 = Demonstrably secure to ineradicable due to being commonly found Globally or Subnationally (state). Not a threat rank.

[6] SNR= State Not Ranked.

[7] E = Endangered; T = Threatened; R = Rare; C = Candidate.

[8] VCR = a Locally Rare plant species with 5 or fewer occurrences in Ventura County, and VCU = Locally Uncommon plant species with 6 to 10 occurrences in the County (Magney 2009).

Survey/ Source	Scientific Name	Common Name	Species Status[2]					Habitat Requirements[3]	Likelihood of Occurrence[4]
			G-Rank[5]	S-Rank[6]	Federal Listing[7]	State Listing	CNPS List/ Local Status[8]		
		Milkvetch						coastal scrub, valley and foothill grassland. Recent burns or disturbed areas; in stiff gravelly clay soils overlying granite or limestone. 4-640 m.	
CNDDB	*Atriplex coulteri*	Coulter's Saltbush	G2	S2.2	-	-	1B.2	Coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland. Ocean bluffs, ridge tops, as well as alkaline low places. 10-440 m.	Low
CNDDB	*Baccharis malibuensis*	Malibu Baccharis	G1	S1.1	-	-	1B.1	Coastal scrub, chaparral, cismontane woodland. In Conejo volcanic substrates, often on exposed road cuts. May occupy oak woodland habitat. 150-260 m.	Low
CNDDB	*Californica macrophyllum* [*Erodium macrophyllum*]	Round-leaved Filaree	G3	S3.1	-	-	1B.1	Cismontane woodland, valley and foothill grassland. Clay soil. 15-1,200 m.	Low
Magney 2008	*Calochortus* sp.	unidentified Mariposa Lily	-	-	-	-	Likely CNPS Listed	-	**Observed**
CNDDB	*Calochortus plummerae*	Plummer's Mariposa Lily	G3	S3.2	-	-	1B.2	Coastal scrub, chaparral, valley and foothill grassland, cismontane woodland, lower montane coniferous forest. Occurs on rocky and sandy sites, usually of granitic or alluvial material. Can be very common after fire. 90-1,610 m.	Moderate
CNDDB	*Centromadia parryi* ssp. *australis*	Southern Tarplant	G4T2	S2.1	-	-	1B.1	Marshes and swamps (margins), valley and foothill grassland, vernal pools. Often in disturbed sites near the coast; also in alkaline soils, sometimes with Saltgrass; also vernal pools. 0-425 m.	Low
CNDDB	*Chaenactis glabriuscula* var. *orcuttiana*	Orcutt's Pincushion	G5T3	S2.1	-	-	1B.1	Coastal bluff scrub, coastal dunes. Sandy sites. 3-100 m.	Low
CNDDB	*Chorizanthe parryi* var. *parryi*	Parry's Spineflower	G2T3	S2S2	-	-	1B.1	Coastal scrub, chaparral. Dry slopes and flats; sometimes at interface of two vegetation types, such as chaparral and oak woodland; dry, sandy soils. 40-1,705 m.	Low
CNDDB	*Cordylanthus maritimus* ssp. *maritimus*	Salt Marsh Bird's-beak	G4?T2	S2.1	E	E	1B.2	Coastal salt marsh, coastal dunes. Limited to the higher zones of salt marsh habitat. <30 m.	Low
CNDDB	*Deinandra minthornii*	Santa Susana Tarplant	G2	S2.2	-	R	1B.2	Chaparral, coastal scrub. On sandstone outcrops & crevices in shrubland. 280-760 m.	Moderate

Survey/ Source	Scientific Name	Common Name	Species Status[2]					Habitat Requirements[3]	Likelihood of Occurrence[4]
			G-Rank[5]	S-Rank[6]	Federal Listing[7]	State Listing	CNPS List/ Local Status[8]		
CNDDB	*Delphinium parryi* ssp. *blochmaniae*	Dune Larkspur	G4T2	S2.2	-	-	1B.2	Chaparral, coastal dunes (maritime). On rocky areas and dunes. 30-375 m.	Low
Magney 2008	*Dicentra ochroleuca*	White Bleedingheart	G3	SNR	-	-	VCR	Dry gravelly gullies, hillsides, and ruderal areas. Often appearing after fire or ground disturbance. 15-2,200 m.	**Observed**
CNDDB	*Dudleya blochmaniae* ssp. *blochmaniae*	Blochman's Dudleya	G2T2	S2.1	-	-	1B.1	Coastal scrub, coastal bluff scrub, valley and foothill grassland. Open, rocky slopes; often in shallow clays over serpentine or in rocky areas w/little soil. 5-450 m.	Moderate
CNDDB	*Dudleya cymosa* ssp. *agourensis*	Agoura Hills Dudleya	G5T1	S1.2	T	-	1B.2	Chaparral, cismontane woodland. Rocky, volcanic breccia. 200-500 m.	Moderate
CNDDB	*Dudleya cymosa* ssp. *marcescens*	Marcescent Dudleya	G5T2	S2.2	T	R	1B.2	Chaparral. On sheer rock surfaces and rocky volcanic cliffs. 180-520 m.	Low
CNDDB	*Dudleya cymosa* ssp. *ovatifolia*	Santa Monica Mountains Dudleya	G5T2	S2.2	T	-	1B.2	Chaparral, coastal scrub. In canyons on sedimentary conglomerates; primarily N-facing slopes. 210-500 m.	Moderate
CNDDB	*Dudleya. parva*	Conejo Dudleya	G2	S2.1	T	-	1B.2	Coastal scrub, valley and foothill grassland. In clayey or volcanic soils on rocky slopes and grassy hillsides. 60-450 m.	Low
CNDDB	*Dudleya verityi*	Verity's Dudleya	G1	S1.1	T	-	1B.2	Chaparral, cismontane woodland, coastal scrub. On volcanic rock outcrops in the Santa Monica Mountains. 60-120 m.	Low
CNDDB	*Eriogonum crocatum*	Conejo Buckwheat	G2	S2.1	-	R	1B.2	Chaparral, coastal scrub, valley and foothill grassland. Conejo volcanic outcrops; rocky sites. 50-580 m.	Moderate
Magney 2008	*Helianthemum scoparium*	Peak Rush Rose	G4	SNR	-	-	VCR	Dry sandy or rocky soil of hills, slopes, and ridges. <1,500 m.	**Observed**
CNDDB	*Lasthenia glabrata* ssp. *coulteri*	Coulter's Goldfields	G4T3	S2.1	-	-	1B.1	Coastal salt marshes, playas, valley and foothill grassland, vernal pools. Usually found on alkaline soils in playas, sinks, and grasslands. <1,400m.	Low
CNDDB	*Navarretia ojaiensis*	Ojai Navarretia	G1	S1	-	-	1B.1	Chaparral, coastal shrub, valley and foothill grasslands. Openings in scrublands or grasslands. 275-620m.	Moderate
CNDDB	*Nolina cismontana*	Chaparral Nolina	G1	S1.1	-	-	1B.2	Chaparral, coastal scrub. Primarily on sandstone and shale substrates; also known from gabbro.	Moderate

Survey/ Source	Scientific Name	Common Name	Species Status[2]					Habitat Requirements[3]	Likelihood of Occurrence[4]
			G-Rank[5]	S-Rank[6]	Federal Listing[7]	State Listing	CNPS List/ Local Status[8]		
								140-1,275 m.	
CNDDB	*Orcuttia californica*	California Orcutt Grass	G2	S2.1	E	E	1B.1	Vernal pools. 15-660 m.	Low
CNDDB	*Pentachaeta lyonii*	Lyon's Pentachaeta	G2	S2	E	E	1B.1	Chaparral, valley and foothill grassland. Edges of clearings in chaparral, usually at the ecotone between grassland and chaparral or edges of firebreaks. 30-630 m.	Moderate
CNDDB	*Senecio aphanactis*	Chaparral Ragwort	G3?	S1.2	-	-	2.2	Cismontane woodland, coastal scrub. Drying alkaline flats. 20-575 m.	Low
CNDDB	*Suaeda esteroa*	Estuary Seablite	G4	S3.2	-	-	1B.2	Marshes and swamps. Coastal salt marshes in clay, silt, and sand substrates. 0-5 m.	Low
CNDDB	*Thelypteris puberula* var. *sonorensis*	Sonoran Maiden Fern	G5T3	S2.2?	-	-	2.2	Meadows and seeps. Along streams, seepage areas. 50-550 m.	Low

Figure 8. Special-status Plant Species Habitat Requirement Table

Habitat Requirements				
Scientific Name	**Adequate Habitat Onsite**	**Adequate Habitat Size**	**Acreage Impacted**	**Comments**
Texosporium sancti-jacobi	Yes	Yes	0.691 ac	**Moderate Occurrence Likelihood** due to coastal scrub and chaparral onsite. Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.
Adenostoma sparsifolium	Yes	Yes	0.12 ac	**Observed by DMEC.** Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.
Astragalus brauntonii	Yes	Yes	0.691 ac	**Observed by DMEC.** Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.
Calochortus species	Yes	Yes	0.691 ac	**Observed by DMEC**. Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.
Calochortus plummerae	Yes	Yes	0.691 ac	**Moderate Occurrence Likelihood** due to coastal scrub and chaparral onsite. Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.
Deinandra minthornii	Yes	Yes	0.691 ac	**Moderate Occurrence Likelihood** due to coastal scrub and chaparral onsite. Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.
Dicentra ochroleuca	Yes	Yes	0.691 ac	**Observed by DMEC.** Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.
Dudleya blochmaniae ssp. *blochmaniae*	Yes	Yes	0.691 ac	**Moderate Occurrence Likelihood** due to coastal scrub and chaparral onsite. Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.
Dudleya cymosa ssp. *agourensis*	Yes	Yes	0.691 ac	**Moderate Occurrence Likelihood** due to coastal scrub and chaparral onsite. Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.
Dudleya cymosa ssp. *ovatifolia*	Yes	Yes	0.691 ac	**Moderate Occurrence Likelihood** due to coastal scrub and chaparral onsite. Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.
Eriogonum crocatum	Yes	Yes	0.691 ac	**Moderate Occurrence Likelihood** due to coastal scrub and chaparral onsite. Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.
Helianthemum scoparium	Yes	Yes	0.691 ac	**Observed by DMEC.** Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.
Navarretia ojaiensis	Yes	Yes	0.691 ac	**Moderate Occurrence Likelihood** due to coastal scrub and chaparral onsite. Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.
Nolina cismontana	Yes	Yes	0.691 ac	**Moderate Occurrence Likelihood** due to coastal scrub and chaparral onsite. Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.

Pentachaeta lyonii	Yes	Yes	0.691 ac	**Moderate Occurrence Likelihood** due to coastal scrub and chaparral onsite. Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.

Special-status Wildlife

A total of forty-two (42) special-status wildlife species tracked by CNDDB are known or reported in the vicinity of the project site. Table 8, Special-status Wildlife Potentially Occurring Onsite, summarizes the CNDDB reports for the 42 special-status wildlife species tracked for the 9 quads, and provides each species' scientific and common names, status, habitat requirements, and likelihood of occurrence. This table also includes four (4) species of native gastropods with the potential to occur on the Hayes property. The San Diego Desert Woodrat (*Neotoma lepida intermedia*) is a CDFG Species of Special Concern that was observed onsite by DMEC (Figure 5).]

Table 9. Special-status Wildlife Species Observed and Expected Onsite

Survey/ Source	Scientific Name	Common Name	Species Status[9]					Habitat Requirements	Likelihood of Occurrence[10]
			G-Rank	S-Rank	Federal Listing[11]	State Listing	CDFG[12]		
Invertebrates									
CNDDB	*Cicindela hirticollis gravida*	Sandy Beach Tiger Beetle	G5T2	S1	-	-.	-	Inhabits areas adjacent to non-brackish water along the coast of California from San Francisco Bay to northern Mexico. Clean, dry, light-colored sand in the upper zone. Subterranean larvae prefer moist sand not affected by wave action.	Low
CNDDB	*Cicindela senilis frosti*	Senile Tiger Beetle	G4T1	S1	-	-	-	Inhabits marine shoreline, from central California coast south to salt marshes of San Diego, also found at Lake Elsinore. Inhabits dark-colored mud in the lower zone and dried saltpans in upper zone.	Low
CNDDB	*Coelus globosus*	Globose Dune Beetle	G1	S1	-	-	-	Inhabitant of coastal sand dune habitat, from Bodega Head in Sonoma County south to Ensenada, Mexico. Inhabits foredunes and sand hummocks; it burrows beneath the sand surface and is most common beneath dune vegetation.	Low

[9] For special-status species definitions, refer to Tables 3 through 6 in the Methods Section.

[10] Likelihood of occurrence based on species' habitat requirements and the presence of required habitat in the project site.

Observed = Species was directly observed during DMEC's 2009 surveys;
Detected = Species was detected by sign during DMEC's 2009 surveys;
Reported = Observed by property owners onsite;
Likely = Required habitat exists at the project site and/or has been reported onsite or nearby;
Possible = Marginal required habitat exists onsite, and/or required habitat exists in surrounding areas; or
Unlikely = Required habitat does not exist at the project site nor does it exist nearby.

[11] E = Endangered; T = Threatened; C = Candidate.

[12] SC = A California Department of Fish and Game (CDFG) "Species of Special Concern". FP = CDFG Fully Protected Species.

Survey/ Source	Scientific Name	Common Name	Species Status[9]					Habitat Requirements	Likelihood of Occurrence[10]
			G-Rank	S-Rank	Federal Listing[11]	State Listing	CDFG[12]		
CNDDB	*Danaus plexippus*	Monarch Butterfly	G5	S3	-	-	-	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey Pine, cypress), with nectar and water sources nearby.	Low
Magney 2005	*Haplotrema caelatum*	Slotted Lancetooth Snail	G1N1	-	-	-	-	This snail is a southern California endemic, known from Santa Barbara, Ventura, Los Angeles, and San Diego Counties, and rare in Ventura County. Ventura County Planning Division has placed this snail on its list of locally sensitive species.	Moderate
Magney 2005	*Helminthoglypta phlyctaena*	Zaca Shoulderband Snail	G1G2 N1N2	-	-	-	-	This snail is a Santa Barbara/Ventura County California endemic, known only from Santa Barbara and Ventura Counties. The Type Locality is likely near or at Zaca Lake, hence its common name. Ventura County Planning Division has placed this snail on its list of locally sensitive species.	Moderate
CNDDB	*Helminthoglypta traskii traskii*	Trask Shoulderband Snail	G1G2T1	S1	-	-	-	Known from Ventura, Los Angeles, Orange, & San Diego Counties. Also reported from NW Baja California.	High
Magney 2005	*Helminthoglypta tudiculata convicta*	Southern Shoulderband Snail	G2G3N2N3	-	-	-	-	Southern California endemic, known from the Transverse Ranges of Ventura, Los Angeles, and San Bernardino Counties, possibly to Riverside County, in the Los Angeles Basin, and in the Peninsular Ranges to northwestern Baja California. Ventura County Planning Division has placed this snail on its list of locally sensitive species.	Moderate
Magney 2005	*Helminthoglypta venturensis*	Ventura Shoulderband Snail	G1QN1	-	-	-	-	Ventura County endemic, known only from the type locality and the western end of Simi Valley, in Ventura County. Ventura County Planning Division has placed this snail on its list of locally sensitive species.	Moderate
CNDDB	*Panoquina errans*	Wandering (=Saltmarsh)	G4G5	S1	-	-	-	Southern California coastal salt marshes. Requires moist Saltgrass for larval	Low

Survey/ Source	Scientific Name	Common Name	Species Status[9]					Habitat Requirements	Likelihood of Occurrence[10]
			G-Rank	S-Rank	Federal Listing[11]	State Listing	CDFG[12]		
		Skipper						development.	
CNDDB	*Streptocephalus woottoni*	Riverside Fairy Shrimp	G1	S1	E	-	-	Endemic to western Riverside, Orange, & San Diego Cos. in areas of tectonic swales/earth slump basins in grassland & Coastal Sage Scrub. Inhabit seasonally astatic pools filled by rains. Hatch in warm water later in the season.	Low
CNDDB	*Trimerotropis occidentaloides*	Santa Monica Grasshopper	G1G2	S1S2	-	-	-	Known only from the Santa Monica Mountains. Found on bare hillsides and along dirt trails in chaparral.	Moderate
CNDDB	*Tryonia imitator*	Mimic Tryonia (=California Brackishwater Snail)	G2G3	S2S3	-	-	-	Inhabits coastal lagoons, estuaries, and salt marshes, from Sonoma County south to San Diego County. Found only in permanently submerged areas in a variety of sediment types; able to withstand a wide range of salinities.	Low
Fishes									
CNDDB	*Catostomus santaanae*	Santa Ana Sucker	G1	S1	T	-	SC	Endemic to Los Angeles basin southern coastal streams. Habitat generalists; prefer sand-rubble-boulder bottoms, cool, clear water, and algae.	Low
CNDDB	*Eucyclogobius newberryi*	Tidewater Goby	G3	S2S3	E	-	SC	Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego Co. to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water & high oxygen levels.	Low
CNDDB	*Gila orcuttii*	Arroyo Chub	G2	S2	-	-	SC	Los Angeles basin south coastal streams. Slow water stream sections with mud or sand bottoms. Feed heavily on aquatic vegetation and associated invertebrates.	Low
CNDDB	*Oncorhynchus mykiss* ssp. *irideus*	Southern Steelhead - Southern California ESU	G5T2Q	S2	E	-	SC	Federal listing refers to pops from Santa Maria River south to southern extent of range (San Mateo Creek in San Diego Co.). Southern Steelhead likely have greater physiological	Low

Survey/ Source	Scientific Name	Common Name	Species Status[9]					Habitat Requirements	Likelihood of Occurrence[10]
			G-Rank	S-Rank	Federal Listing[11]	State Listing	CDFG[12]		
								tolerances to warmer water and more variable conditions.	
Amphibians									
CNDDB	*Spea (=Scaphiopus) hammondii*	Western Spadefoot	G3	S3	-	-	SC	Occurs primarily in grasslands, but can also in valley-foothill hardwood woodlands. Vernal pools for breeding, egg-laying.	Low
Reptiles									
CNDDB	*Actinemys marmorata pallida*	Southwestern Pond Turtle	G3G4T2T3Q	S2	-	-	SC	Inhabits permanent or nearly permanent bodies of water in many habitat types; below 6,000 ft elev. Require basking sites such as partially submerged logs, vegetation mats, or open mud banks. Need suitable nesting sites.	Low
CNDDB	*Aspidoscelis tigris stejnegeri*	Coastal Western Whiptail	G5T3T4	S2S3	-	-	-	Found in deserts and semiarid areas with sparse vegetation and open areas. Also found in woodland and riparian areas. Ground may be firm soil, sandy, or rocky.	Moderate
CNDDB	*Phrynosoma coronatum*	Coast (California) Horned Lizard	G4G5	S3S4	-	-	SC	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, & abundant supply of ants & other insects.	High
CNDDB	*Thamnophis hammondii*	Two-striped Garter Snake	G3	S2	-	-	SC	Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft elevation. Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.	Low
Birds									
CNDDB	*Accipiter cooperii*	Cooper's Hawk	G5	S3	-	-	-	(Nesting) woodland, chiefly of open, interrupted or marginal. An uncommon year-round resident in so. Calif. Prefers woodland habitats but can also be found in virtually any habitat during migration. Typical breeding habitat in so. Calif. consists of riparian and oak woodlands, but also nests in ornamental	Low

Survey/ Source	Scientific Name	Common Name	Species Status[9]					Habitat Requirements	Likelihood of Occurrence[10]
			G-Rank	S-Rank	Federal Listing[11]	State Listing	CDFG[12]		
								woodlands provided by parks.	
CNDDB	*Aimophila ruficeps canescens*	Southern California Rufous-crowned Sparrow	G5T2T4	S2S3	-	-	SC	Resident in southern California Coastal Sage Scrub and sparse mixed chaparral. Frequents relatively steep, often rocky hillsides with grass and forb patches.	Low
CNDDB	*Aquila chrysaetos*	Golden Eagle	G5	S3	-	-	-	(Nesting & wintering) rolling foothills mountain areas, sage-juniper flats, desert. Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.	Low
CNDDB	*Buteo regalis*	Ferruginous Hawk	G4	S3S4	-	-	-	(Wintering) Open grasslands, sagebrush flats, desert scrub, low foothills, and fringes of Pinyon-Juniper habitats. Mostly eats lagomorphs, California Ground Squirrel, and mice. Population trends may follow lagomorph population cycles.	Low
CNDDB	*Charadrius alexandrinus nivosus*	Western Snowy Plover	G4T3	S2	T	-	SC	(Nesting) Federal listing applies only to the Pacific coastal population. Sandy beaches, salt pond levees, and shores of large alkali lakes. Needs sandy, gravelly or friable soils for nesting.	Low
CNDDB	*Coccyzus americanus occidentalis*	Western Yellow-billed Cuckoo	G5T3Q	S1	C	E	-	(Nesting) Riparian forest nester along the broad, lower flood-bottoms of larger river systems. Nests in riparian jungles of willow, often mixed with cottonwoods, with lower story of blackberry, nettles, or wild grape.	Low
CNDDB	*Eremophila alpestris actia*	California Horned Lark	G5T3Q	S3	-	-	SC	Coastal regions, chiefly from Sonoma to San Diego Co. Also main part of San Joaquin Valley and east to foothills. Short-grass prairie, "bald" hills, mountain meadows, open coastal plains, fallow grain fields, alkali flats.	Low
CNDDB	*Passerculus sandwichensis* ssp. *beldingi*	Belding's Savannah Sparrow	G5T3	S3	-	E	-	Inhabits coastal salt marshes, from Santa Barbara south through San Diego County. Nests in *Salicornia* on and about margins of tidal flats.	Low

Survey/ Source	Scientific Name	Common Name	Species Status[9]					Habitat Requirements	Likelihood of Occurrence[10]
			G-Rank	S-Rank	Federal Listing[11]	State Listing	CDFG[12]		
CNDDB	*Pelecanus occidentalis californicus*	California Brown Pelican	G4T3	S1S2	E	E	-	(Nesting colony) colonial nester on coastal islands just outside the surf line. Nests on coastal islands of small to moderate size, which afford immunity from attack by ground-dwelling predators.	Low
CNDDB	*Polioptila californica* ssp. *californica*	Coastal California Gnatcatcher	G3T2	S2	T	-	SC	Obligate, permanent resident of Coastal Sage Scrub below 2,500 ft in southern California. Low, Coastal Sage Scrub in arid washes, on mesas & slopes. Not all areas classified as Coastal Sage Scrub are occupied.	Low
CNDDB	*Rallus longirostris* ssp. *levipes*	Light-footed Clapper Rail	G5T1T2	S1	E	E	-	Found in salt marshes traversed by tidal sloughs, where Cordgrass and Pickleweed are the dominant vegetation. Require dense growth of these species for nesting or escape cover; feeds on mollusks and crustaceans.	Low
CNDDB	*Riparia riparia*	Bank Swallow	G5	S2S3	-	T	-	(Nesting) colonial nester; nests primarily in riparian and other lowland habitats west of the desert. Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	Low
CNDDB	*Sterna antillarum* ssp. *browni*	California Least Tern	G4T2T3Q	S2S3	E	E	-	(Nesting colony) nests along the coast from San Francisco Bay south to northern Baja California. Colonial breeder on bare or sparsely vegetated, flat substrates: sand beaches, alkali flats, landfills, or paved areas.	Low
CNDDB	*Vireo bellii pusillus*	Least Bell's Vireo	G5T2	S2	E	E	-	(Nesting) summer resident of southern California in low riparian in vicinity of water or in dry river bottoms; below 2,000 ft. Nests placed along margins of bushes or on twigs projecting into pathways, willow, *Baccharis*, mesquite.	Low
Mammals									
CNDDB	*Antrozous pallidus*	Pallid Bat	G5	S3	-	-	SC	Deserts, grasslands, shrublands, woodlands, and forests. Most common in open, dry habitats with rocky areas for roosting. Roosts	Moderate

Survey/ Source	Scientific Name	Common Name	Species Status[9]					Habitat Requirements	Likelihood of Occurrence[10]
			G-Rank	S-Rank	Federal Listing[11]	State Listing	CDFG[12]		
								must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	
CNDDB	*Eumops perotis californicus*	Western Mastiff Bat	G5T4	S3?	-	-	SC	Many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral etc. Roosts in crevices in cliff faces, high buildings, trees and tunnels.	Moderate
CNDDB	***Lasiurus blossevillii***	Western Red Bat	G5	S3?	-	-	SC	Roosts primarily in trees, 2-40 ft above ground, from sea level up to mixed conifer forests. Prefers habitat edges and mosaics with trees that are protected from above and below with open areas for foraging.	Low
CNDDB	*Lasiurus cinereus*	Hoary Bat	G5	S4?	-	-	-	Prefers open habitats or habitats mosaics, with access to trees for cover and opens areas or habitat edges for feeding. Roosts in dense foliage of medium to large trees. Feeds primarily on moths, and requires water.	Low
CNDDB	*Microtus californicus* ssp. *stephensi*	South Coast Marsh Vole	G5T1T2	S1S2	-	-	SC	Tidal marshes in Los Angeles, Orange and southern Ventura Counties.	Low
CNDDB	***Myotis ciliolabrum***	Western Small-Footed Myotis	G5	S2S3	-	-	-	Wide range of habitats mostly arid wooded and brushy uplands near water. Seeks cover in caves, buildings, mines and crevices. Prefers open stands in forests and woodlands. Requires drinking water. Feeds on a wide variety of small flying insects.	Low
CNDDB	*Myotis yumanensis*	Yuma Myotis	G5	S4?	-	-	-	Optimal habitats are open forests and woodlands with sources of distribution is closely tied to bodies of water. Maternity colonies in caves, mines, buildings or crevices. Water over which to feed.	Low
DMEC	***Neotoma lepida* ssp. *intermedia***	**San Diego Desert Woodrat**	G5T3?	S3?	-	-	SC	Coastal scrub of southern California from San Diego County to San Luis Obispo County. Moderate to dense canopies preferred. They are particularly abundant in rock outcrops and rocky cliffs & slopes.	**Observed**

Survey/ Source	Scientific Name	Common Name	Species Status[9]					Habitat Requirements	Likelihood of Occurrence[10]
			G-Rank	S-Rank	Federal Listing[11]	State Listing	CDFG[12]		
CNDDB	*Sorex ornatus* ssp. *salicornicus*	Southern California Saltmarsh Shrew	G5T1?	S1	-	-	SC	Coastal marshes in Los Angeles, Orange, and Ventura Counties. Requires dense veg. and woody debris for cover.	Low
CNDDB	*Taxidea taxus*	American Badger	G5	S4	-	-	SC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Need sufficient food, friable soils & open, uncultivated ground. Prey on burrowing rodents. Dig burrows.	Low

Figure 10. Special-status Wildlife Species Habitat Requirement Table

Scientific Name	Adequate Habitat Onsite	Adequate Habitat Size	Acreage Impacted	Comments
Antrozous pallidus	Yes	Yes, but as part of larger matrix of core habitat.	0.691 ac	**Moderate Occurrence Likelihood** due to the chaparral , coastal sage scrub, and oak woodland, onsite. Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.
Aspidoscelis tigris stejnegeri	Yes	Yes	0.691 ac	**Moderate Occurrence Likelihood** due to the chaparral , coastal sage scrub, and oak woodland, onsite. Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.
Eumops perotis californicus	Yes	Yes, but as part of larger matrix of core habitat.	0.691 ac	**Moderate Occurrence Likelihood** due to the chaparral , coastal sage scrub, and oak woodland, onsite. Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.
Haplotrema caelatum	Yes	Yes	0.691 ac	**Moderate Occurrence Likelihood** due to the chaparral , coastal sage scrub, and oak woodland, onsite. Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.
Helminthoglypta phlyctaena	Yes	Yes	0.691 ac	**Moderate Occurrence Likelihood** due to the chaparral , coastal sage scrub, and oak woodland, onsite. Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.
Helminthoglypta traskii traskii	Yes	Yes	0.691 ac	**Moderate Occurrence Likelihood** due to the chaparral , coastal sage scrub, and oak woodland, onsite. Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.
Helminthoglypta tudiculata convicta	Yes	Yes	0.691 ac	**Moderate Occurrence Likelihood** due to the chaparral , coastal sage scrub, and oak woodland, onsite. Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.
Helminthoglypta venturensis	Yes	Yes	0.691 ac	**Moderate Occurrence Likelihood** due to the chaparral , coastal sage scrub, and oak woodland, onsite. Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.
Lasiurus blossevillii	Yes	Yes, but as part of larger matrix of core habitat.	0.691 ac	**Moderate Occurrence Likelihood** due to the chaparral , coastal sage scrub, and oak woodland, onsite. Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.
Neotoma lepida ssp. *intermedia*	Yes	Yes	0.691 ac	**Observed by DMEC (nest)**. **Moderate Occurrence Likelihood** due to the chaparral , coastal sage scrub, and oak woodland, onsite. Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.
Phrynosoma blainvillii	Yes	Yes	0.691 ac	**High Occurrence Likelihood** due to the chaparral and coastal sage scrub communities onsite. Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.

Scientific Name	Adequate Habitat Onsite	Adequate Habitat Size	Acreage Impacted	Comments
Trimerotropis occidentaloides	Yes	Yes	0.691 ac	**Moderate Occurrence Likelihood** due to the chaparral , coastal sage scrub, and oak woodland, onsite. Habitats impacted onsite are *Adenostoma sparsifolium* Alliance and *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance.

Bird Nests

California Fish and Game Code Section 3503[13] protects all nests of native bird species. All raptors (birds-of-prey), raptor nests (active or inactive) are further protected under Fish and Game Code Section 3503.5[14], prohibiting any take or disturbance of raptor nests.

No active nest was observed during site field surveys; however, chaparral, scrub, and woodland communities provide potential habitat for nesting birds during the spring breeding and nesting season and nests may occur onsite.

Special-status Habitats

The CNDDB search for sensitive habitat types reported for the nine topographic map quadrangles surrounding and including the project site identified six (6) sensitive habitats as occurring in the area. Coastal Sage Scrub, Red Shank Chaparral, and Coast Live Oak Woodland are sensitive habitats that were observed onsite. These observed habitats, and respective alliances (plant communities), are discussed in detail above in the Habitat Descriptions subsection above in Section 3. Table 11, Special-status Habitats Observed at, and Known Near, the Hayes Property, summarizes the nine (9) sensitive habitat types that were observed at or reported, on or near the Hayes property. Red Shank Chaparral (*Adenostoma sparsifolium* Alliance) is a Ventura County sensitive habitat, with only three known populations occurring in the county, all in the Santa Monica Mountains and Hidden Valley area.

Table 11. Special-status Habitats Observed at, and Known Near, the Hayes Property

Scientific Name	Species Status[15]		Observed Onsite?
	Global Rank	State Rank	
Coast Live Oak Woodland (*Quercus agrifolia* Alliance)	G4	S4	**Observed**

[13] §3503. "It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto".

[14] §3503.5. "It is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto".

[15] For special-status species definitions, refer to Tables 3 through 6 in the Methods Section.

Scientific Name	Species Status[15]		Observed Onsite?
	Global Rank	State Rank	
Coastal Sage Scrub (*Artemisia californica-Salvia* spp. Alliance & *Hesperoyucca* [*Yucca*] *whipplei* ssp. *whipplei-Artemisia californica-Salvia mellifera* Alliance)	G3	S3.2	**Observed**
Red Shank Chaparral (*Adenostoma sparsifolium* Alliance)	G3	S3.2	**Observed**
Southern Coast Live Oak Riparian Forest (*Quercus agrifolia* Riparian Alliance)	G4	S4	Not Observed
Southern Coastal Salt Marsh	G2	S2.1	Not Observed
Southern Sycamore Alder Riparian Woodland	G4	S4	Not Observed
Southern Willow Scrub	G3	S2.1	Not Observed
Valley Needlegrass Grassland	G1	S3.1	Not Observed
Valley Oak Woodland	G3	S2.1	Not Observed

3.3 WILDLIFE MOVEMENT AND CONNECTIVITY

Wildlife movement or connectivity features, or evidence thereof, were not found within the survey area(s).

DMEC finds that the project site functions as core habitat rather than as a linkage, corridor, route, chokepoint, or stepping stone corridor.

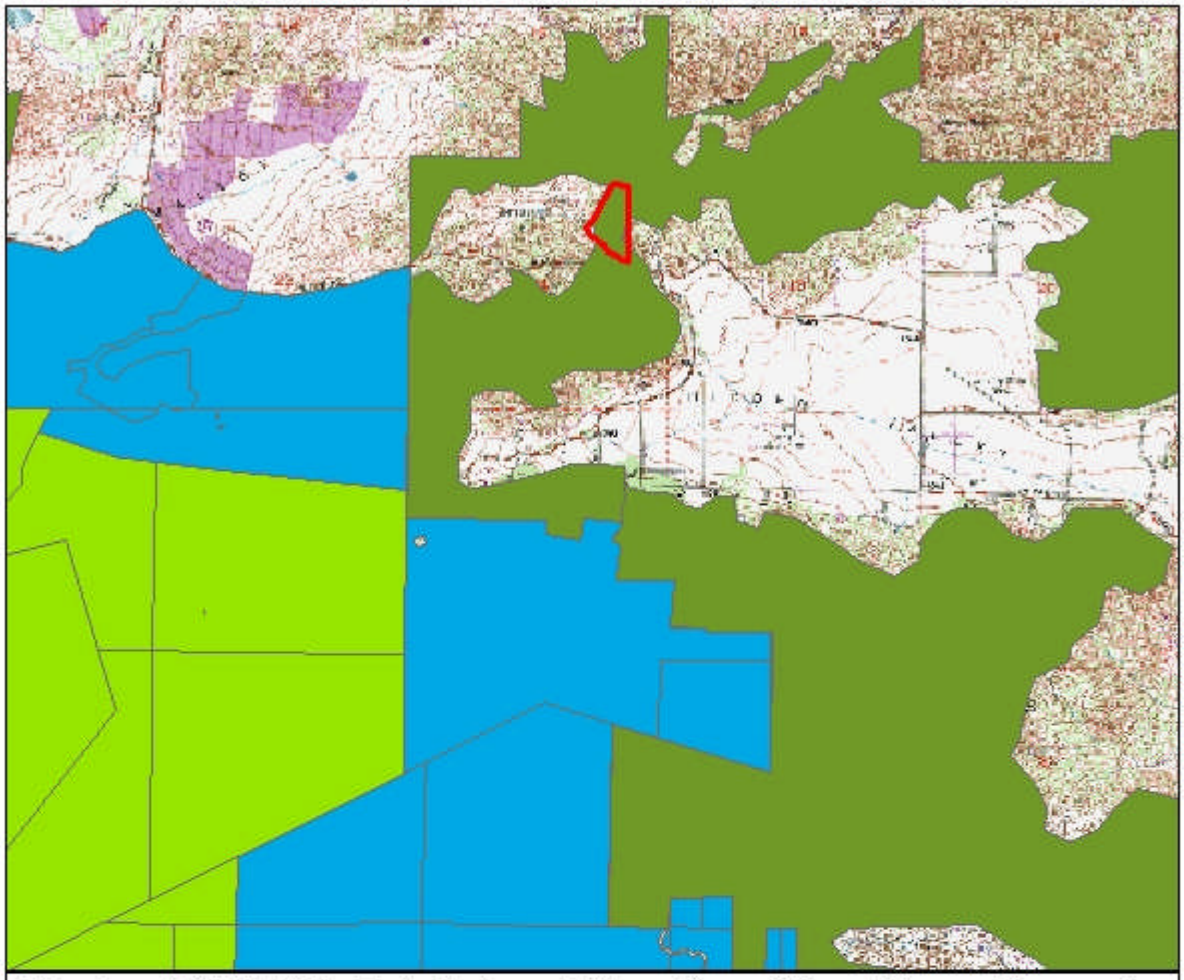
South Coast Wildlands (SCW) works to maintain and restore connections between isolated wildland areas in the South Coast through their program called the "Missing Linkages Project"[16]. One such isolated wildland area of concern is the Santa Monica Mountains. Although the Santa Monica Mountains are protected in part through state and federal ownership (Point Mugu State Park and the Santa Monica Mountains National Recreation Area [SMMNRA], respectively), this high-quality habitat area is severely isolated from other wildland areas in Southern California. Specifically, SCW has drafted a report that analyzes the potential linkage between the isolated Santa Monica Mountains and Simi Hills, and the much larger areas of contiguous habitat in the Western Transverse Ranges of northern Ventura County, particularly the Santa Susana Mountains and Los Padres National Forest (Penrod et al. 2006).

Figure 6, Map of Regional Wildlife Habitat and Corridors, illustrates the SCW wildlife habitat (non-core) and landscape linkages in relation to the location of the project site. The wildlife habitats and corridors illustrated on Figure 6 are based primarily on research conducted by the South Coast Wildlands Project (Penrod et al. 2006). Based on maps provided by CDFG's BIOS MAPS[17] and Figure 6, the Hayes property is located within wildlife habitat (non-core).

[16] Report is available at http://www.scwildlands.org/reports/SCML_SantaMonica_SierraMadre.pdf.

[17] Available at: http://imaps.dfg.ca.gov

Figure 6. Map of Regional Wildlife Habitat and Corridors



SECTION 4. IMPACT ASSESSMENT

For the purpose of this focused ISBA, DMEC evaluated the impacts that have potentially resulted from the development of the terraced garden, as well as mitigation measures to reduce those impacts to less than significant.

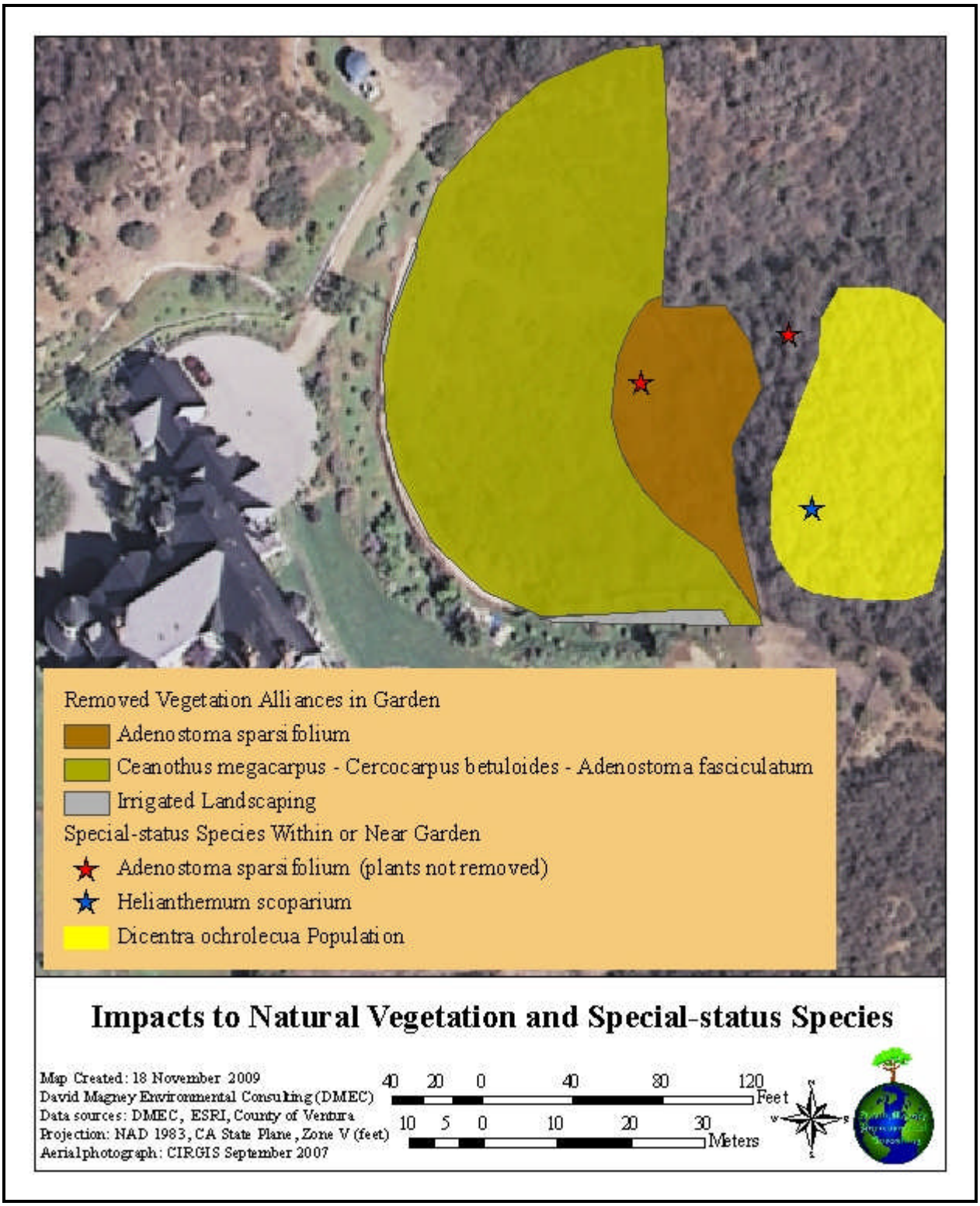
The development of the garden has potentially resulted in impacts to biological resources. Small areas of chaparral and coastal sage scrub were impacted. Several individuals of special-status plant species may have been affected. The total direct impacts from these activities are summarized in Table 12, Existing Habitats and Land Cover on the Project Site and Expected Impacts. These impacts are identified and quantified below. Specific mitigation measures are recommended for each significant impact to reduce the level of impact to less than significant.

The natural vegetation impacted by the proposed development is shown on Figure 7, Map of Project Impacts to Natural Vegetation and special-status Species.

Table 12. Existing Habitats and Land Cover on the Project Site and Expected Impacts

Existing Habitats and Land Cover Observed	**Total Onsite Acres Prior to Unauthorized Vegetation Removal**	**Total Onsite Acres Currently**	**Onsite Impact Acres** (within garden area)
Adenostoma sparsifolium Alliance	0.63	0.50	0.13 ~20% of total acres onsite prior to removal
Ceanothus megacarpus var. *megacarpus*	8.16	7.59	0.57 ~7% of total acres onsite prior to removal
Irrigated Landscaping	2.70	2.693	0.007
		Acreage Totals	0.707

Figure 7. Map of Project Impacts to Natural Vegetation and Special-status Species



4.1 SUFFICIENCY OF BIOLOGICAL DATA

Additional information is needed to make CEQA findings and to develop feasible mitigation measures: None.

Additional biology related surveys or permits are needed prior to issuance of land use permit: None.

4.2 IMPACTS AND MITIGATION

DMEC has determined that the previous construction of the terraced garden resulted in impacts to natural vegetation. The direct and indirect impacts to biological resources are identified below. They are listed by species, species group, or habitat followed by general and specific mitigation measures that, if implemented, are expected to fully mitigate the impacts to the biological resources.

A. Endangered, Threatened, or Rare Animal or Plant Species, or Their Habitats Project: PS-M; Cumulative: PS-M

Definition of Significance for Special-status Plant Species

Significant project impacts for special-status (sensitive) habitats are defined using the following criterion:

- The impact is significant if the impact on special-status (sensitive) habitats by construction activities (including grading, building, and fuel modification) affects greater than 10% of the total habitat existing on the project site. That is, if 10% or more of the special-status habitat is impacted by the proposed project, the impact would be considered significant and mitigation required, if feasible.

Summary of Impacts to Special-status Plant Species

IMPACT 1. LOSS OF *ADENOSTOMA SPARSIFOLIUM* ONSITE

The construction and grading activities that occurred as a result of the terraced garden have resulted in a direct loss of approximately 0.13 acre of *Adenostoma sparsifolium* Alliance Chaparral onsite, as shown on Figure 7. This loss is approximately 20% of the 0.63 acre of *Adenostoma sparsifolium* Alliance on the Hayes property.

Adenostoma sparsifolium (Red Shank) is a locally uncommon plant species in Ventura County (Magney 2008). *Adenostoma sparsifolium* Alliance (Red Shank Chaparral) is considered to be a locally important community due its limited occurrence within Ventura County. The loss of *Adenostoma sparsifolium* individuals onsite caused is considered to be a significant project

impact due to the direct loss of individuals that occurred in construction of the garden. Loss of *Adenostoma sparsifolium* Alliance is a significant cumulative impact because of the cumulative loss of this community type in Ventura County.

Significance Finding – Project Impacts: Potentially Significant but Mitigable. The estimated direct loss of *Adenostoma sparsifolium* Alliance by construction activities is greater than the significance threshold; therefore, the impact is considered significant and mitigation is required.

Significance Finding – Cumulative Impacts: Potentially Significant but Mitigable. The direct loss of 0.13 acre of *Adenostoma sparsifolium* habitat contributed to the cumulative loss of Red Shank Chaparral in Ventura County and statewide.

Avoidance and Minimization Measures: The *Adenostoma sparsifolium* Alliance onsite has been directly impacted by the construction footprint of the project. It is preferred to create mitigation habitat for the impacted *Adenostoma sparsifolium* Alliance onsite.

MITIGATION MEASURE 1: REPLANTING *ADENOSTOMA SPARSIFOLIUM* INDIVIDUALS ONSITE

Impact & Mitigation Goal: The planting and successful establishment of *Adenostoma sparsifolium* individuals in appropriate habitat on the Hayes property would recover the distribution of this species and the ecological structure of *Adenostoma sparsifolium* Alliance onsite that was lost to construction activities.

Mitigation Action: DMEC recommends that a dozen (12) *Adenostoma sparsifolium* individuals be planted in the appropriate habitat onsite that is shown on Figure 8, Map of Recommended Mitigation Area, which is within the impact zone and immediately adjacent to the remaining two *Adenostoma sparsifolium* plants and habitat onsite.

Monitoring and Timing: Monitoring of implementation and success of replanting shall commence within three (3) months of permit issuance and continue for five (5) years or as long as needed to determine that the plantings are healthy and will grow to maturity.

The applicant shall demonstrate to the Planning Division that a contract has been secured with a qualified biologist to implement and monitor this required mitigation prior to issuance of a zoning clearance for construction. A monitoring report, which describes the progress of the plantings toward meeting the success criteria, shall be submitted to the Planning Division by the end of each of the 5 years of required monitoring. The *Adenostoma sparsifolium* monitoring report can be incorporated into the yearly monitoring report that is required for the previously approved revegetation plan for the Hayes property (DMEC 2009[18]).

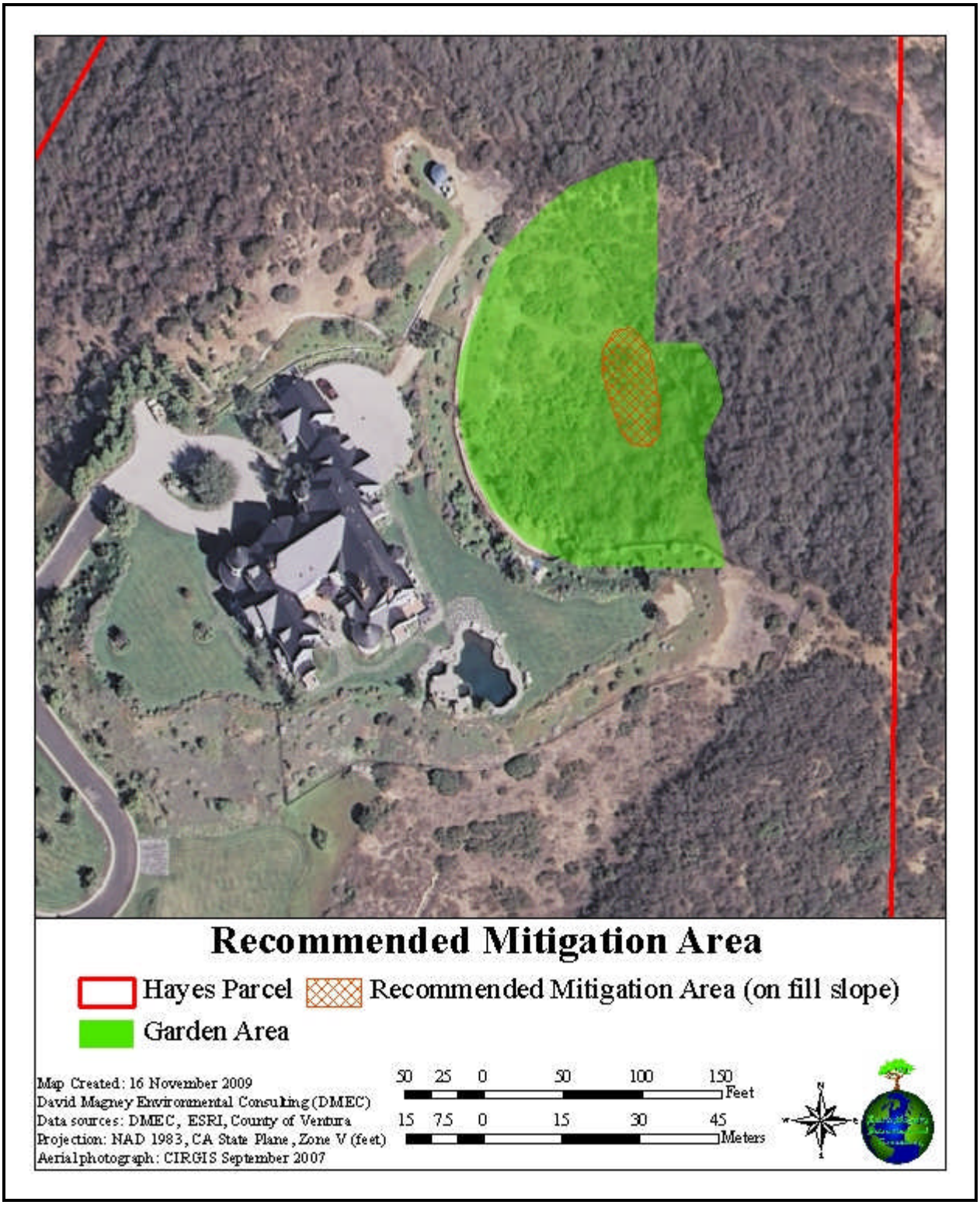
Standard of Success: Eight (8) plants must survive and be healthy after 5 years of planting.

[18] David Magney Environmental Consulting. 2009. Revegetation Plan for the Hayes Property, 2200 White Stallion Road, Hidden Valley, Ventura County, California (County of Ventura Case No. ZV09-0036). 13 October 2009. (PN 09-0151.) Ojai, California. Prepared for Ventura County Planning Division, Ventura, California, on behalf of Lord Jason Hayes, Hidden Valley, California.

Mapped Information: The recommended area for planting *Adenostoma sparsifolium* individuals is mapped on Figure 8.

Left: View of fill slope as seen from the north. *Right*: View of fill slope, located just east of terraced garden area, where planting *Adenostoma sparsifolium* is proposed.

Figure 8. Map of Recommended Mitigation Area



IMPACT 2. LOSS OF *CEANOTHUS MEGACARPUS* VAR. *MEGACARPUS-CERCOCARPUS BETULOIDES* VAR. *BETULOIDES-ADENOSTOMA FASCICULATUM* ALLIANCE KNOWN ONSITE

The construction and grading activities that occurred as a result of the terraced garden have resulted in a direct loss of approximately 0.57 acre of *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance (Bigpod Ceanothus-Birchleaf Mountain Mahogany-Chamise Chaparral) onsite, as shown on Figure 7. This loss is approximately 7% of the 8.16 acres of *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance on the Hayes property.

Significance Finding – Project Impacts: Less-Than-Significant. The estimated direct loss of *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance by construction activities (approximately 7%) is less than the significance threshold (10% of habitat impacted by construction activities).

Significance Finding – Cumulative Impacts: Less-Than-Significant.

Summary of Impacts to Special-status Wildlife Species

Table 9, Special-status Wildlife Species Observed and Expected Onsite, shows eleven (11) special-status wildlife species observed or determined to have a high or moderate likelihood of occurrence on the Hayes property. One special-status wildlife species, *Neotoma lepida intermedia* (San Diego Desert Woodrat), was detected by DMEC on the Hayes property by the presence of a nest.

Definition of Significance for Special-status Wildlife Species

DMEC defines significant project impacts for special-status wildlife species using the following criteria:

1. If the proposed construction activities (including grading, building, and fuel modification) renders uninhabitable more than 10% of the total potential habitat for the wildlife species existing on the project site.
2. Night lighting that could negatively affect wildlife activities and wildlife vigor if exposed to bright artificial lighting from streetlights or outdoor lighting at residences represents a potentially significant impact to wildlife sensitive to such lighting.

IMPACT 3. LOSS OF HABITAT FOR SPECIAL-STATUS WILDLIFE SPECIES OBSERVED OR LIKELY TO OCCUR ONSITE

Two distinct plant community types are going to be impacted by the development zone: *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma*

fasciculatum Alliance and *Adenostoma sparsifolium* Alliance. Both of these plant communities provide habitat for one or more special-status wildlife species.

For special-status wildlife species, we define a significant project impact of the proposed construction as whether the impact on these plant communities by construction activities (including grading, building, and fuel modification) affects greater than 10% of the total potential habitat for the wildlife species existing on the project site. That is, if 10% or more occupied or suitable habitat is impacted by the proposed project, the impact would be considered significant and mitigation required, if feasible.

The construction impacts on the plant communities that provide habitat for special-status wildlife species on the Hayes property are 0.13 acre of *Adenostoma sparsifolium* Alliance and 0.57 acre of *Ceanothus megacarpus* var. *megacarpus-Cercocarpus betuloides* var. *betuloides-Adenostoma fasciculatum* Alliance. These construction impacts affect less than 10% of the habitat for any of the special-status wildlife species that may live on or use the Hayes property, and thus are less-than-significant for special-status wildlife species.

Significance Finding – Project Impacts: Less-Than-Significant. Direct and indirect project impacts are below the significance threshold and are less than significant.

Significance Finding – Cumulative Impacts: Less-Than-Significant. Cumulative impacts are less-than-significant.

IMPACT 4. EFFECT OF ARTIFICIAL LIGHTING ON WILDLIFE

Lighting of the developed garden and landscaped area of the impact site could inadvertently affect the behavior patterns of nocturnal and crepuscular (active at dawn and dusk) wildlife. Of greatest concern is the effect on small ground-dwelling animals that use the darkness to hide from predators, and on owls that are specialized night foragers. Night lighting could inhibit wildlife from using the habitat adjacent to lighted areas.

Night lighting could negatively affect wildlife activities and wildlife vigor if exposed to bright artificial lighting. While limited to the areas a short distance from the light source, and depending on the intensity of the outdoor lighting, such nuisance spillover lighting represents a potentially significant impact to wildlife sensitive to such lighting.

Significance Finding for Artificial Lighting Negatively Affecting Wildlife – Project Impacts: Potentially Significant but Mitigable. Implementation of Mitigation Measure 2 (MM2: Hooded Outdoor Lighting) would mitigate potential negative effects of artificial lighting on the health and persistence of wildlife populations.

Significance Finding for Artificial Lighting Negatively Affecting Wildlife – Cumulative Impacts: Potentially Significant but Mitigable. Implementation of Mitigation Measure 2 (MM2: Hooded Outdoor Lighting) would mitigate potential negative effects of artificial lighting on the health and persistence of wildlife populations.

Avoidance and Minimization Measures: The use of hooded lighting for any artificial lighting installed in the impact area will reduce the potential significant impact on wildlife populations to less-than-significant levels.

MITIGATION MEASURE 2: HOODED OUTDOOR LIGHTING

Impact & Mitigation Goal: Minimize impacts to wildlife using habitat adjacent to landscape area.

Mitigation Action: Require all outdoor lighting in the impact area to be hooded to direct away from, or prevent light from entering, open space areas of the project site. Light intensity should be set as low as possible while meeting the primary objective of the outdoor lighting. Exterior night lighting should not exceed 800 lumens in intensity.

Monitoring and Timing: The applicant shall submit to the Planning Division plans that show the location, type, and intensity of lighting to be installed prior to the issuance of a zoning clearance for construction. Prior to final sign-off by Building and Safety for occupancy of the new structures, installed lighting shall be inspected for compliance with this required mitigation.

Standard of Success: Impacts to wildlife minimized.

Mapped Information: None

B. Wetland Habitats Project: N; Cumulative: N

There are no wetlands within 300 feet of the project site; therefore, neither wetlands nor wetland buffer area are impacted by the project.

Significance Finding – Project Impacts: None.

Significance Finding – Cumulative Impacts: None.

C. Coastal Habitats Project: N; Cumulative: N

The project site is not located within or adjacent to the coastal zone, nor is there significant habitat connectivity between the survey area and the coastal zone.

Significance Finding – Project Impacts: None.

Significance Finding – Cumulative Impacts: None.

D. Wildlife Movement and Connectivity (migration corridors) Project: LS, Cumulative: LS

IMPACT 5. DISRUPTION OF WILDLIFE MOVEMENT AND CONNECTIVITY

The project site is mapped by South Coast Wildlands (Penrod et al. 2006) as existing within wildlife habitat. The Hayes property should be considered core habitat rather than as a wildlife corridor. DMEC finds that development of the project area does not significantly impact wildlife movement and migration in the vicinity of the Hayes property.

Significance Finding for Hayes Property as a Wildlife Corridor – Project Impacts: Less-Than-Significant. DMEC finds that project site functions as core habitat rather than as a linkage, corridor, route, chokepoint, or stepping stone corridor. There are no project significant impacts to wildlife movement.

Significance Finding for Hayes Property as a Wildlife Corridor – Cumulative Impacts: Less-Than-Significant. DMEC finds that the project site functions as core habitat rather than as a linkage, corridor, route, chokepoint, or stepping stone corridor. There are no significant cumulative impacts to wildlife movement from this project.

E. Locally Important Species/Communities Project: PS-M; Cumulative: PS-M

LOSS OF *ADENOSTOMA SPARSIFOLIUM* ALLIANCE ONSITE

Adenostoma sparsifolium Alliance (Red Shank Chaparral) is considered to be a locally important community due its uncommon occurrence within Ventura County. The construction and grading activities that occurred as a result of the terraced garden have resulted in a direct loss of approximately 0.13 acre of *Adenostoma sparsifolium* Alliance Chaparral onsite, as shown on Figure 7. This loss is approximately 20% of the 0.63 acre of *Adenostoma sparsifolium* Alliance on the Hayes property. The Significance Finding for the loss of *Adenostoma sparsifolium* Alliance due to construction activities and Mitigation Measure proposed to mitigate the significant impact are discussed in Section A.

Significance Finding – Project Impacts: Potentially Significant but Mitigable.

Mitigation Measure 1 (MM1: Replanting *Adenostoma sparsifolium* Individuals Onsite) would recover the distribution of this species and the ecological structure of *Adenostoma sparsifolium* Alliance onsite that was lost to construction activities.

Significance Finding – Cumulative Impacts: Potentially Significant but Mitigable.

Avoidance and Minimization Measures: The *Adenostoma sparsifolium* Alliance onsite has been directly impacted by the construction footprint of the project. It is preferred to create mitigation habitat for the impacted *Adenostoma sparsifolium* Alliance onsite.

SECTION 5. CONDITIONS OF APPROVAL

The impacts resulting from the construction and grading of the terraced garden will only be reduced to less-than-significant if the specific mitigation measures for each impact as recommended in Section 4 are accepted.

SECTION 6. PHOTOGRAPHS

Figure 9. Key Map of Photograph Views

Location Hayes **Map Key** P1 **Direction** Southeast **Description** Looking down on the terraced garden area.	
Location Hayes **Map Key** P2 **Direction** Northeast **Description** Looking down on the terraced garden area.	

Location Hayes **Map Key** P3 **Direction** Southeast **Description** View southeast of the orchard and garden areas. Also shown here, the location of the two *Adenostoma sparsifolium* trees onsite.	
Location Hayes **Map Key** P4 **Direction** - **Description** Photo of *Helianthemum scoparium* (Peak Rush Rose), one of the locally rare plants found on the Hayes property.	

Location
Hayes
Map Key
P5
Direction
West
Description
View west the terraced garden area and one *Adenostoma sparsifolium* (Red Shank) tree onsite.

Location
Hayes
Map Key
P6
Direction
Southeast
Description
View southeast of the other *Adenostoma sparsifolium* (Red Shank) tree onsite, area just below terraced garden.

Location
Hayes
Map Key
P7
Direction
-
Description
Photo of *Dicentra ochroleuca* (White Bleedingheart), a locally rare plant, found near the terraced garden area onsite.

Location
Hayes
Map Key
P8
Direction
-
Description
Additional photo of *Dicentra ochroleuca* found onsite.

Location
Hayes
Map Key
P9
Direction
West
Description
Photo of unidentified *Calochortus* species, likely CNPS listed plant found on the Hayes property.

SECTION 7. ACKNOWLEDGEMENTS

This report was written by David Magney, Callen Huff, and David Brown. Ms. Huff created the graphics. Photographs were taken by Mr. Magney.

Christina Danko, County Biologist, provided guidance and assistance with the scope of the impact assessment, and reviewed a draft of this report

SECTION 8. CITATIONS

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APPENDICES

APPENDIX A: SUMMARY OF BIOLOGICAL RESOURCE REGULATIONS

APPENDIX B: PLANT SPECIES OBSERVED ONSITE

APPENDIX C: WILDLIFE SPECIES OBSERVED ONSITE

APPENDIX D: CNDDB REPORT

APPENDIX A.
SUMMARY OF BIOLOGICAL RESOURCE REGULATIONS

Summary of Biological Resource Regulations

The Ventura County Planning Division, as "lead agency" under CEQA for issuing discretionary land use permits, uses the relationship of a potential environmental effect from a proposed project to an established regulatory standard to determine the significance of the potential environmental effect. This Appendix summarizes important biological resource regulations which are used by the Division's biologists (consultants and staff) in making CEQA findings of significance:

Sensitive Status Species Regulations
Nesting Bird Regulations
Plant Community Regulations
Waters and Wetlands Regulations
Coastal Habitat Regulations
Wildlife Migration Regulations
Locally Important Species/Communities Regulations

Sensitive Status Species Regulations

Federally Protected Species

Ventura County is home to 29 federally listed endangered and threatened plant and wildlife species. The U.S. Fish and Wildlife Service (USFWS) regulates the protection of federally listed endangered and threatened plant and wildlife species.

FE (Federally Endangered): A species that is in danger of extinction throughout all or a significant portion of its range.

FT (Federally Threatened): A species that is likely to become endangered in the foreseeable future.

FC (Federal Candidate): A species for which USFWS has sufficient information on its biological status and threats to propose it as endangered or threatened under the Endangered Species Act (ESA), but for which development of a proposed listing regulation is precluded by other higher priority listing activities.

FSC (Federal Species of Concern): A species under consideration for listing, for which there is insufficient information to support listing at this time. These species may or may not be listed in the future, and many of these species were formerly recognized as "Category-2 Candidate" species.

The USFWS requires permits for the 'taking' of any federally listed endangered or threatened species. Take is defined by the USFWS as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct; may include significant habitat modification or degradation if it kills or injures wildlife by significantly impairing essential behavioral patterns including breeding, feeding, or sheltering."

The Endangered Species Act (ESA) does not provide statutory protection for candidate species or species of concern, but USFWS encourages conservation efforts to protect these species. USFWS can set up voluntary Candidate Conservation Agreements and Assurances, which provide non-Federal landowners (public and private) with the assurance that if they implement various conservation activities to protect a given candidate species, they will not be subject to additional restrictions if the species becomes listed under the ESA.

State Protected Species

The California Department of Fish and Game (CDFG) regulates the protection of endangered, threatened, and fully protected species listed under the California Endangered Species Act. Some species may be jointly listed under the State and Federal Endangered Species Acts.

SE (California Endangered): A native species or subspecies which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.

ST (California Threatened): A native species or subspecies that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as "rare" on or before January 1, 1985, is a "threatened species."

SFP (California Fully Protected Species): This designation originated from the State's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were

created for fish, mammals, amphibians, reptiles, and birds. Most fully protected species have also been listed as threatened or endangered species under the more recent endangered species laws and regulations.

SR (California Rare): A species, subspecies, or variety of plant is rare under the Native Plant Protection Act when, although not presently threatened with extinction, it is in such small numbers throughout its range that it may become endangered if its present environment worsens. Animals are no longer listed as rare; all animals listed as rare before 1985 have been listed as threatened.

SSC (California Species of Special Concern): Animals that are not listed under the California Endangered Species Act, but which nonetheless 1) are declining at a rate that could result in listing, or 2) historically occurred in low numbers and known threats to their persistence currently exist.

The CDFG requires permits for the taking of any State-listed endangered, threatened, or fully protected species. Section 2080 of the Fish and Game Code prohibits "take" of any species that the California Fish and Game Commission determines to be endangered or threatened. Take is defined in Section 86 of the Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."

The California Native Plant Protection Act protects endangered and rare plants of California. Section 1908, which regulates plants listed under this act, states: "no person shall import into this state, or take, possess, or sell within this state, except as incident to the possession or sale of the real property on which the plant is growing, any native plant, or any part or product thereof, that the commission determines to be an endangered native plant or rare native plant, except as otherwise provided in this chapter."

The California Endangered Species Act does not provide statutory protection for California species of special concern, but they should be considered during the environmental review process.

California Native Plant Society Listed Species

Plants with CNPS listings 1A, 1B and 2 should always be addressed in CEQA documents. Plants with CNPS listings 3 and 4 do not explicitly qualify for legal protection, but can be addressed in CEQA documents depending on the circumstances and opinion of the biologist conducting the assessment.

CNPS 1A: Plants presumed to be extinct because they have not been seen or collected in the wild in California for many years. This list includes plants that are both presumed extinct in California, as well as those plants which are presumed extirpated in California. A plant is extinct in California if it no longer occurs in or outside of California. A plant that is extirpated from California has been eliminated from California, but may still occur elsewhere in its range.

CNPS 1B: Plants that are rare throughout their range with the majority of them endemic to California. Most of the plants of List 1B have declined significantly over the last century.

CNPS 2: Plants that are rare throughout their range in California, but are common beyond the boundaries of California. List 2 recognizes the importance of protecting the geographic range of widespread species.

Plants identified on CNPS Lists 1A, 1B, and 2 meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for state listing. They should be fully considered during preparation of environmental documents relating to CEQA.

CNPS 3: A review list for plants for which there is inadequate information to assign them to one of the other lists or to reject them.

CNPS 4: A watch list for plants that are of limited distribution or infrequent throughout a broader area in California and their vulnerability or susceptibility to threat appears relatively low at this time.

Global and Subnational Rankings

Though not associated directly with legal protections, species have been given a conservation status rank by NatureServe, an international non-profit conservation organization that is the leading source for information about rare and endangered species and threatened ecosystems. The Ventura County Planning Division considers the following ranks as sensitive for the purposes of CEQA impact assessment (G = Global, S = Subnational or State):

G1 or S1 - Critically Imperiled
G2 or S2 – Imperiled
G3 or S3 - Vulnerable to extirpation or extinction

Locally Important Species

Locally important species' protections are addressed in a separate Appendix document, "Locally Important Species/Communities Regulations."

For lists of some of the species in Ventura County that are protected by the above regulations, go to www.ventura.org/rma/planning/bio_resources/index.htm.

Nesting Bird Regulations

The Federal Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code (3503, 3503.5, 3511, 3513 and 3800) protect most native birds. In addition, the federal and state endangered species acts protect some bird species listed as threatened or endangered. Project-related impacts to birds protected by these regulations would occur during the breeding season, because unlike adult birds, eggs and chicks are unable to escape impacts.

The MBTA implements various treaties and conventions between the U.S. and Canada, Japan, Mexico, and Russia for the protection of migratory birds, which occur in two of these countries over the course of one year. The Act maintains that it is unlawful to pursue, hunt, take, capture or kill; attempt to take, capture or kill; possess, offer to or sell, barter, purchase, deliver or cause to be shipped, exported, imported, transported, carried or received any migratory bird, part, nest, egg or product, manufactured or not. Bird species protected under the provisions of the MBTA are identified by the List of Migratory Birds (Title 50 of the Code of Federal Regulations, Section 10.13 as updated by the 1983 American Ornithologists' Union (AOU) Checklist and published supplements through 1995 by the USFWS).

CDFG Code 3513 upholds the MBTA by prohibiting any take or possession of birds that are designated by the MBTA as migratory nongame birds except as allowed by federal rules and regulations promulgated pursuant to the MBTA. In addition, there are CDFG Codes (3503, 3503.5, 3511, and 3800) which further protect nesting birds and their parts, including passerine birds, raptors, and state "fully protected" birds.

NOTE: These regulations protect almost all *native nesting birds*, not just sensitive status birds.

Plant Community Regulations

Plant communities are provided legal protection when they provide habitat for protected species, when the community is in the coastal zone and qualifies as environmentally sensitive habitat area (ESHA), or when the community qualifies as locally important.

Global and Subnational Rankings

Though not associated directly with legal protections, plant communities have been given a conservation status rank by NatureServe, an international non-profit conservation organization that is the leading source for information about rare and endangered species and threatened ecosystems. The Ventura County Planning Division considers the following ranks as sensitive for the purposes of CEQA impact assessment (G = Global, S = Subnational or State):

G1 or S1 - Critically Imperiled
G2 or S2 - Imperiled
G3 or S3 - Vulnerable to extirpation or extinction

CDFG Rare

Rare natural communities are those communities that are of highly limited distribution. These communities may or may not contain rare, threatened, or endangered species. Though the Native Plant Protection Act and the California Endangered Species Act provide no legal protection to plant communities, CDFG considers plant communities that are ranked G1-G3 or S1-S3 (as defined above) to be rare or sensitive, and therefore these plant communities should be addressed during CEQA review.

Environmentally Sensitive Habitat Areas

The Coastal Act specifically calls for protection of "environmentally sensitive habitat areas" or ESHA, which it defines as: "Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments" (Section 30107.5).

ESHA has been specifically defined in the Santa Monica Mountains. For projects in this location, the Coastal Commission, the agency charged with administering the Coastal Act, has developed a specific three-part test for determining whether habitat there should be considered coastal sage scrub/chaparral ESHA. A memo from a Coastal

Commission biologist outlining this test can be found at: www.ventura.org/rma/planning/pdf/bio_resources/ESHA_Santa_Monica_Mountains.pdf.

Locally Important Communities

The Ventura County Initial Study Assessment Guidelines defines a locally important community as one that is considered by qualified biologists to be a quality example characteristic of or unique to the County or region, with this determination being made on a case-by-case basis. The County has not developed a list of locally important communities, but has deemed oak woodlands to be a locally important community.

Waters and Wetlands Regulations

Numerous agencies control what can and cannot be done in or around streams and wetlands. If a project affects an area where water flows, ponds or is present even part of the year, it is likely to be regulated by one or more agencies. Many wetland or stream projects will require three main permits or approvals (in addition to CEQA compliance). These are:

- 404 Permit (U.S. Army Corps of Engineers)
- 401 Certification (Regional Water Quality Control Board)
- Streambed Alteration Agreement (California Department of Fish and Game)

In addition, the Ventura County General Plan calls for protection of wetlands and there are several other federal, state and local permits that could be required when a project involves disturbance to wetlands or waters. For a more thorough explanation of wetland permitting, see the Ventura County's "Wetland Project Permitting Guide" at www.ventura.org/rma/planning/pdf/prog_servs/bio_resources/FinalPDF.pdf.

404 Permit (U.S. Army Corps of Engineers)

Most projects that involve streams or wetlands will require a 404 Permit from the U.S. Army Corps of Engineers (USACE). Section 404 of the federal Clean Water Act is the primary federal program regulating activities in wetlands. The Act regulates areas defined as "waters of the United States." This includes streams, wetlands in or next to streams, areas influenced by tides, navigable waters, lakes, reservoirs and other impoundments. For nontidal waters, USACE jurisdiction extends up to what is referred to as the "ordinary high water mark" as well as to the landward limits of adjacent Corps-defined wetlands, if present. The ordinary high water mark is an identifiable natural line visible on the bank of a stream or water body that shows the upper limit of typical stream flow or water level. The mark is made from the action of water on the streambank over the course of years.

Permit Triggers: A USACE 404 Permit is triggered by moving (discharging) or placing materials—such as dirt, rock, geotextiles, concrete or culverts—into or within USACE jurisdictional areas. This type of activity is also referred to as a "discharge of dredged or fill material."

401 Certification (Regional Water Quality Control Board)

If your project requires a USACE 404 Permit, then you will also need a Regional Water Quality Control Board (RWQCB) 401 Certification. The federal Clean Water Act, in Section 401, specifies that states must certify that any activity subject to a permit issued by a federal agency, such as the USACE, meets all state water quality standards. In California, the state and regional water boards are responsible for certification of activities subject to USACE Section 404 Permits.

Permit Trigger: A RWQCB 401 Certification is triggered whenever a USACE 404 Permit is required, or whenever an activity could cause a discharge of dredged or fill material into waters of the U.S. or wetlands.

Streambed Alteration Agreement (California Department of Fish and Game)

If your project includes alteration of the bed, banks or channel of a stream, or the adjacent riparian vegetation, then you may need a Streambed Alteration Agreement from the California Department of Fish and Game (CDFG). The California Fish and Game Code, Sections 1600-1616, regulates activities that would alter the flow, bed, banks, channel or associated riparian areas of a river, stream or lake—all considered "waters of the state." The law requires any person, state or local governmental agency or public utility to notify CDFG before beginning an activity that will substantially modify a river, stream or lake.

Permit Triggers: A Streambed Alteration Agreement (SAA) is triggered when a project involves altering a stream or disturbing riparian vegetation, including any of the following activities:

- Substantially obstructing or diverting the natural flow of a river, stream or lake
- Using any material from these areas
- Disposing of waste where it can move into these areas

Some projects that involve routine maintenance may qualify for long-term maintenance agreements from CDFG. Discuss this option with CDFG staff.

Ventura County General Plan

The Ventura County General Plan contains policies which also strongly protect wetland habitats.
Biological Resources Policy 1.5.2-3 states**:**

> Discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream (as identified on the latest USGS 7½ minute quad map), shall be evaluated by a County approved biologist for potential impacts on wetland habitats. Discretionary development that would have a significant impact on significant wetland habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level; or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.

Biological Resources Policy 1.5.2-4 states:

> Discretionary development shall be sited a minimum of 100 feet from significant wetland habitats to mitigate the potential impacts on said habitats. Buffer areas may be increased or decreased upon evaluation and recommendation by a qualified biologist and approval by the decision-making body. Factors to be used in determining adjustment of the 100 foot buffer include soil type, slope stability, drainage patterns, presence or absence of endangered, threatened or rare plants or animals, and compatibility of the proposed development with the wildlife use of the wetland habitat area. The requirement of a buffer (setback) shall not preclude the use of replacement as a mitigation when there is no other feasible alternative to allowing a permitted use, and if the replacement results in no net loss of wetland habitat. Such replacement shall be "in kind" (i.e. same type and acreage), and provide wetland habitat of comparable biological value. On-site replacement shall be preferred wherever possible. The replacement plan shall be developed in consultation with California Department of Fish and Game.

Coastal Habitat Regulations

Ventura County's Coastal Area Plan and the Coastal Zoning Ordinance, which constitute the "Local Coastal Program" (LCP) for the unincorporated portions of Ventura County's coastal zone, ensure that the County's land use plans, zoning ordinances, zoning maps, and implemented actions meet the requirements of, and implement the provisions and polices of California's 1976 Coastal Act at the local level.

Environmentally Sensitive Habitats

The Coastal Act specifically calls for protection of "environmentally sensitive habitat areas" or ESHA, which it defines as: "Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments" (Section 30107.5).

Section 30240 of the Coastal Act states:

(a) "Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas."

(b) "Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas."

There are three important elements to the definition of ESHA. First, a geographic area can be designated ESHA either because of the presence of individual species of plants or animals or because of the presence of a particular habitat. Second, in order for an area to be designated as ESHA, the species or habitat must be either rare or it must be especially valuable. Finally, the area must be easily disturbed or degraded by human activities.

Protection of ESHA is of particular concern in the southeastern part of Ventura County, where the coastal zone extends inland (~5 miles) to include an extensive area of the Santa Monica Mountains. The Coastal Commission, the agency charged with administering the Coastal Act, developed a specific three-part test for determining whether habitat in the Malibu area of the Santa Monica Mountains should be considered coastal sage scrub/chaparral ESHA. Given that Malibu is immediately adjacent to the Ventura County part of the Santa Monica Mountains, this three-part test can be used for assessing whether coastal sage scrub and chaparral habitat in the Ventura County coastal zone meets the definition of ESHA. A memo from a Coastal Commission biologist outlines this test and can be found at: www.ventura.org/rma/planning/pdf/bio_resources/ESHA_Santa_Monica_Mountains.pdf.

The County's Local Coastal Program outlines other specific protections to environmentally sensitive habitats in the Coastal Zone, such as to wetlands, riparian habitats and dunes. Protections in some cases are different for different segments of the coastal zone.
Copies of the Coastal Area Plan and the Coastal Zoning Ordinance can be found at: www.ventura.org/rma/planning/programs_services/local_coast/local_coast.htm.

Wildlife Migration Regulations

The Ventura County General Plan specifically includes wildlife migration corridors as an element of the region's significant biological resources. In addition, protecting habitat connectivity is critical to the success of sensitive species and other biological resource protections. Potential project impacts to wildlife migration are analyzed by biologists on a case-by-case basis. The issue involves both a macro-scale analysis—where routes used by large carnivores connecting very large core habitat areas may be impacted—as well as a micro-scale analysis—where a road or stream crossing may impact localized movement by many different animals.

Locally Important Species/Communities Regulations

Locally important species/communities are considered to be significant biological resources in the Ventura County General Plan, thus one of the County's threshold criteria for the evaluation of impacts to biological resources is whether the project impacts locally important species/communities.

Locally Important Species

The following criteria were developed with the assistance of local biologists:

Locally Important <u>Animal</u> Species Criteria

1. Taxa for whom habitat in Ventura County is crucial for their existence either globally or in Ventura County. This includes taxa for whom:
- Populations in Ventura County represents 10% or more of the known extant global distribution; or
- In Ventura County, there are less than 6 element occurrences, or less than 1,000 individuals, or less than 2,000 acres.

2. Native taxa that are generally declining throughout their range and/or are in danger of extirpation in Ventura County.

Locally Important Plant Species Criteria
A locally important plant is a taxon that is declining throughout the extent of its range AND has a maximum of five (5) element occurrences in Ventura County.

Locally Important Animal and Plant Species Criteria
In some cases, to be determined on an individual basis, there are taxa whose population(s) do not qualify as locally important species; however, certain locations where a taxon occurs will be defined as locally important. This includes:

- If known, the published type locality for a holotype specimen.
- The edge of a taxon's range. This criterion does not apply to non-native taxa or those taxa whose range and population(s) size is expanding.

The County maintains a list of locally important species, which can be found on the Planning Division website at: www.ventura.org/rma/planning/programs_services/bio_resources/bio_resources.htm. *This list should not be considered comprehensive.* Any species that meets the criteria qualifies as locally important, whether or not it is included on this list.

Locally Important Communities

The Ventura County Initial Study Assessment Guidelines defines a locally important community as one that is considered by qualified biologists to be a quality example characteristic of or unique to the County or region, with this determination being made on a case-by-case basis. The County has not developed a list of locally important communities. Oak woodlands have however been deemed by the Ventura County Board of Supervisors to be a locally important community.

The state passed legislation in 2001, the Oak Woodland Conservation Act, to emphasize that oak woodlands are a vital and threatened statewide resource. In response, the County of Ventura prepared and adopted an Oak Woodland Management Plan that recommended, among other things, amending the County's Initial Study Assessment Guidelines to include an explicit reference to oak woodlands as part of its definition of locally important communities. The Board of Supervisors approved this management plan and its recommendations.

APPENDIX B.
PLANT SPECIES OBSERVED ONSITE

Plants Observed at the Project Site

Scientific Name[19]	Common Name	Habit[20]	Family
Acourtia microcephala	Sacapellote	PH	Asteraceae
Adenostoma fasciculatum	Chamise	S	Rosaceae
Adenostoma sparsifolium	**Red Shank**	S	Rosaceae
Amaranthus cf. *albus**	Pigweed	AH	Amaranthaceae
Amsinckia menziesii var. *intermedia*	Ranchers Fire	AH	Boraginaceae
Artemisia californica	California Sagebrush	S	Asteraceae
Artemisia douglasiana	California Mugwort	PH	Asteraceae
Baccharis pilularis ssp. *consanguinea*	Coyote Brush	S	Asteraceae
*Bromus diandrus**	Ripgut Grass	AG	Poaceae
Bromus madritensis ssp. *rubens**	Red Brome	AG	Poaceae
***Calochortus* sp.**	**Mariposa Lily**	PG	Liliaceae
Calystegia macrostegia ssp. *intermedia*	Intermediate Morning-glory	PV	Convolvulaceae
*Carduus pycnocephalus**	Italian Thistle	AH	Asteraceae
Ceanothus megacarpus var. *megacarpus*	Bigpod Ceanothus	S	Rhamnaceae
Ceanothus spinosus	Greenbark Ceanothus	S	Rhamnaceae
*Centaurea melitensis**	Tocalote	AH	Asteraceae
Cercocarpus betuloides var. *betuloides*	Birchleaf Mountain Mahogany	S	Rosaceae
*Chenopodium album**	Lamb's Quarters	AH	Chenopodiaceae
Chlorogalum pomeridianum var. *pomeridianum*	Soap Lily	PG	Liliaceae
Conyza canadensis	Common Horseweed	AH	Asteraceae
Corethrogyne filaginifolia	California Cudweed-aster	PH	Asteraceae
Datura wrightii	Western Jimsonweed	PH	Solanaceae
Deinandra fasciculata	Fasciculed Tarplant	AH	Asteraceae
Delphinium cardinale	Scarlet Larkspur	PH	Ranunculaceae
Dicentra ochroleuca	**White Bleedingheart**	PH	Papaveraceae
Epilobium brachycarpum	Annual Fireweed	AH	Onagraceae

[19] * = Introduced/naturalized plant species. + = Escaped ornamental nonnative plant species. Scientific and common names follow Hickman (1993) and Flora of North America (Flora of North America Editorial Committee 1993-2007). Name in **bold** typeface are special-status species.

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

Scientific Name[19]	Common Name	Habit[20]	Family
Eriophyllum confertiflorum var. *confertiflorum*	Golden Yarrow	PH/S	Asteraceae
Eucrypta chrysanthemifolia	Spotted Eucrypta	AH	Boraginaceae
Hazardia squarrosa var. *obtusa*	Prickly Sawtooth Goldenbush	S	Asteraceae
Helianthemum scoparium	**Peak Rush Rose**	S	Cistaceae
Hesperoyucca [*Yucca*] *whipplei* ssp. *whipplei*	Our Lord's Candle	S	Agavaceae
Heteromeles salicifolia Abrams [*Heteromeles arbutifolia* (Lindley) Roemer][21]	Toyon	S	Rosaceae
Heterotheca grandiflora	Telegraph Weed	PH	Asteraceae
*Hirschfeldia incana**	Summer Mustard	PH	Brassicaceae
*Lactuca serriola**	Prickly Wild Lettuce	AH	Asteraceae
Keckiella cordifolia	Climbing Penstemon	S	Plantaginaceae
Lotus scoparius var. *scoparius*	Deerweed	PH	Fabaceae
Malacothamnus fremontii	Fremont's Bushmallow	S	Malvaceae
Malacothrix saxatilis var. *tenuifolia*	Tenuated Cliff-aster	PH	Asteraceae
Malosma laurina	Laurelleaf Sumac	S	Anacardiaceae
Marah fabaceus var. *agrestis*	California Man-root	PV	Cucurbitaceae
*Marrubium vulgare**	White Horehound	S	Lamiaceae
Mimulus aurantiacus var. *aurantiacus*	Bush Monkeyflower	S	Phrymaceae
Nassella pulchra	Purple Needlegrass	PG	Poaceae
Phacelia cicutaria var. *hispida*	Hispid Caterpillar Phacelia	AH	Boraginaceae
Phacelia grandiflora	Giant-flowered Phacelia	AH	Boraginaceae
Phacelia ramosissima	Branching Phacelia	PH	Boraginaceae
*Piptatherum miliaceum**	Smilo Grass	PG	Poaceae
Plantago ovata+	Woolly Plantain	AH	Plantaginaceae
Pseudognaphalium californicum	Green Everlasting	A/BH	Asteraceae
Pseudognaphalium microcephalum	White Everlasting	PH	Asteraceae
Quercus agrifolia var. *agrifolia*	Coast Live Oak	T	Fagaceae
Quercus berberidifolia	California Scrub Oak	T	Fagaceae
Rhamnus ilicifolia	Hollyleaf Redberry	S	Rhamnaceae

[21] Application of the botanical rules of nomenclature have invalidated the name *Heteromeles arbutifolia* since LeRoy Abrams has previously validly published the name *Heteromeles salicifolia*, even though *Heteromeles arbutifolia* has been used routinely for many years.

Scientific Name[19]	Common Name	Habit[20]	Family
Rhus ovata	Sugar Bush	S	Anacardiaceae
Ribes malvaceum var. *malvaceum*	Chaparral Currant	S	Grossulariaceae
Ribes speciosum	Fuchsia-flowered Gooseberry	S	Grossulariaceae
*Salsola tragus**	Russian Thistle	S	Chenopodiaceae
Salvia leucophylla	Purple Sage	S	Lamiaceae
Salvia mellifera	Black Sage	S	Lamiaceae
Sambucus mexicana	Blue Elderberry	S	Caprifoliaceae
*Silene gallica**	Windmill Pink	AH	Caryophyllaceae
Sisymbrium sp.	a Mustard	AH	Brassicaceae
Solanum xanti var. *xanti*	Chaparral Nightshade	PH	Solanaceae
*Sonchus asper**	Sow Thistle	AH	Asteraceae
Stephanomeria virgata ssp. *virgata*	Twiggy Wreath Plant	AH	Asteraceae

APPENDIX C.
WILDLIFE SPECIES OBSERVED ONSITE

Wildlife Species Observed at the Project Site

Scientific Name[22]	Common Name	Order and Family	Evidence
VERTEBRATES			
Birds – Class Aves			
Aphelocoma californica	Western Scrub-jay	Order Passeriformes: Family Corvidae	Observed
Calypte anna	Anna's Hummingbird	Order Apodiformes: Family Trochilidae	Observed
Mammals – Class Mammalia			
Odocoileus hemionus	Mule Deer	Order Artiodactyla: Family Cervidae	Tracks
Canis latrans	Coyote	Order Carnivora: Family Canidae	Scat
***Neotoma lepida intermedia* (SSC)**	**San Diego Desert Woodrat**	Order Rodentia: Family Muridae	Nest
INVERTEBRATES			
Snails and Slugs (Mollusks) – Class Gastropoda			
*Helix asper**	Garden Snail	Phylum Mollusca: Class Gastropoda:	Observed
Crustaceans – Class Malacostraca			
Porcellio laevis	Dooryard Sow Bug	Order Isopoda: Family Porcellionidae	Observed
Insects – Class Insecta			
unknown	a metalmark butterfly	Order Lepidoptera: Family Riodinidae	Observed
Phloeodes pustulosus	Ironclad Beetle	Order Coleoptera: Family Zopheridae	Observed

[22] An asterisk (*) indicates introduced, non-native species. **Bold type** indicates special-status species; SFP = California Fully Protected Species; SSC = California Species of Special Concern; SAL = CNDDB Special Animals List.

APPENDIX D.
CNDDB REPORT

DMEC

CNDDB Report for Hayes Property and Surrounding Quadrangles

Species Name	Common Name	G-rank	S-rank	Fed-list	Cal-list	CDFG	CNPS List
Accipiter cooperii	Cooper's Hawk	G5	S3	7	5		
Actinemys marmorata pallida	Southwestern Pond Turtle	G3G4T2T3Q	S2	7	5	SC	
Aimophila ruficeps canescens	Southern California Rufous-Crowned Sparrow	G5T2T4	S2S3	7	5		
Antrozous pallidus	Pallid Bat	G5	S3	7	5	SC	
Aquila chrysaetos	Golden Eagle	G5	S3	7	5		
Aspidoscelis tigris stejnegeri	Coastal Western Whiptail	G5T3T4	S2S3	7	5		
Buteo regalis	Ferruginous Hawk	G4	S3S4	7	5		
Catostomus santaanae	Santa Ana Sucker	G1	S1	2	5	SC	
Charadrius alexandrinus nivosus	Western Snowy Plover	G4T3	S2	2	5	SC	
Cicindela hirticollis gravida	Sandy Beach Tiger Beetle	G5T2	S1	7	5		
Cicindela senilis frosti	Senile Tiger Beetle	G4T1	S1	7	5		
Coccyzus americanus occidentalis	Western Yellow-billed Cuckoo	G5T3Q	S1	5	1		
Coelus globosus	Globose Dune Beetle	G1	S1	7	5		
Danaus plexippus	Monarch Butterfly	G5	S3	7	5		
Eremophila alpestris actia	California Horned Lark	G5T3Q	S3	7	5		
Eucyclogobius newberryi	Tidewater Goby	G3	S2S3	1	5	SC	
Eumops perotis californicus	Western Mastiff Bat	G5T4	S3?	7	5	SC	
Gila orcuttii	Arroyo Chub	G2	S2	7	5	SC	
Helminthoglypta traskii traskii	Trask Shoulderband	G1G2T1	S1	7	5		
Lasiurus blossevillii	Western Red Bat	G5	S3?	7	5	SC	
Lasiurus cinereus	Hoary Bat	G5	S4?	7	5		
Microtus californicus stephensi	South Coast Marsh Vole	G5T1T2	S1S2	7	5	SC	
Myotis ciliolabrum	Western Small-Footed Myotis	G5	S2S3	7	5		
Myotis yumanensis	Yuma Myotis	G5	S4?	7	5		
Neotoma lepida intermedia	San Diego Desert Woodrat	G5T3?	S3?	7	5	SC	
Oncorhynchus mykiss irideus	Southern Steelhead - Southern California ESU	G5T2Q	S2	1	5	SC	
Panoquina errans	Wandering (=saltmarsh) Skipper	G4G5	S1	7	5		
Passerculus sandwichensis beldingi	Belding's Savannah Sparrow	G5T3	S3	7	1		
Pelecanus occidentalis californicus	California Brown Pelican	G4T3	S1S2	1	1		

Species Name	Common Name	G-rank	S-rank	Fed-list	Cal-list	CDFG	CNPS List
Phrynosoma coronatum (blainvillii population)	Coast (San Diego) Horned Lizard	G4G5	S3S4	7	5	SC	
Phrynosoma coronatum (frontale population)	Coast (California) Horned Lizard	G4G5	S3S4	7	5	SC	
Polioptila californica californica	Coastal California Gnatcatcher	G3T2	S2	2	5	SC	
Rallus longirostris levipes	Light-footed Clapper Rail	G5T1T2	S1	1	1		
Riparia riparia	Bank Swallow	G5	S2S3	7	2		
Sorex ornatus salicornicus	Southern California Saltmarsh Shrew	G5T1?	S1	7	5	SC	
Spea hammondii	Western Spadefoot	G3	S3	7	5	SC	
Sternula antillarum browni	California Least Tern	G4T2T3Q	S2S3	1	1		
Streptocephalus woottoni	Riverside Fairy Shrimp	G1	S1	1	5		
Taxidea taxus	American Badger	G5	S4	7	5	SC	
Texosporium sancti-jacobi	Woven-spored Lichen	G3	S1.1	7	5		
Thamnophis hammondii	Two-striped Garter Snake	G3	S2	7	5	SC	
Trimerotropis occidentiloides	Santa Monica Grasshopper	G1G2	S1S2	7	5		
Tryonia imitator	Mimic Tryonia (=California brackishwater snail)	G2G3	S2S3	7	5		
Vireo bellii pusillus	Least Bell's Vireo	G5T2	S2	1	1		
Astragalus brauntonii	Braunton's Milk-Vetch	G2	S2.1	1	5		1B.1
Atriplex coulteri	Coulter's Saltbush	G2	S2.2	7	5		1B.2
Baccharis malibuensis	Malibu Baccharis	G1	S1.1	7	5		1B.1
California macrophylla	Round-leaved Filaree	G3	S3.1	7	5		1B.1
Calochortus plummerae	Plummer's Mariposa-Lily	G3	S3.2	7	5		1B.2
Centromadia parryi ssp. australis	Southern Tarplant	G4T2	S2.1	7	5		1B.1
Chaenactis glabriuscula var. orcuttiana	Orcutt's Pincushion	G5T3	S2.1	7	5		1B.1
Chorizanthe parryi var. parryi	Parry's Spineflower	G3T3	S2S3	7	5		1B.1
Cordylanthus maritimus ssp. maritimus	Salt Marsh Bird's-beak	G4?T2	S2.1	1	1		1B.2
Deinandra minthornii	Santa Susana Tarplant	G2	S2.2	7	3		1B.2
Delphinium parryi ssp. blochmaniae	Dune Larkspur	G4T2	S2.2	7	5		1B.2
Dudleya blochmaniae ssp. blochmaniae	Blochman's Dudleya	G2T2	S2.1	7	5		1B.1
Dudleya cymosa ssp. agourensis	Agoura Hills Dudleya	G5T1	S1.2	2	5		1B.2
Dudleya cymosa ssp. marcescens	Marcescent Dudleya	G5T2	S2.2	2	3		1B.2
Dudleya cymosa ssp. ovatifolia	Santa Monica Dudleya	G5T2	S2.2	2	5		1B.2
Dudleya parva	Conejo Dudleya	G2	S2.1	2	5		1B.2
Dudleya verityi	Verity's Dudleya	G1	S1.1	2	5		1B.2

Species Name	Common Name	G-rank	S-rank	Fed-list	Cal-list	CDFG	CNPS List
Eriogonum crocatum	Conejo Buckwheat	G2	S2.1	7	3		1B.2
Lasthenia glabrata ssp. coulteri	Coulter's Goldfields	G4T3	S2.1	7	5		1B.1
Navarretia ojaiensis	Ojai Navarretia	G1	S1	7	5		1B.1
Nolina cismontana	Peninsular Nolina	G1	S1.1	7	5		1B.2
Orcuttia californica	California Orcutt Grass	G2	S2.1	1	1		1B.1
Pentachaeta lyonii	Lyon's Pentachaeta	G2	S2	1	1		1B.1
Senecio aphanactis	Chaparral Ragwort	G3?	S1.2	7	5		2.2
Suaeda esteroa	Estuary Seablite	G4	S3.2	7	5		1B.2
Thelypteris puberula var. sonorensis	Sonoran Maiden Fern	G5T3	S2.2?	7	5		2.2
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	G4	S4	7	5		
Southern Coastal Salt Marsh	Southern Coastal Salt Marsh	G2	S2.1	7	5		
Southern Riparian Forest	Southern Riparian Forest	G4	S4	7	5		
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	G4	S4	7	5		
Southern Willow Scrub	Southern Willow Scrub	G3	S2.1	7	5		
Valley Needlegrass Grassland	Valley Needlegrass Grassland	G1	S3.1	7	5		
Valley Oak Woodland	Valley Oak Woodland	G3	S2.1	7	5		