MARGULIES RESTORATION PLAN PLANNED DEVELOPMENT PERMIT (PD)
CASE NO. PL17-0123

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Planned Development (PD) Permit for a revegetation plan to address unpermitted vegetation removal in the Scenic Resource Protection (SRP) Overlay Zone (Case No. PL17-0123).

2. **Applicant/Property Owner:** David Margulies, 714 West Potrero Road, Thousand Oaks, CA 91361

3. **Applicant's Representative:** Thomas Torres, P.O. Box 1181, Malibu, CA 90265

4. **Decision-Making Authority:** Pursuant to the Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4 and Section 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested PD Permit.

5. **Project Site Size, Location, and Parcel Number:** The 56.98-acre project site is located at 714 West Potrero Road, Hidden Valley, approximately 0.54 miles west of the intersection of Trentwood Drive and Potrero Road, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 692-0-010-030

   A portion of the unpermitted vegetation removal crossed a property boundary onto the adjacent 27.34-acre parcel, which is located at 782 West Potrero Road. The Tax Assessor's parcel number for this parcel is 692-0-010-020. (Exhibit 2).

6. **Project Site Land Use and Zoning Designations (Exhibit 2):**

   a. Countywide General Plan Land Use Map Designation: Open Space

   b. Lake Sherwood/Hidden Valley Area Plan Land Use Map Designation: Open Space – 20-40 Acre

   c. Zoning Designation: OS-40 ac. (Open Space, 40-acre minimum lot size) and AE-40 ac. (Agricultural Exclusive, 40-acre minimum lot size), with the SRP (Scenic Resource Protection) Overlay Zone

7. Adjacent Zoning and Land Uses/Development (Exhibit 2):

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	OS-40ac (Open Space 40-acre minimum)	Residential and Agriculture
East	OS-40ac/SRP (Open Space 40-acre minimum Scenic Resource Protection	Residential and Agriculture
South	RE-2ac/SRP (Residential Exclusive 2-acre minimum Scenic Resource Protection)	Undeveloped tract (Tract Map 4409, Unit 8)
West	AE-40 ac/SRP (Agricultural Exclusive 40-acre minimum Scenic Resource Protection)	Residential and Agriculture

8. History: The project site consists of two properties: APN 692-0-010-030 is comprised of two legal lots of record (Certificate of Compliance No. 16-10-1101, Instrument No. 20170106-00002024-0); APN 692-0-010-020 is a single legal lot of record, recognized by through approval of development pursuant to VCSO § 8214-3.1 and Government Code § 66499.34.

714 West Potrero Road (APN 692-0-010-030)

The site has been used as an equestrian ranch since at least the 1930s. The biological assessment suggests that the site could have been in use as early as 1916. Assessment records show that the primary dwelling and a hay barn were constructed circa 1935.

In 1984, the County of Ventura approved two Conditional Use Permits (CUPs) (File Nos. 4243 and 4244), which allowed for a farm support dwelling and an accessory dwelling unit (then called a “secondary dwelling”), respectively. The CUPs expired in 1994. The farm support dwelling was since demolished. The accessory dwelling unit (approximately 656 sq. ft.) remains on the property. The NCZO no longer requires a Conditional Use Permit for accessory dwelling units.

Zoning Clearances have been issued over the years to allow several additional structures. In 1985, Zoning Clearance No. 42490 authorized conversion of a portion of the barn to a sound studio and Zoning Clearance No. 42946 was issued to convert a portion of stables, since demolished, into a music/game room. In 2007, Zoning Clearance No. ZC07-0049 authorized construction of a horse walker and an outdoor arena. Zoning Clearance No. ZC07-0801 authorized installation of an electronic gate. In 2008, Zoning Clearance No. ZC08-0086 authorized construction of a guardhouse and walls at the entry to the property from Potrero Road. In 2017, Zoning Clearance No. ZC16-1274 authorized construction of a five-car garage.

Two modular structures were installed: an 800 sq. ft. hay barn and a 960 sq. ft. agricultural office trailer, without the benefit of permits. The applicant has since obtained a Zoning Clearance (File No. ZC22-0978) to authorize the hay barn and to remove the agricultural office trailer. The applicant must obtain the necessary construction permits for these activities prior to a Zoning Clearance for use inauguration under this PD Permit (Exhibit 4, Condition No. 6).

782 West Potrero Road (APN 692-0-010-020)

As with the adjacent parcel, review of aerial imagery and historical USGS topographic maps indicates that a ranch was established on this parcel in the early half of the 20th century. The 1942 USGS map for Triunfo Pass shows structures and access roads on the subject parcel. This would have predated County zoning and building ordinances.

Conditional Use Permit 4421 was approved in 1987 to authorize use of the site for commercial filming. Conditional Use Permit (CUP) No. 4744 was applied for in 1992 to authorize a caretaker's dwelling; however, this application was terminated for lack of action. CUP No. 4806 was approved in 1993 to authorize grading and removal of oak trees to accommodate a horse arena and barn. A modification to the CUP was subsequently approved in 1998. The approved CUPs do not appear to have expiration dates once vested.

This parcel has an extensive history of Zoning Clearances. Zoning Clearance No. 14704 authorized a detached pool cabana in 1964. Zoning Clearance No. 37656 authorized an addition to an existing single-family dwelling. Temporary filming was authorized by Zoning Clearance No. 45073 in 1987, pursuant to CUP No. 4421, and again in 1988 under Zoning Clearance No. 47667B. Zoning Clearance Nos. 69490 and 69948 authorized a room addition and remodel of an existing single-family dwelling in 1992. Zoning Clearance No. 71538 authorized a 66,000-gallon water storage tank in 1993. Zoning Clearance No. 78613 authorized construction of a two-car garage in 1998. Shortly after that, Zoning Clearance No. 78644 authorized use of replacement of an existing caretaker's dwelling with a double-wide mobile home. Also in 1998, Zoning Clearance No. 78703, which effectuated CUP No. 4806, authorized grading for a horse arena, barn pad, maintenance road, and retaining walls for oaks. At the end of 1998, Zoning Clearance Nos. 78972 and 79057 were issued to authorize construction of a 4,141 sq. ft. barn with a half-bath. Zoning Clearance No. 81821 authorized replacement of a mobile home serving as employee housing in 2000. Zoning Clearance No. ZC07-0695 authorized the addition of a half-bathroom to an accessory recreation room in 2007. Tree removal permits were granted in 1992 (Zoning Clearance No. 70574 and File No. TP-74), 1993 (File No. TP-101), 1998 (File No. TP-0317).

No information is available to describe how APN 692-0-010-020 was created. It appears that the parcel was established by deed at a time that was a legal method to subdivide land. Pursuant to Ventura County Subdivision Ordinance (VCSO) §

Case No. PL17-0123

In 2017, the applicant applied for a PD Permit and CUP (Case No. PL17-0123), to authorize construction of a new covered horse arena, barn, and accessory dwelling unit. A PD Permit was required because construction of the new structures was in the SRP overlay zone, exceeded 15 feet in height, and the structures cumulatively exceeded 1,000 sq. ft. (see NCZO § 8109-4.1.2). A CUP was necessary, as agricultural structures would have exceeded 20,000 sq. ft. (see NCZO § 8105-4).

In response to the application, County planning staff conducted a site visit and observed that more than 1,000 sq. ft. of native vegetation in a SRP Overlay Zone had been removed to accommodate a vineyard. Between 2015 and 2016, the applicant removed approximately 2.57 acres[1] of native vegetation to plant a vineyard (approximately 2.19 acres on APN 692-0-010-030 and approximately 0.38 acres on APN 692-0-010-020). As a result, a planning compliance case (File No. PV18-0029) was opened to document the violation.

The applicant has since modified the project description. The structures originally proposed in the 2017 application are no longer part of the project description. As a result, a CUP is not required. The proposal only includes revegetation as needed to offset the native vegetation removal at three designated restoration areas (see Exhibit 6, Revegetation Plan). A vineyard has been planted on APNs 692-0-010-030 and -020 where the native vegetation was removed. In accordance with NCZO Section 8105-4, crops and orchard production are exempt from a permit in the AE and OS zones.

The requested PD Permit would retroactively authorize the vegetation removal and restoration activities. Granting of the PD Permit and implementation of the revegetation plan would address the outstanding violation. The applicant began implementing the revegetation plan in December 2021.

9. **Project Description:** Planned Development Permit to retroactively authorize unpermitted removal of 2.57 acres of native vegetation in the Scenic Resource Protection overlay zone. The project includes after-the-fact approval of a revegetation plan to re-establish 2.57 acres of native vegetation as noted in the Biological Assessment Services (July 2, 2021) *Coastal Sage Scrub and Chaparral Revegetation Plan for 714 W. Potrero Rd., Hidden Valley, Ventura County, California*; and Biological Assessment Services (November 8, 2021) *Response to County Request for Additional Information Regarding Approved Revegetation Plan for 714 W. Potrero Road (PL17-0123)*. ("Revegetation Plan")

[1] The estimated area of vegetation removal excludes fuel modification zones around the existing water tanks, which could be legally cleared pursuant to NCZO § 8109-4.1.3.b(5).

As set forth in the Revegetation Plan, Revegetation Area No. 1 (0.76 acres) has been restored naturally through seed bank germination and seed dispersal from surrounding areas. Revegetation Area No. 2 (0.38 acres) involved removal of a vineyard and replanting with locally native chaparral species. Revegetation Area No. 3 (1.43 acres) included removal of non-native trees, discing, and hydroseeding with a native seed mix.

Revegetation Area No. 2 is located on the adjacent parcel. The applicant has received authorization from the landowner of that parcel (782 West Potrero Road / APN 692-0-010-020) to conduct revegetation activities on the portion of that property where vegetation had been removed and a vineyard had been established. (License Agreement between 714 West Potrero LLC and Neal F. Spruce and Christina M. Spruce Family Trust (July 26, 2022).) The license is irrevocable during the revegetation period.

Access to the site is by way of Potrero Road, a County-maintained arterial road. Potable water will be supplied by an on-site well. (Exhibit 3).

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

Pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code or Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. CEQA Guidelines Section 15333 (Small Habitat Restoration Projects) provides an exemption for projects not to exceed five acres in size, to assure maintenance restoration, enhancement, or protection of habitat for fish, plants, or wildlife, provided that:

(a) There would be no significant adverse impacts on endangered, rare, or threatened species or their habitat pursuant to Section 15065;

(b) There are no hazardous materials at or around the project site that may be disturbed or removed; and

(c) The project will not result in impacts that are significant when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.

The proposed project is for the retroactive revegetation of 2.57 acres of native vegetation, including chaparral and coastal sage scrub. Authorization of the revegetation activities would not impact a rare or endangered species. The project site is not known to contain

hazardous materials. When considered in context with other pending and approved projects in the area, the project would not considerably contribute towards a significant cumulative impact. Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2. Therefore, no further environmental review is required.

Therefore, this project is categorically exempt pursuant to Section 15333 of the CEQA Guidelines. Based on the foregoing information, the project complies with the requirements of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN

The 2040 Ventura County General Plan (page 1-1) states:

> *All area plans, specific plans, subdivisions, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.*

Furthermore, the Ventura County NCZO (Section 8111-1.2.1.1.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan.

Staff evaluation for consistency of the proposed project with the applicable policies of the Ventura County General Plan *Goals, Policies and Programs* and *Lake Sherwood / Hidden Valley Area Plan* is provided in Exhibit 5. This analysis concludes the project is consistent with all applicable general plan and area plan policies.

D. ZONING ORDINANCE COMPLIANCE

The proposed project is subject to the requirements of the Ventura County NCZO.

Pursuant to the requirements of the Ventura County NCZO (Section 8105-4), the proposed use is allowed in the Open Space zone district with the granting of a PD Permit. Upon the granting of the PD Permit, the proposed project will comply with the requirements of the Ventura County NCZO.

The proposed project is located within a Scenic Resource Protection Overlay Zone and, therefore, is subject to the standards of the Ventura County NCZO Section 8109-4.1. Table 3 lists the applicable Scenic Resource Protection Overlay Zone standards and a description of whether the proposed project complies with those standards.

Table 1 – Scenic Resource Protection Overlay Zone Standards Consistency Analysis

Overlay Zone Standard	Complies?
Sec. 8109-4.1.5.a(1)	Yes. The proposed project is limited to retroactive approval of a revegetation plan. No structural

Table 1 – Scenic Resource Protection Overlay Zone Standards Consistency Analysis

Overlay Zone Standard	Complies?
All discretionary development shall be sited and designed to prevent significant degradation of a scenic view or vista.	development is proposed. Revegetation would improve and enhance scenic views and vistas. The continued presence of the established vineyard does not constitute a significant degradation of a scenic view. The vineyards follow the natural contours of the land and largely blend in with the natural surroundings. Moreover, the views of the vineyard from Potrero Road are only intermittent, due to intervening structures, topography, and vegetation.
Sec. 8109-4.1.5.a(2) All discretionary development shall be sited and designed to minimize alteration of the natural topography, physical features, and vegetation.	Yes. The revegetation plan minimizes alteration of natural topography. Site disturbance was limited to removal of a portion of the vineyard, planting of native plants, removal of non-native trees, discing of soil, and hydroseeding. Successful revegetation will fully offset vegetation removal that occurred without the benefit of permits. While establishment of the vineyard itself involved removal of 2.57 acres of native vegetation, topography and physical features (e.g., rock outcroppings) have remained intact. Vegetation that was removed but not planted in a vineyard has been restored (Restoration Area No. 1)
Sec. 8109-4.1.5.a(3) All discretionary development shall be sited and designed to utilize native plants indigenous to the area for re-vegetation of graded slopes, where appropriate considering the surrounding vegetative conditions.	Yes. No new manufactured slopes are proposed. The revegetation plan involves re-establishment of native vegetation. The vineyard itself is low-profile, visible only intermittently from Potrero Road, and is partially screened with native vegetation.
Sec. 8109-4.1.5.a(4) All discretionary development shall be sited and designed to avoid silhouetting of structures on ridge tops that are within public view.	Yes. No structural development is proposed.
Sec. 8109-4.1.5.a(5) All discretionary development shall be sited and designed to use materials and colors that blend in with the natural surroundings and avoid materials and colors that are highly reflective or that contrast with the surrounding vegetation and terrain, such as large un-shaded windows, light colored roofs, galvanized metal, and white or brightly colored exteriors.	Yes. No structural development is proposed.
Sec. 8109-4.1.5.a(6) All discretionary development shall be sited and designed to minimize lighting that causes glare, illuminates adjacent properties, or is directed skyward in rural areas.	Yes. No outdoor lighting is proposed as part of the project.
Sec. 8109-4.1.5.b All on-site freestanding advertising, identification, and non-commercial message signs in excess of	Yes. No signage is proposed as part of this project.

Table 1 – Scenic Resource Protection Overlay Zone Standards Consistency Analysis

Overlay Zone Standard	Complies?
five feet in height and all off-site advertising signs are prohibited in the SRP overlay zone.	

E. PD PERMIT FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant a PD Permit pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO. The ability to make the required findings is evaluated below.

1. **The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code [Section 8111-1.2.1.1.a].**

   Based on the information and analysis presented in Sections C and D of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

2. **The proposed development is compatible with the character of surrounding, legally established development [Section 8111-1.2.1.1.b].**

   The project site is located in the Hidden Valley area. The General Plan land use designation is Open Space. The Lake Sherwood / Hidden Valley Area Plan land use designation is Open Space. The project site, APN 692-0-010-030, is zoned as Open Space; the adjacent parcel APN 692-0-010-020, is zoned Agricultural Exclusive. Surrounding properties have a land use designation of Open Space. . Properties to the west are zoned Agricultural Exclusive; properties to the north zoned Open Space; and properties to the south are part of the Lake Sherwood community and are designated and zoned for low-density residential development. All surrounding properties are in the Scenic Resource Protection (SRP) Overlay Zone.

   As discussed in Section C and D of this staff report, above, the proposed project would retroactively permit restoration of 2.57 acres of native vegetation that was removed without the benefit of permits. This action will enhance the natural, open space characteristics of the site. Though the portions of the vineyard outside of Restoration Area No. 2 will remain, replacement of native vegetation with vineyards in these areas does not inherently conflict with the SRP Overlay Zone. The vineyards will not be visible from a County lake. They will, however, be partially visible from Potrero Road, an eligible County scenic highway. Because the vineyards are low-profile, follow the natural contours, and blend in with surrounding native vegetation, they do not significantly alter the viewshed. Additionally, as native vegetation reaches maturity, views from Potrero Road will

be enhanced by further reducing visual contrast that had resulted from vegetation removal.

Based on the discussion above, this finding can be made.

3. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [Section 8111-1.2.1.1.c].

The proposed project is limited to the restoration of 2.57 acres of native vegetation. No structural development is proposed. Restoration of native vegetation will enhance the open space characteristics of the area. Restoration work was begun in December 2021. The project will be monitored for a five-year period to ensure the revegetation's success.

Portions of the unpermitted vegetation removal and revegetation occurred off the project site on the adjacent parcel (782 West Potrero Road / APN 692-0-010-020). The applicant has obtained a license agreement from the adjacent landowner (dated July 26, 2022) that authorizes the applicant and successors in interest to conduct ongoing restoration work in this area.

Crop production is an allowed use in the OS and AE zones. Even though crop production can result in annoyances like noise, odor, and dust, the County recognizes the right to ongoing cultivation. Potential annoyances are reduced, as the vineyard is located on a hillside, and the nearest offsite sensitive receptor is at a lower elevation, more than 400 feet away. The restoration work and continued existence of the vineyard, therefore, would not be obnoxious or harmful or impair the utility of neighboring property or uses.

Based on the discussion above, this finding can be made.

4. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [Section 8111-1.2.1.1.d].

This PD Permit responds to the unpermitted removal of 2.57 acres[2] of native vegetation to establish a vineyard. The proposed project is limited to recognition of a portion of the vineyard (1.46 acres), which will remain, and the restoration of 2.57 acres of native vegetation. No structural development is proposed.

Establishment of a vineyard is appropriate to the project site's Open Space land use designation and is consistent with the agricultural character of the Hidden

[2] This area excludes native vegetation removal within the designated structural fuel modification zones, which is exempt from SRP Overlay Zone requirements. Of the 2.57 acres of native vegetation removal, 0.76 acres were never planted with vines (Restoration Area 1). Additionally, 0.38 acres (Restoration Area 2) were planted inadvertently on the neighboring parcel, which has been restored. Upon approval of this PD Permit 1.46 acres of vineyards, outside of fuel modification zones, would remain.

Valley area. As discussed in Section C, the vineyard would not result in scenic impacts. Restoration will offset the permanent removal of native vegetation to accommodate the portion of the vineyard that will remain, thereby addressing effects on sensitive plant communities.

The project includes three restoration areas. Area 1, which will naturally revegetate, encompasses land where native vegetation had been removed to plant a vineyard, but the vineyard was never planted. Area 2 consists of the portion of the vineyard that was inadvertently planted on the adjacent parcel (APN 692-0-010-020). There, the vineyard was removed, and coastal sage scrub species were planted. Area 3 consists of a non-native grassland area bordered by scattered coast live oaks. In Area 3, non-native trees were removed, and the soil was disced and hydroseeded. All native vegetation restoration is located outside of structural fuel modification zones. Area 3 is intended to offset the portion of the vineyard that will remain, and was selected as a suitable restoration location by a qualified biologist. Restoration of native vegetation would help preserve the biological and scenic characteristics of the project site.

As discussed, the establishment of the vineyard would not result in significant scenic or biological effects, and the restoration work has improved environmental conditions by reducing erosion potential and enhancing the natural views from Potrero Road. The restoration work, therefore, will not be detrimental to the public interest, health, safety, convenience, or welfare.

Based on the discussion above, this finding can be made.

5. The proposed development, if allowed by a Conditional Use Permit, is compatible with existing and potential land uses in the general area where the development is to be located [Section 8111-1.2.1.1.e].

The proposed project is a request to retroactively authorize revegetation. The proposed use is not conditionally permitted. Therefore, this finding does not apply.

Based on the discussion above, this finding can be made.

6. The proposed development will occur on a legal lot [Section 8111-1.2.1.1f].

The project site (APN 692-0-010-030) is comprised of two existing legal lots of record, which were recognized by Certificate of Compliance No. 16-10-1101, recorded January 6, 2017 as Document No. 20170106-00002024-0.

The adjacent parcel (APN 692-0-010-020) is comprised of a single legal lot of record. This lot was recognized through the County's past approval of its development (see Section A.8, above), consistent with Ventura County Subdivision Ordinance § 8214-3.1 and California Government Code § 66499.34.

Based on the discussion above, this finding can be made.

7. **The proposed development is approved in accordance with the California Environmental Quality Act and all other applicable laws.**

   As discussed in Section B, above, the proposed project meets the criteria for a Class 33 categorical exemption (CEQA Guidelines § 15333). A Class 33 categorical exemption applies to small habitat restoration projects not exceeding five acres in size. As the project is categorically exempt from CEQA, preparation of an Initial Study was not necessary.

   Based on the discussion above, this finding can be made.

8. **Development within any overlay zone having specific development standards must comply with such standards [Section 8111-1.2.1.4 and Article 9].**

   The project site is located in the Scenic Resource Protection (SRP) Overly Zone. In this zone, a PD Permit is required for a project that includes 1,000 sq. ft. or more of native vegetation. As indicated in Section D, Table 1 of this staff report, the project has been sited and designed in compliance with the development standards of the SRP Overlay Zone. Upon the granting of this PD Permit, the Permittee will be in compliance with this requirement.

   Based on the discussion above, this finding can be made.

F. PLANNING DIRECTOR HEARING NOTICE, PUBLIC COMMENTS, AND JURISDICTIONAL COMMENTS

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091), Ventura County NCZO (Section 8111-3.1). On September 28, 2022, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located. On September 30, 2022, the Planning Division placed a legal ad in the *Ventura County Star*. As of the date of this document, no comments have been received.

G. RECOMMENDED ACTIONS

Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Director take the following actions:

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;

2. **FIND** that this project is categorically exempt from CEQA pursuant to Section 15333 (Small Habitat Restoration Projects) of the CEQA Guidelines.

3. **MAKE** the required findings to grant a PD Permit pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;

4. **GRANT** PD Permit Case No. PL17-0123, subject to the conditions of approval (Exhibit 4).

5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been approved, conditionally approved, or denied (or on the following workday if the 10th day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact Michael Conger at (805) 654-5038 or Michael.Conger@ventura.org.

Prepared by:

Michael Conger, Case Planner
Residential Permits Section
Ventura County Planning Division

Reviewed by:

Jennifer Trunk, Manager
Residential Permits Section
Ventura County Planning Division

EXHIBITS

Exhibit 2	Maps
Exhibit 3	Plans
Exhibit 4	Conditions of Approval
Exhibit 5	General Plan Consistency Analysis
Exhibit 6	Revegetation Plan
Exhibit 7	Historical and Comparative Land Use and Habitat Analysis
Exhibit 8	Initial Study Biological Assessment

Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 08-08-2022

RMAgis

County of Ventura
Planning Director Hearing
Case Nos. PL17-0123
Exhibit 2 - Maps

0 10,000 20,000 Feet

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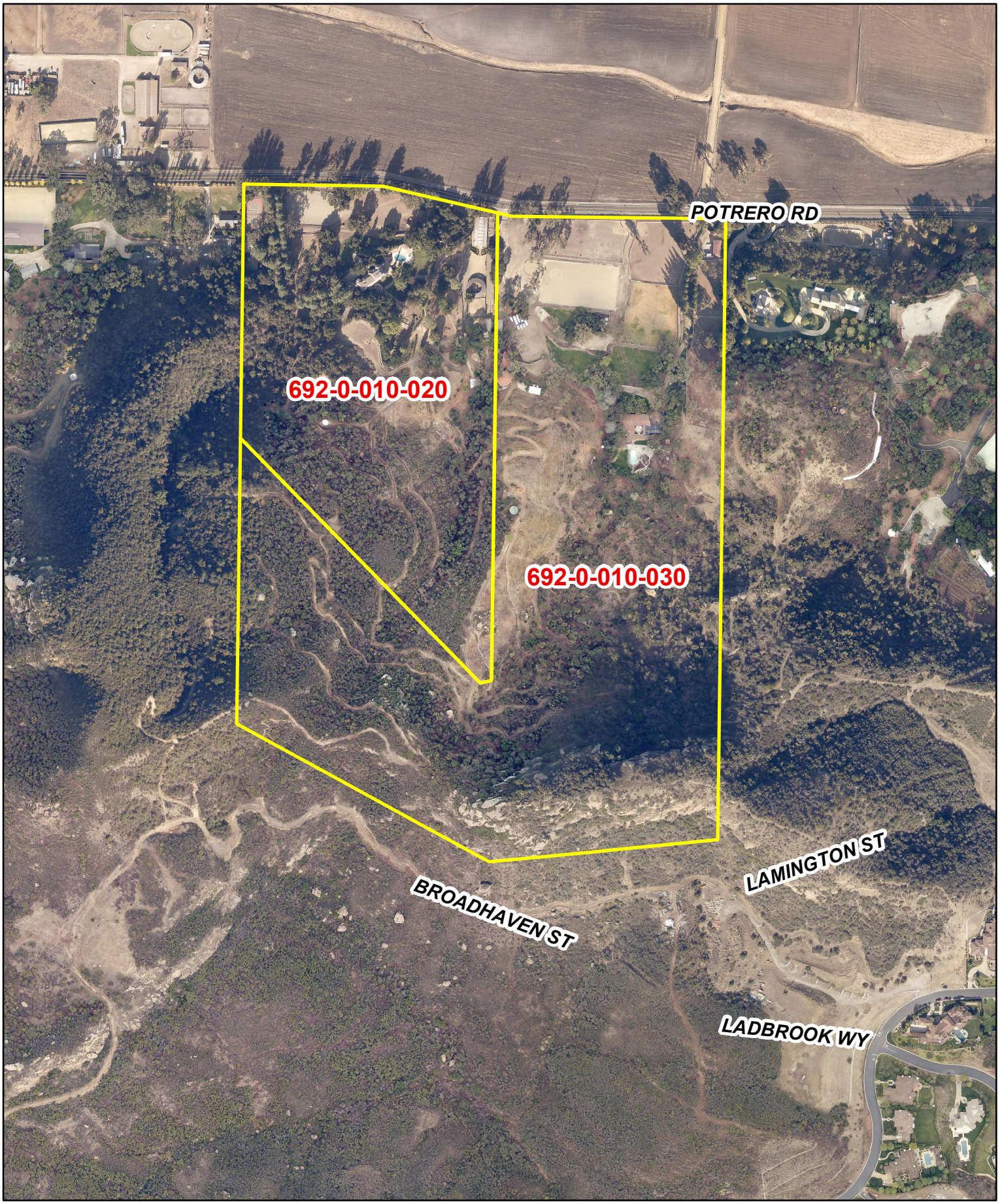

Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 08-08-2022
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RMAgis

County of Ventura
Planning Director Hearing
PL17-0123

Aerial Photography

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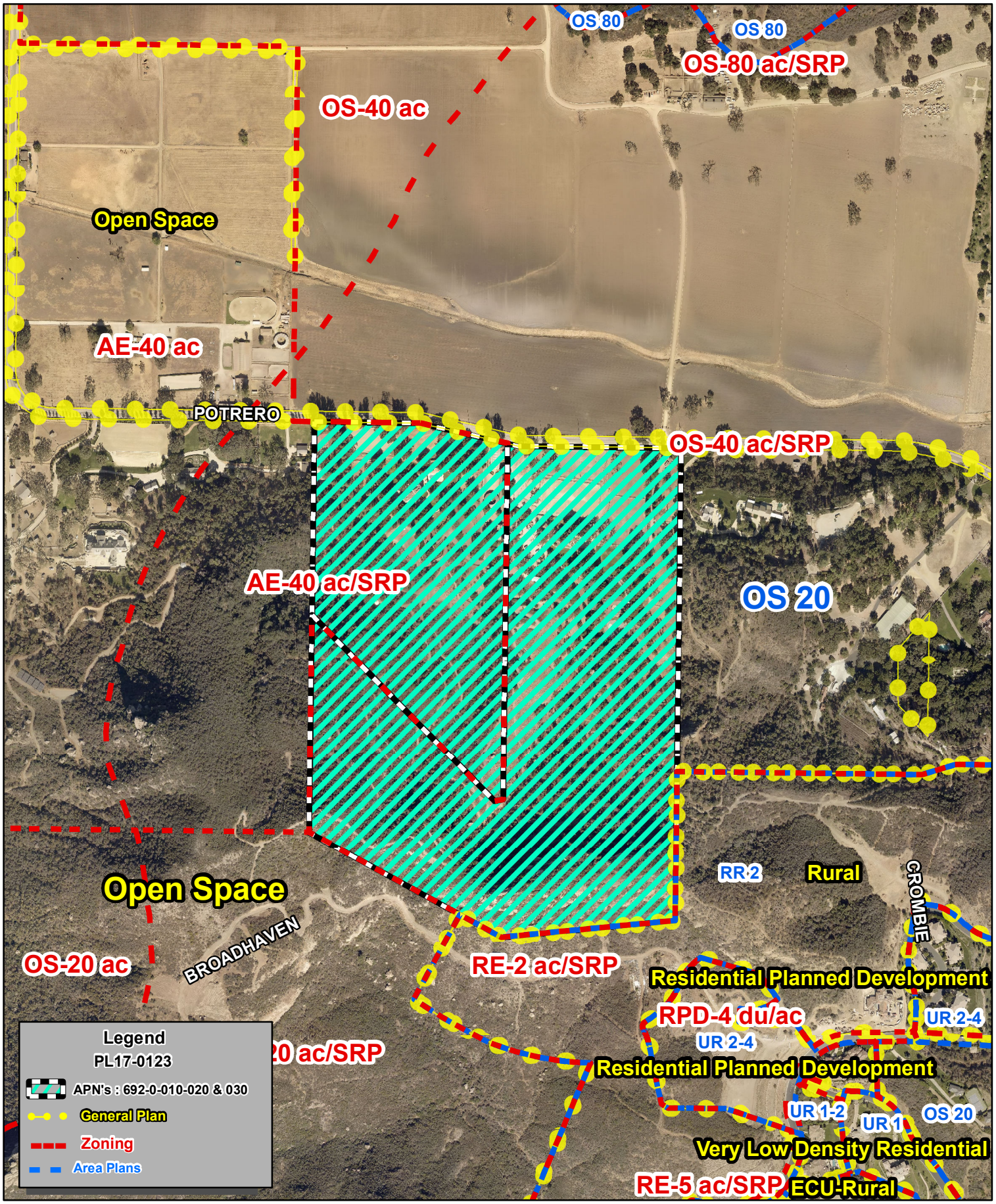

Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
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County of Ventura
Planning Director Hearing
PL17-0123
General Plan & Zoning Map

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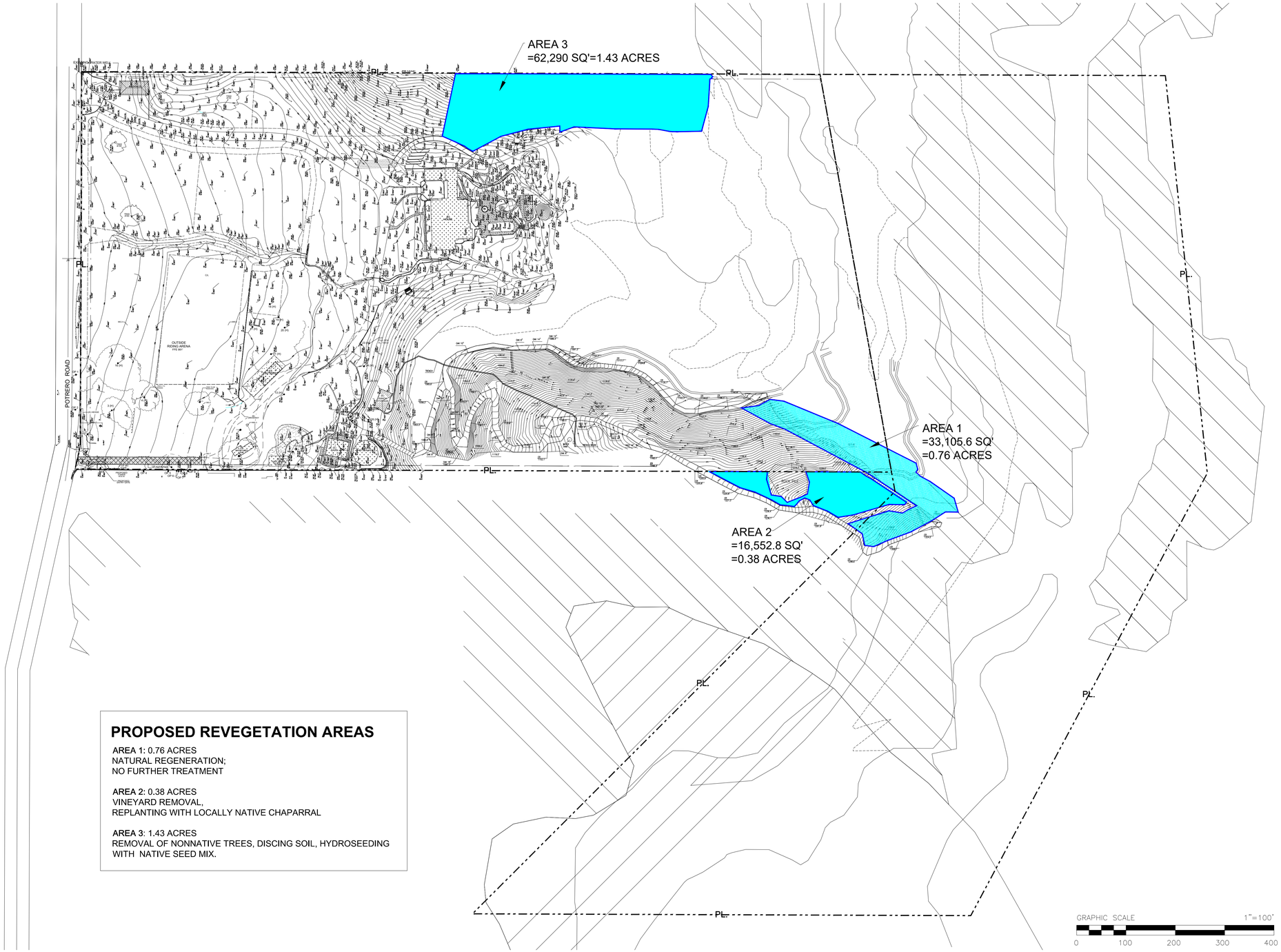
714 POTRERO ROAD
OVERALL SITE PLAN
SCALE : 1"= 100'

NORTH



PROPOSED REVEGETATION AREAS

AREA 1: 0.76 ACRES
NATURAL REGENERATION;
NO FURTHER TREATMENT

AREA 2: 0.38 ACRES
VINEYARD REMOVAL,
REPLANTING WITH LOCALLY NATIVE CHAPARRAL

AREA 3: 1.43 ACRES
REMOVAL OF NONNATIVE TREES, DISCING SOIL, HYDROSEEDING WITH NATIVE SEED MIX.

County of Ventura
Planning Director Hearing
Case Nos. PL17-0123
Exhibit 3 - Plans

a. thomas torres & partners

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MALIBU CA 90265
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310 456 7966 F
design@attarch.com

SITE AND CLIENT INFORMATION

JOB SITE:
714 WEST POTRERO ROAD
THOUSAND OAKS , CA 91361

CLIENT CONTACT:
BIOLOGICAL ASSESSMENT SERVICES
TY M. GARRISON
(858) 967-6508

PROJECT DESCRIPTION:
COASTAL SAGE SCRUB AND CHAPARRAL REVEGETATION PLAN

LEGAL DESCRIPTION:
APN: 692-0-010-030
LOT AREA: 56.98 ACRES

MARGULIES

714 WEST POTRERO ROAD
THOUSAND OAKS, CA 91361

STATE OF CALIFORNIA
A.THOMAS TORRES
No.10475
EXP. 9/2022
REGISTERED ARCHITECT

CONDITIONS OF APPROVAL FOR PD PERMIT CASE NO. PL17-0123

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. Project Description

This Planned Development Permit is based on and limited to compliance with the project description stated in this condition below, Exhibits 3, 6, 7, and 8 of the Planning Director hearing on October 13, 2022, and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

The Project is a Planned Development Permit to retroactively authorize unpermitted removal of 2.57 acres of native vegetation in the Scenic Resource Protection overlay zone. The project includes after-the-fact approval of a revegetation plan to re-establish 2.57 acres of native vegetation as noted in the Biological Assessment Services (July 2, 2021) Coastal Sage Scrub and Chaparral Revegetation Plan for 714 W. Potrero Rd., Hidden Valley, Ventura County, California; and Biological Assessment Services (November 8, 2021) Response to County Request for Additional Information Regarding Approved Revegetation Plan for 714 W. Potrero Road (PL17-0123). ("Revegetation Plan")

As set forth in the Revegetation Plan, Revegetation Area No. 1 (0.76 acres) has been restored naturally through seed bank germination and seed dispersal from surrounding areas. Revegetation Area No. 2 (0.38 acres) involved removal of a vineyard and replanting with locally native chaparral species. Revegetation Area No. 3 (1.43 acres) included removal of non-native trees, discing, and hydroseeding with a native seed mix.

Revegetation Area No. 2 is located on the adjacent parcel. The applicant has received authorization from the landowner of that parcel (782 West Potrero Road / APN 692-0-010-020) to conduct revegetation activities on the portion of that property where vegetation had been removed and a vineyard had been established. (License Agreement between 714 West Potrero LLC and Neal F. Spruce and Christina M. Spruce Family Trust (July 26, 2022).) The license is irrevocable during the revegetation period.

Access to the site is by way of Potrero Road, a County-maintained arterial road. Potable

water will be supplied by an on-site well. (Exhibit 3)

The use, and maintenance of the property and the protection and preservation of resources shall conform to the project description above and all approved County land use hearing exhibits in support of the Project and conditions of approval below.

2. Required Improvements for PD

Purpose: To ensure the project site conforms to the plans approved at the Planning Director hearing in support of the project.

Requirement: The Permittee shall ensure that all required off-site and on-site restoration activities are completed in conformance with the approved plans stamped as hearing Exhibit 6. The Permittee shall prepare and submit all final restoration/site plans for the County's review and approval in accordance with the approved plans.

Documentation: The Permittee shall obtain Planning Division staff's stamped approval on the project plans and submit them to the County for inclusion in the Project file. The Permittee shall submit additional plans or documents to the Planning Division for review and approval (e.g., restoration monitoring reports) for inclusion in the Project file, as necessary.

Timing: Prior to the issuance of a Zoning Clearance for use inauguration the Permittee shall submit all final restoration plans to the Planning Division for review and approval. Unless the Planning Director allow the Permittee to provide financial security and a final executed agreement, approved as to form by the County Counsel, that ensures completion of such improvements, the Permittee shall ensure the restoration, maintenance, and monitoring as indicated in the *Coastal Sage Scrub and Chaparral Revegetation Plan for 714 W. Potrero Road, Hidden Valley, Ventura County, California* (Biological Assessment Services; July 2, 2021), *Response to County Request for Additional Information Regarding Approved Revegetation Plan for 714 W. Potrero Road (PL17-0123)* meets the performance criteria for the life of the project.

Monitoring and Reporting: The Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

3. Site Maintenance

Purpose: To ensure that the Project site is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions which are visible from outside of the Project site.

Requirement: The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition No. 1. Only equipment

and/or materials which the Planning Director determines to substantially comply with the Project description shall be stored within the Project site during the life of the Project.

Documentation: The Permittee shall maintain the Project site in compliance with Condition No. 1 and the approved plans for the Project.

Timing: The Permittee shall maintain the Project site in a neat and orderly manner and in compliance with Condition No. 1 throughout the life of the Project.

Monitoring and Reporting: The Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

4. PD Modification

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this PD. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity in order to determine if a PD modification is required. If a PD modification is required, the modification shall be subject to:

a. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and

b. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, §§ 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §§ 15000-15387), as amended from time to time.

5. Restoration Activities

The Permittee shall obtain a Zoning Clearance for use inauguration from the Planning Division to abate the violation (Case No. PV18-0029).

6. Unpermitted Structures

Purpose: To ensure that unpermitted structures have been properly permitted or removed from the site.

Requirement: The applicant shall obtain all necessary permits from the Resource Management Agency / Building and Safety Division to legalize the construction of or demolish/remove the unpermitted hay barn and to remove the unpermitted agricultural office trailer, as authorized under Zoning Clearance No. ZC22-0978.

Documentation: The applicant shall submit written confirmation that building and/or demolition permits have received final inspection/sign-off from the Building and Safety Division, or demonstrate that the Building and Safety Division exempts such activities from permits.

Timing: Prior to issuance of a Zoning Clearance for use inauguration, the applicant shall demonstrate that the Building and Safety Division has issued final inspections/sign-offs for all building and demolition permits to effectuate the work authorized under Zoning Clearance ZC22-0978.

Monitoring and Reporting: The Planning Division maintains the documentation provided by the Permittee in the project file. The County Building Inspector and Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

7. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this PD Permit shall constitute the Permittee's formal agreement to comply with all conditions of this PD Permit. Failure to abide by and comply with any condition of this PD Permit shall constitute grounds for enforcement action provided in the Ventura County Non-Coastal Zoning Ordinance (Article 14), which shall include, but is not limited to, the following:

a. Public reporting of violations to the Planning Commission and/or Board of Supervisors;
b. Suspension of the permitted land uses (Condition No. 1);
c. Modification of the PD Permit conditions listed herein;
d. Recordation of a "Notice of Noncompliance" on the deed to the subject property;
e. The imposition of civil administrative penalties; and/or
f. Revocation of this PD Permit.

The Permittee is responsible for being aware of and complying with the PD Permit conditions and all applicable federal, state, and local laws and regulations.

8. Time Limits

a. Use inauguration:

(1) The approval decision for this PD Permit becomes effective upon the expiration of the 10 day appeal period following the approval decision, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for or use inauguration in order to initiate the land uses set forth in Condition No. 1.

(2) This PD Permit shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for use inauguration within one year from the date the approval decision of this PD becomes effective. The Planning Director may grant a one year extension of time to the Permittee in order to obtain the Zoning Clearance for use inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.

(3) Prior to the issuance of the Zoning Clearance for use inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for use inauguration, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this PD Permit.

9. Documentation Verifying Compliance with Other Agencies' Requirements Related to this PD Permit

Purpose: To ensure compliance with, and notification of, federal, state, and/or local government regulatory agencies that have requirements that pertain to the Project (Condition No. 1, above) that is the subject of this PD Permit.

Requirement: Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this PD Permit) to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the Project.

Documentation: The Permittee shall provide this documentation to Planning Division staff in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division Project file.

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for use inauguration or as dictated by the respective agency.

Monitoring and Reporting: The Planning Division maintains the documentation provided by the Permittee in the respective Project file. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the Project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

10. Notice of PD Permit Requirements and Retention of PD Permit Conditions On Site

Purpose: To ensure full and proper notice of these PD Permit conditions affecting the use of the subject property.

Requirement: Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors who regularly conduct activities associated with the Project, of the pertinent conditions of this PD Permit.

Documentation: The Permittee shall present to the Planning Division staff copies of the conditions, upon Planning Division staff's request.

Timing: Prior to issuance of a Zoning Clearance for use inauguration and throughout the life of the Project.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

11. Recorded Notice of Land Use Entitlement

Purpose: The Permittee shall record a "Notice of Land Use Entitlement" form and the conditions of this PD Permit with the deed for the subject property that notifies the current and future Property Owner(s) of the conditions of this PD Permit.

Requirement: The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a "Notice of Land Use Entitlement" form furnished by the Planning Division and the conditions of this PD Permit, with the deed of the property that is subject to this PD Permit.

Documentation: Recorded "Notice of Land Use Entitlement" form and conditions of this PD.

Timing: The Permittee shall record the "Notice of Land use Entitlement" form and conditions of this PD Permit prior to issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: The Permittee shall return a copy of the recorded "Notice of Land Use Entitlement" form and conditions of this PD Permit to Planning Division staff to be included in the Project file.

12. Financial Responsibility for Compliance Monitoring and Enforcement

a. Cost Responsibilities: The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Coastal Zoning Ordinance (§ 8183-5) related to this PD Permit. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of

permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.

b. Establishment of Revolving Compliance Account:

Within 10 calendar days of the effective date of the final decision approving this PD Permit, the Permittee shall submit the following deposit and reimbursement agreement to the Planning Director:

(1) A payment of $500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs associated with condition compliance review, monitoring, and enforcement activities described in 12.a (above), and any duly-imposed civil administrative penalties regarding this. The Permittee shall replenish such account to the above-stated amount within 10 calendar days after receiving notice of the requirement to do so from the Resource Management Agency.

(2) An executed reimbursement agreement, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.

c. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this PD Permit. The Permittee shall have the right to challenge any charge or penalty prior to payment.

13. Defense and Indemnification

a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this PD Permit. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.

b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.

c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this PD Permit, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.

d. Neither the issuance of this PD Permit, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this PD Permit serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

14. Invalidation of Condition(s)

If any of the conditions or limitations of this PD Permit are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining PD Permit conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this PD Permit, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This PD Permit shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this PD Permit, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition, and cannot identify overriding considerations for the significant

impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this PD Permit may be revoked.

15. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or resources of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this PD Permit, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or proposer. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 12 above, if the County hires a consultant to review any work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

16. Relationship of PD Permit Conditions, Laws, and Other Entitlements

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any PD Permit condition contained herein is in conflict with any other PD Permit condition contained herein, when principles of law do not provide to the contrary, the PD Permit condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this PD Permit for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, lawful rules, or regulations, or orders of an authorized governmental agency. Neither the approval of this PD Permit, nor compliance with the conditions of this PD Permit /, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

17. Contact Person

Purpose: To designate a person responsible for responding to complaints.

Requirement: The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this PD Permit.

Documentation: The Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, business and cell phone numbers, and email addresses) of the Permittee's field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the Project site.

Timing: Prior to the issuance of a Zoning Clearance to abate violation, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the Project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide Planning Division staff with the new information in writing within three calendar days of the change in the Permittee's field agent.

Monitoring and Reporting: The Planning Division maintains the contact information provided by the Permittee in the Project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

18. Change of Permittee

Purpose: To ensure that the Planning Division is properly and promptly notified of any change of Permittee.

Requirement: The Permittee shall file, as an initial notice with the Planning Director, the new name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). The Permittee shall provide the Planning Director with a final notice once the transfer of ownership and/or operational control has occurred.

Documentation: The initial notice must be submitted with the new Permittee's contact information. The final notice of transfer must include the effective date and time of the transfer and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this PD Permit.

Timing: The Permittee shall provide written notice to the Planning Director 10 calendar days prior to the change of ownership or change of Permittee. The Permittee shall provide the final notice to the Planning Director within 15 calendar days of the effective date of the transfer.

Monitoring and Reporting: The Planning Division maintains notices submitted by the Permittee in the Project file and has the authority to periodically confirm the information

consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

19. Chaparral and Coastal Sage Scrub Revegetation

Purpose: To conform with the project description and to ensure compliance with §§ 8109-4.1.2.d and 8109-4.1.5.a of the Ventura County Non-Coastal Zoning Ordinance.

Requirement: At least 2.57 acres of coastal sage scrub and chaparral vegetation shall be restored and permanently protected on-site. The areas selected to be revegetated on-site (Revegetation Areas) shall be located as specified on the approved Site Plan, Exhibit 3. The Permittee shall implement the County-approved Revegetation Plan (Exhibit 6). The Permittee shall record these conditions of approval and the Revegetation Plan as part of the Notice of Land Use Entitlement (Condition No. 11) with the Office of County Recorder in the chain of title to the subject property and shall ensure that the Revegetation Plan is fully implemented.

Documentation: The Revegetation Plan (Exhibit 6) and the Site Plan (Exhibit 3) depict the scope of the revegetation work to be done. The Permittee shall submit a copy of the recorded Notice of Land Use Entitlement and Revegetation Plan to the Planning Division. The Permittee shall provide monitoring reports prepared by a County-approved qualified biologist on the progress of the revegetation areas until the success criteria are met. Monitoring reports shall be provided, at a minimum annually, based on the monitoring and reporting schedule outlined in the Revegetation Plan (Exhibit 6).

Timing: Prior to issuance of a Zoning Clearance for use inauguration, the Permittee shall record these conditions of approval and the Revegetation Plan along with the Notice of Land Use Entitlement required by Condition No. 11. Implementation of the Revegetation Plan shall commence prior to issuance of a Zoning Clearance for use inauguration. Monitoring reports shall be provided as specified in the Revegetation Plan (Exhibit 6), with annual reports provided to the Planning Division by December 31st of each year during the monitoring period. The Planning Division shall review the Permittee's report with photographs of the revegetation areas and a description of the revegetation work to confirm that implementation of the Revegetation Plan has commenced prior to issuing a Zoning Clearance for use inauguration.

Monitoring and Reporting: As specified in the Revegetation Plan (Exhibit 6), the revegetation areas must be monitored by a County-approved biologist for a period of five years. If success criteria have not been met by Year 5, monitoring shall be extended. Monitoring may be terminated early upon approval of the Planning Division if success criteria have been satisfied and planted materials are surviving without supplemental care and watering for at least one season. Monitoring shall occur as specified in the Revegetation Plan (Exhibit 6). At a minimum monitoring must occur annually. Following monitoring, the biologist shall provide a report on the status of the revegetation area, including the results of qualitative monitoring (i.e., photographs taken at permanent photo-points, observations of the health and condition of plantings and wildlife use of the

restoration area) and quantitative monitoring (i.e., randomly placed transects to estimate cover and richness), to the Planning Division for the length of the monitoring period. The Permittee shall submit the monitoring reports to the Planning Division to demonstrate compliance with this condition and the success criteria. The release of the requirement for monitoring the restoration area may occur when the Planning Division determines that the success criteria have been met based on the annual reports and a Planning Division staff site inspection.

OTHER VENTURA COUNTY AGENCIES

Ventura County Air Pollution Control District (APCD) Conditions

20. APCD Rules and Regulations for Ground-Disturbing Activities

Purpose: To ensure that fugitive dust and particulate matter that may result from earth moving activities on the site are minimized.

Requirement: The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).

Documentation: The Lead Agency shall ensure compliance with the following provisions:

I. The area disturbed by clearing, earth moving, or ground-disturbing operations shall be minimized to prevent excessive amounts of fugitive dust;
II. All trucks shall cover their loads as required by California Vehicle Code §23114.
III. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.
IV. All clearing, earth moving, or ground-disturbing activities shall cease during periods of high winds (i.e., wind speed sufficient to cause fugitive dust to be a nuisance or hazard to adjacent properties). During periods of high winds, all clearing, earth moving, and ground-disturbing operations shall be curtailed to the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either offsite or onsite.

Timing: Throughout the restoration activities period.

Reporting and Monitoring: The Lead Agency shall monitor all dust control measures. APCD will dispatch inspectors on a complaint-driven basis and take enforcement action if needed.

EXHIBIT 5
General Plan Consistency Determination

The 2040 Ventura County General Plan (page 1-1) states:

> *All area plans, specific plans, subdivisions, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.*

Furthermore, the Ventura County NCZO (Section 8111-1.2.1.1.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan.

This exhibit provides an evaluation of the consistency of the proposed project with the applicable policies of the General Plan Goals, Policies, and Programs and with the Lake Sherwood / Hidden Valley Area Plan.

Land Use and Community Character Element

1. **General Plan Policy LU-16.1 (Community Character and Quality of Life):** *The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses.*

   General Plan Policy LU-16.10 (Visual Access for Rural Development): *The County shall encourage discretionary development in rural areas to maintain views of hillsides, beaches, forests, creeks, and other distinctive natural areas through building orientation, height, and bulk.*

   Lake Sherwood / Hidden Valley Area Plan Policy LS-4.1 (Santa Monica Mountains Comprehensive Plan Consistency): *The County shall require all development and subdivisions of land to be consistent with the Santa Monica Mountains Comprehensive Plan, except the Lake Sherwood Community.*

   The proposed project would be limited to the revegetation of 2.57 acres with native chaparral and coastal sage scrub species. Revegetation will be monitored until success criteria are met (Exhibit 4, Condition No. 19). As no grading or structural development is proposed, the project would not negatively alter hillside views from public vantage points, such as Potrero Road. In fact, as the native vegetation reaches maturity, the revegetation will enhance views from Potrero Road by reducing the visual contrast that resulted from removal of vegetation and planting of a vineyard.

The Santa Monica Mountains Comprehensive Plan (1979) identifies the project site as being within Subarea V (City of Thousand Oaks). Here, the plan recommends open spaces and low-density residential development in areas along the ridge toward Hidden Valley. The project site's Open Space and Agricultural Exclusive zoning with a 40-acre minimum parcel size ensure consistency with this provision. No structural development is proposed under this Planned Development Permit.

The project instead involves recognition of the establishment of a vineyard and restoration of 2.57 acres of native vegetation. While clearing native vegetation to establish a vineyard alters the site's natural appearance and could affect biological resources, agricultural production is generally compatible with open space and is a common feature in the Hidden Valley Area. Moreover, Santa Monica Mountains Comprehensive Plan Policy 22 calls for agriculture to be the primary land use in the Hidden Valley area.

The restoration activities authorized under this PD Permit would enhance the open space characteristics of the project site. Maintaining open space areas in native vegetation is consistent with the goals of the Santa Monica Mountains Comprehensive Plan.

Based on the above discussion the proposed project is consistent with Ventura County General Plan Land Use and Community Character Element Policies LU-16.1 and LU-16.10 and with Lake Sherwood / Hidden Valley Area Plan Policy LS-4.1.

Conservation and Open Space Element

2. **General Plan Policy COS-1.1 (Protection of Sensitive Biological Resources):** *The County shall ensure that discretionary development that could potentially impact sensitive biological resources be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures that fully account for the impacted resource. When feasible, mitigation measures should adhere to the following priority: avoid impacts, minimize impacts, and compensate for impacts. If the impacts cannot be reduced to a less than significant level, findings of overriding considerations must be made by the decision-making body.*

   General Plan Policy COS-1.9 (Agency Consultation Regarding Biological Resources): *The County shall consult with the California Department of Fish and Wildlife, the Regional Water Quality Control Board, the U.S. Fish and Wildlife Service, National Audubon Society, California Native Plant Society, National Park Service for development in the Santa Monica Mountains or Oak Park Area, and other resource management agencies, as applicable during the review of discretionary development applications to ensure that impacts to biological*

resources, including rare, threatened, or endangered species, are avoided or minimized.

Lake Sherwood / Hidden Valley Area Plan Policy LS-35.1 (Biological Field Investigation for Discretionary Development): *The County shall require a biological field investigation, subject to the approval of the Planning Division, be conducted in the spring prior to or during subsequent environmental documentation for future discretionary entitlements. The purpose of the survey will be to identify the presence or absence of threatened or endangered or sensitive species within the boundary of actual development and to establish additional mitigation measures as needed. The County shall implement these mitigation measures prior to approval of any discretionary permit.*

As part of the PD Permit application, the applicant has submitted a comparative analysis of vegetation communities. (Exhibit 7) (Forde Biological Consultants (May 11, 2020) *Historical & Comparative Land Use & Habitat Analysis*.) This analysis was intended to assess potential impacts from the unpermitted vegetation removal. The analysis concludes that presence of special-status plant species was unlikely in the area where the vineyard was planted, which includes Revegetation Areas 1 and 2. The biologist who authored the report, however, anticipates that there was potential for disturbance to special-status animals, including the trask shoulderband snail, southern shoulderband snail, Santa Monica grasshopper, crotch bumble bee, southern California legless lizard, coast patch-nosed snake, San Bernardino ringneck snake, San Diego mountain kingsnake, and San Diego desert woodrat. As the vegetation removal occurred more than five years ago, it is impossible to quantify what, if any, impacts on these species resulted from the unpermitted site work.

The applicant also provided an Initial Study Biological Assessment (ISBA) that assessed the potential for biological impacts resulting from restoration activities in Revegetation Area 3. (Exhibit 8) (Sentinel Science (November 9, 2020) *Initial Study Biological Assessment*; and Biological Assessment Services (June 4, 2021) *Initial Study Biological Assessment Addendum*.) Revegetation Area 3 includes the following plant communities: Laurel Sumac Shrubland Alliance, Mexican Elderberry Alliance, California Annual Grassland / Herbaceous Alliance, Coast Live Oak Woodland / Forest Alliance, and cleared land. Two special status animal species – Cooper's hawk and Oak titmouse – were observed in Area 3. During a subsequent spring-season rare plant survey, Agoura dudleya was observed. Because the observed dudleya specimens were confined to rock faces, they would not be impacted by revegetation activities.

Within 1.43-acre area designated as Revegetation Area 3, the revegetation plan called for removal of eucalyptus trees and other invasive species. Non-native grasslands were then disced and hydroseeded with a native seed mix. The ISBA concluded that no significant impacts would result from the implementation of the

restoration in Revegetation Area 3, with incorporation of mitigation measures. Recommended measures included the following:

- A rare plant survey, which was conducted in May 2021 and documented in the ISBA addendum.
- A nesting bird survey, which was not required as revegetation activities occurred in December 2021, outside of the nesting season.
- Worker awareness training.

After satisfying these measures, the applicant implemented the revegetation plan under the guidance of a qualified biologist in December 2021, absent County approval. A monitoring report has been provided (*Monitoring Report for the Coastal Sage Scrub and Chaparral Revegetation Plan for 714 W. Potrero Rd., Hidden Valley, Ventura County, California*; Biological Assessment Services; March 14, 2022) confirming that restoration activities were done in accordance with the restoration plan.

In compliance with General Plan Policy COS-1.9, County Planning staff contacted the California Department of Fish and Wildlife (CDFW), Los Angeles Regional Water Quality Control Board, US Fish and Wildlife Service, National Audubon Society, California Native Plant Society, and National Park Service on June 15, 2022 to ensure impacts to biological resources are adequately addressed. CDFW provided comments, which are addressed below. As of the date of publication, none of the other agencies or organizations have commented on the proposal.

CDFW provided the following comments on the revegetation plan (August 8, 2022):

(A) *CDFW recommends that a vegetation survey be conducted within 500 feet to justify planting / seeding choices and species ratios for revegetation areas, and a wildlife survey be conducted before revegetation.*

The project applicant has prepared an Initial Study Biological Assessment (ISBA), which is included as Exhibit 8 to the staff report. The ISBA informed the selection of planting material.

(B) *CDFW recommends certain methods be undertaken during restoration activities (e.g., solarization to kill off invasives, hydroseeding using seed packs, etc.)*

Revegetation activities were initiated in December 2021, prior to receiving feedback from CDFW. This permit seeks to retroactively permit the restoration that has already occurred. As restoration work has already occurred, altering the restoration methodology is no longer possible.

(C) *CDFW recommends plant selection in Area 2 be based on species composition on the site, rather than availability.*

Revegetation activities were initiated in December 2021, prior to receiving feedback from CDFW. Selected plants are all native to the Santa Monica Mountains and are appropriate to the site. According to the latest monitoring report (*Monitoring Report for the Coastal Sage Scrub and Chaparral Revegetation Plan for 714 W. Potrero Rd., Hidden Valley, Ventura County, California*; Biological Assessment Services; March 14, 2022), these plants are acclimating well to the site, and further maintenance activities are recommended.

(D) *CDFW recommends choosing a more suitable location for coastal sage scrub restoration than Area 3, or alternatively setting aside habitat under a conservation easement.*

Area 3 was chosen after a qualified biologist assessed its suitability (*Proposed Site Selection for Revegetation at 714 Potrero Road, Hidden Valley, Unincorporated Ventura County*; Sentinel Science; November 9, 2020). The biologist concluded that, since this area is disturbed and surrounded by native chaparral, elderberry scrub, and oak woodland communities, it would be a favorable location for restoration.

(E) *CDFW recommends using onsite seedbank for restoration rather than purchasing a commercially available seed mix.*

Revegetation activities were initiated in December 2021, prior to receiving feedback from CDFW. A commercially available seed mix was used, but the mix and application was modified by the project biologist to better suit the site.

(F) *CDFW recommends that updated vegetation maps be prepared after restoration, an annual monitoring report be prepared, and that success criteria to be based on reference sites and no negative trends for five years.*

Monitoring reports will be provided in accordance with the monitoring schedule. Updated vegetation maps are not typically required to demonstrate compliance with the monitoring provisions. The restoration plan calls for monitoring to occur over a five-year period; however, the success criteria is based on the vegetation's successful establishment, without supplemental watering or maintenance, for at least one season.

(G) *CDFW recommends against using rodenticide.*

As specified in the restoration plan, rodenticide use is discouraged.

Based on the above discussion the proposed project is consistent with Ventura County General Plan Conservation and Open Space Element Policies COS-1.1 and COS-1.9 and with Lake Sherwood / Hidden Valley Area Plan Policy LS-35.1.

3. **General Plan Policy COS-1.6 (Discretionary Development on Hillsides and Slopes):** *The County shall require discretionary development on hillsides and slopes, which have an average natural slope of 20 percent or greater in the area where the proposed development would occur, to be sited and designed in a manner that will minimize grading, alteration of natural landforms, and vegetation removal to avoid significant impacts to sensitive biological resources to the extent feasible.*

   General Plan Policy COS-3.1 (Scenic Roadways): *The County shall protect the visual character of scenic resources visible from state or County designated scenic roadways.*

   General Plan Policy COS-3.5 (Ridgeline and Hilltop Preservation): *The County shall ensure that ridgelines and major hilltops remain undeveloped and that discretionary development is sited and designed to remain below significant ridgelines, except as required for communication or similar facilities.*

   Lake Sherwood / Hidden Valley Area Plan Policy LS-41.1 (Public Views of Natural Ridgelines): *The County shall prohibit discretionary development and grading which will significantly obscure or alter public views of the natural ridgelines.*

   This project does not include grading or structural development. Rather, the project would retroactively authorize revegetation to offset unpermitted vegetation removal. The applicant removed approximately 2.57 acres of chaparral and coastal sage scrub vegetation in the Scenic Resource Protection Overlay Zone to plant a vineyard on a hillside. The vegetation removal was done without the benefit of a permit. In response, County Planning opened a violation case (File No. PV18-0029). The applicant is now seeking to abate this violation by obtaining retroactive authorization for revegetation.

   Revegetation Areas 1 (0.76 acres) and 2 (0.38 acres) are located on a steeply sloping hillside between Potrero Road and the ridgeline. Area 1 consists of disturbed land that was cleared for vineyard planting but was never planted. Area 2 consists of the vineyard area that was inadvertently planted across parcel boundaries, on APN 692-0-010-020. These areas are partially visible from Potrero Road, which is an eligible County scenic highway. Vegetation removal in these

areas resulted in degradation of scenic views, as it created a visual contrast with the natural surroundings. In the areas where the vineyard was established and will be retained (1.43 acres), scenic resources were not significantly degraded, because the vineyard does not include tall structures that would silhouette against the ridgeline and provides greenery that blends in with the surrounding native vegetation. Revegetation would further enhance views by restoring native chaparral and coastal sage scrub.

Revegetation Area 3 (1.43 acres) consists of annual grasslands with interspersed oak woodlands and is located at lower elevations than Areas 1 and 2. This area is at least 700 feet from the site's Potrero Road frontage. Given the low elevation and intervening structures and vegetation, Area 3 would not be visible from a public location.

As the vineyard does not significantly degrade views, and the revegetation plan minimizes site disturbance and restores native vegetation, the project would result in an overall scenic improvement from current conditions.

Based on the above discussion the proposed project is consistent with Ventura County General Plan Conservation and Open Space Element Policies COS-1.6, COS-3.1, and COS-3.5, and with Lake Sherwood / Hidden Valley Area Plan Policy LS-41.1.

4. **General Plan Policy COS-5.2 (Erosion Control):** *The County shall encourage the planting of vegetation on soils exposed by grading activities, not related to agricultural production, to decrease soil erosion.*

   General Plan Policy HAZ-4.5 (Soil Erosion and Pollution Prevention): *The County shall require discretionary development be designed to prevent soil erosion and downstream sedimentation and pollution.*

   General Plan Policy HAZ-4.6 (Vegetative Resource Protection): *The County shall require discretionary development to minimize the removal of vegetation to protect against soil erosion, rockslides, and landslides.*

   The project site is in the Lake Sherwood watershed and drains to Hidden Valley Creek. The revegetation plan responds to a violation that resulted from removal of 2.57 acres of native vegetation without the required Planned Development Permit. The vegetation removal occurred on a steeply sloping hillside above Potrero Road. Vegetation removal and disturbance of soils on sloping terrain can create erosive conditions and result in sedimentation of streams downgrade.

   The revegetation plan includes the planting of native species in Revegetation Area 2 and discing and hydroseeding with a native seed mix in Revegetation Area 3. Revegetation Area 1 was allowed to naturally revegetate. Revegetation work took

place in December 2021. Since that time, the monitoring reports indicate that native plantings and seedlings are successfully establishing on the project site. (Biological Assessment Services (March 14, 2022) *Monitoring Report for the Coastal Sage Scrub and Chaparral Revegetation Plan for 714 W. Potrero Rd., Hidden Valley, Ventura County, California*.) Successful establishment of vegetation prevents erosion. Implementation of the revegetation plan will, therefore, reduce the project site's erosion potential.

Based on the above discussion the proposed project is consistent with Ventura County General Plan Conservation and Open Space Element Policy COS-5.2 and Hazards and Safety Element Policies HAZ-4.5 and HAZ-4.6.

Hazards and Safety Element

5. **General Plan Policy HAZ-1.1 (Fire Prevention Design and Practices):** *The County shall continue to require development to incorporate design measures that enhance fire protection in areas of high fire risk. This shall include but is not limited to incorporation of fire-resistant structural design, use of fire-resistant landscaping, and fuel modification around the perimeter of structures.*

   General Plan Policy HAZ-1.2 (Defensible Space Clear Zones): *The County shall require adherence to defensible space standards, or vegetation "clear zones," for all existing and new structures in areas that are designated as Hazardous Fire Areas by the Ventura County Fire Protection District and High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection.*

   The project involves revegetation of 2.57 acres in a High and Very High fire hazard severity zone. Native vegetation can pose a fire hazard risk to nearby structures. To address this, the Ventura County Fire Protection District requires a 100-foot fuel modification zone around structures[1]. To maintain biological integrity and meet fire safety requirements at the same time, the designated areas for revegetation are located outside of structural fuel modification zones.

   Based on the above discussion the proposed project is consistent with Ventura County General Plan Hazards and Safety Element Policies HAZ-1.1 and HAZ-1.2.

[1] According to Section W105.2 of the Ventura County Fire Code, water tanks are to maintain a minimum of 100 feet of fire safety vegetation clearance; however, the Fire Code Official has the authority to reduce this to 30 feet.

Coastal Sage Scrub and Chaparral Revegetation Plan for 714 W. Potrero Rd., Hidden Valley, Ventura County, California

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County of Ventura
Planning Director Hearing
Case Nos. PL17-0123
Exhibit 6 - Revegetation Plan

Contents

Introduction

This report details the revegetation plan for 714 Potrero Rd, Ventura County, California. Revegetation on this site is required to comply with the request of the County to offset the unpermitted establishment of a vineyard on the property.

Located in Hidden Valley, the project site is located the northwest end of the Santa Monica Mountains. Developed in 1916, with a large ranch house and appurtenant structures like a water tank and root cellar, the property has seen many additions over the years. Steep slopes and rock outcrops dominate the south end of the property while the north end has shallower slopes and appears to have been used as horse property and pasture-land for over 100 years. Grazing livestock and weed abatement for fire prevention has resulted in the transition from native perennial vegetation to nonnative annual grasses and ruderal vegetation (weeds) on the lower lopes and flatter portions of the property. These areas are good candidates for revegetation as they presently support nonnative vegetation that has less value to local wildlife than the locally native species.

Revegetation Plan

Most areas that have been disturbed by natural occurrences such as fire, flood, and landslide revegetate quite quickly. This is because most natural disturbances do not remove or destroy the latent seed bank present in the vegetative litter and first few inches of topsoil. In addition, several coastal sage scrub species readily resprout from the root crown after the above ground portions of the plant have been removed by fire or other mechanical means. This is frequently why the best restoration option, for sites that have not been severely disturbed, is to leave them alone. However, many disturbances that are human caused or are the result of human influences are more severe and widespread than natural disturbances. When this is the case, revegetation may be required to restore the site to (or close to) its natural condition. Artificial revegetation is inherently unnatural process for a number of reasons. Usually, the introduction of seed or plants from sometimes distant sites and different gene pools is required. Natural successional stages are eliminated. Plant community species ratios are altered as usually only the most dominant species are utilized in the revegetation program. Revegetation efforts often include irrigation of the revegetation areas, at least in the early stages of the program. Even given these considerations, it is better to revegetate than to allow a site to remain barren due to human disturbances. The following paragraphs describe each revegetation area individually.

Three areas are proposed for revegetation. Each of the areas will receive a different treatment that is appropriate for its location and micro habitat conditions.

Area 1 - The first consists of five distinct habitat blocks, totaling 0.76 acre, as mapped by the County's consultant Rincon Consultants Inc. This is an area that was cleared in anticipation of vineyard planting but no vines were ever planted. In this area many of the original chaparral plants are recovering by crown sprouting from the remaining root crowns. There has also been recruitment of chaparral and coastal sage scrub habitat through seed bank germination and seed dispersal from surrounding areas. No

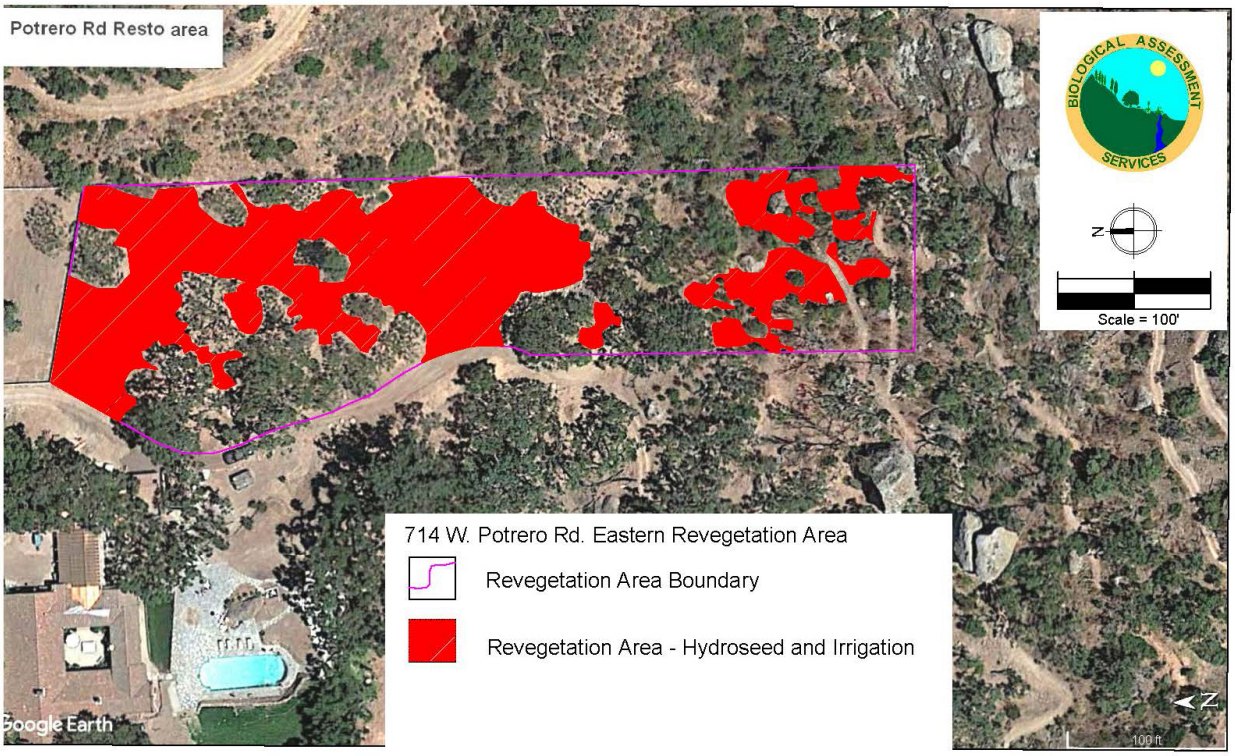
additional treatments are proposed in this area at this time because the natural recovery has been successful thus far. If the area is threatened by invasive species during the revegetation period, the invasive species will be removed.

Area 2 - The second revegetation area consists of three habitat blocks totaling 0.38 acre of existing vineyard that will be removed and replanted with locally native chaparral species. The vineyard is located primarily on a northeast facing slope that originally supported dense chaparral and perhaps scrub oak woodland. These would include laurel sumac (*Malosma laurina*), scrub oak (*Quercus berberidifolia*), chaparral bush mallow (*Malacothamnus fasciculatus*), greenbark ceanothus (*Ceanothus spinosus*), chamise (*Adenostoma fasciculatum*), mountain mahogany (*Cercocarpus betuloides*), and toyon (*Heteromeles arbutifolia*). Additional species may be added or removed from this list depending on availability, but they will all be native to the immediate vicinity. Irrigation that is already in place for the vineyard will remain for the first three years of the revegetation effort. Planting of these species will be one-gallon containers at randomized locations where the existing irrigation system may still be utilized.

The area around the chaparral plantings will be hydroseeded with the same coastal sage scrub seed mix as the other revegetation area, the details of which are presented on page 4. This mix is appropriate because many of the same species found in the coastal sage scrub habitat are early successional recruiters in chaparral habitat after disturbance or fire and often remain as understory components in the chaparral.

Vineyard revegetation areas as mapped and Measured by Rincon Consultants Inc.

Area 3 - The third revegetation area consists of 1.43-acres on the east side of the property that is dominated by nonnative grasses and ruderal species, including a few eucalyptus trees. There are also several oaks and other large native shrubs present in this area. The native trees and shrubs will be retained, and the nonnative trees will be removed. The healthy growth of nonnative grasses and ruderals in the eastern revegetation area indicates the topsoil has not been seriously depleted and should provide a good substrate for revegetation. Because the native plant community has not shown substantial regrowth, it is assumed that years of grazing pressure has resulted l the removal of most of the native seed bank and perennial plants. It appears that this area will need some help to facilitate the reestablishment of the coastal sage scrub community. The first treatment in this area will be to remove the nonnative trees. The trees will be removed, and the stumps ground out to prevent resprouting, the wood chips and mulch will be removed to reduce allelopathic effects of eucalyptus oils. Following tree removal, the soil in the areas surrounding the native trees and shrubs should be prepared by pickpocking or discing. The prescribed seed mix on page 4 will be hydroseeded into the area around the remaining native trees and shrubs. The mulch in the hydroseed mix will conceal the seed from predators, protect it from wind and rain erosion, and help retain moisture. The mulch should be made of 93% wood cellulose/fiber matrix with 7% organic soil stabilizer. Mulch will be spread with a hydroseeder to insure an even distribution of materials. Covering the soil with mulch will also help to reduce soil (and seed) erosion into the surrounding natural habitat areas.



Potrero Road 1.43 Acre Eastern Revegetation Area as Established by County Agreement

This area will be irrigated with temporary overhead irrigation to improve germination rates and improve early success in seedling establishment. If lack of rain threatens early establishment of seedlings, supplemental irrigation will help promote their survival in the

first few years after planting. In natural situations few seeds germinate in any given year and fewer still survive. But because most of these species are slow growing and long lived, highly successful recruitment is not necessary to maintain the habitat in natural situations. When attempting to revegetate native coastal sage scrub and chaparral habitat, it is necessary to substantially improve on natural recruitment. Irrigation will be located near the outer edge of oak canopies and directed outward away from the trees or in locations where the area under the oak canopies will not be irrigated. In general, irrigation under oaks during warm weather is detrimental as it encourages the growth of *Amerillia* fungus that may eventually kill the trees.

Seed Mix

The seed mix proposed for both areas is the same. This mix utilizes the most common plants found on the site that are available commercially. As described above, the seed mix for area four contains native grasses only. The seeds for these mixes are available at S&S Seeds in Carpenteria CA. The application rates and ratios were recommended by S&S with slight modifications to the mix and applications done by BAS.

Common Name	Scientific Name	Lbs/Acre	P/G
California Brome	*Bromus carinatus*	10	95/80
Purple Needlegrass	*Stipa pulchra*	8	70/60
Small-flowered Needlegrass	*Stipa lepida*	4	60/60
Purple Sage	*Salvia leucophylla*	4.5	70/50
White Sage	*Salvia apiana*	1	70/50
Deerweed	*Lotus scoparius*	5	90/60
Golden Yarrow	*Eriophyllum confertifolium*	3	30/60
Arroyo Lupine	*Lupinus succulentus*	4	98/85
California Bush Sunflower	*Encelia californica*	4	40/60
Sticky Monkeyflower	*Diplacus auranticus*	3	2/55
California Sagebrush	*Artemisia californica*	4	15/50
Laurel Sumac	*Malosma laurina*	6	95/60

Table 1. Coastal sage scrub seed mix.
P = % Purity, G = % Germination

MONITORING

Following the implementation of the revegetation program the site will require monitoring and maintenance for five years unless conditions revealed while monitoring indicate a different period is appropriate.

A vital component of any revegetation program developed to mitigate habitat loss is documentation of the progress of the revegetation program until the plants are established. The monitoring will be performed in conjunction with a long-term maintenance program. General observations will be important in documenting areas of poor growth or cover, dying plantings, weed invasion, erosion problems, and inadequate irrigation. These areas can then be independently monitored and scheduled for more intensive maintenance activities. If necessary, the areas may be replanted or reseeded. In addition to monitoring vegetation, wildlife surveys will be conducted on a regular basis in order to document the wildlife use in and around the revegetation area.

The monitoring program will use a variety of qualitative and quantitative procedures to document the changes in plant growth of the target species and changes in the density and dominance of all plant and wildlife species within the sampled areas. One of the most important procedures will be standardized observations of the entire site, to provide a general record of trends on the mitigation site including plant growth and wildlife use. Potential coverage may include photo documentation from designated points, which would give a visual record of the changes in structure and cover of the sites over time. Quantitative studies would be conducted to obtain plant cover estimates, seedling counts, document specific wildlife species, and monitor changes in plant and wildlife diversity on-site.

Immediately following installation, the site will be monitored weekly for three months to evaluate germination and the initial "success" of the revegetation effort. (If germination is unsuccessful or the seedlings do not survive, a change in scope may be required to determine the cause of failure). For the 3–6-month period following installation, the site will be monitored about every three weeks. During the 6–12-month period following installation, the site will be checked once a month. For the second year, monitoring will be completed on a bi-monthly basis. During the third to fifth years monitoring will be bi-annual. In order to insure success of the revegetation program, any areas that require reinstallation of materials will have their monitoring program started over at the time of reinstallation. Conversely, if the monitoring effort reveals that the revegetation has been a success, and that the planted materials are surviving without supplemental care and watering for at least one season, the monitoring effort may be terminated early.

The revegetation areas will require regular maintenance, primarily consisting of inspection of the site for erosion problems, weed invasion, irrigation adequacy, herbivory, unhealthy or dying plantings, removal of trash, and taking actions necessary to prevent off-road vehicle use and illegal dumping. These maintenance activities will be implemented throughout the monitoring/responsibility period.

Weeding

Weed species determined by the biological monitor to be inconsistent with the revegetation goals will be hand-removed by the revegetation contractor on a continuing basis for the five-year maintenance period. In no case will weedy species exceed 12 inches in height. Weeds and their roots systems should be completely removed. Weeds should be cleared monthly during the first two years of maintenance and every two months thereafter, or as deemed necessary by the biological monitor, for the remainder of the five-year maintenance period.

Pruning and Leaf Litter

No pruning or leaf litter removal will take place within the mitigation site since the mitigation goal is to create a naturally occurring habitat. Therefore, all dead branches will be left on the shrubs and trees and all leaf litter and fallen branches will not be cleared away from the plantings. Dead branches and leaf litter provide habitat for a variety of species.

Pest Control

Pest control will generally consist of horticultural and biological methods. Pesticide use is highly discouraged. However, if a specific threat to the revegetation effort is identified, pesticides may be used to salvage the revegetation effort. Pesticide use will be as recommended by an agricultural pest control advisor and authorized by the maintenance supervisor. However, if plantings are infected, pesticides may be spot sprayed. Rodent control will be restricted to methods recommended by the maintenance supervisor.

Irrigation

Because California is experiencing a prolonged drought that threatens the survival of any new plantings, irrigation may be used to help insure the survival of new plantings. Any irrigation used should not be allowed into adjacent natural habitat areas as the plants there are acclimated to natural water availability.

Under ordinary conditions irrigation is not desired because the young plants need to acclimate to natural watering regimes. If the revegetation plantings become dependent on irrigation, they may develop shallow root systems that will not allow the plants to survive under natural conditions, after irrigation is discontinued.

The maintenance crew will be responsible for ensuring that the irrigation system operates correctly. This will include inspections at the time of use as indicated by the biological monitor. Should any plants exhibit stress, the biological monitor shall determine if the stress is related to over watering or under watering, and corrective actions will be taken. It is important that the maintenance crew follows the biological monitor's recommendations on watering schedule.

The maintenance crew will keep a log of watering including the date and the amounts and person watering. A copy of this log will be given to the biological monitor during the site inspection following the watering.

Fertilization

Chemical fertilization will not be used in the mitigation area. Since native plants have adapted to conditions of low nutrient availability, fertilization is generally not necessary. Also, the application of excess fertilizer tends to favor the establishment of weedy species.

Protective Measures Against Herbivory

Animal herbivory is a common problem in revegetation programs. Animals including gophers and rabbits forage on new planting's roots and leaves to the point where they can kill the plantings. Therefore, protective measures often need to be incorporated during the time of planting and during the replanting of lost plants. Animals may also damage irrigation lines in their search for water. The biological monitor and maintenance contractor will inspect the irrigation lines installed during planting and repair and replace them as needed.

Routine checks will be necessary to monitor operational efficiency of irrigation systems and expedite necessary repairs. In addition, where animal activity is common, guzzlers (a type of drinking trough) will be placed within the planting area in order to detract thirsty animals away from irrigation lines, connections and emitters. Trapping can be used to reduce gopher populations.

Plant Health and Survival

Maintenance crews will report any unhealthy or dying plants or sprouting failure in any of the seeded areas. This will assist the biological monitor in developing immediate remedial measures such as increasing the irrigation rate or replacing plant material to correct the problem.

Replacement of Dead or Diseased Plant Materials

Seeded areas will be quantitatively assessed for seedling success at 120 days after seeding and annually thereafter for a five-year period. Seeded areas determined by the biological monitor not to have obtained 50 percent coverage or better are to be reseeded at the expense of the contractor at 120 days, and annually thereafter if needed. Timing of the seeding is subject to the discretion of the biological monitor.

November 8, 2021

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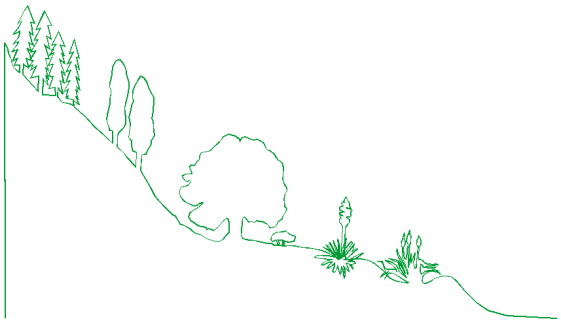

Biological Assessment Services

Response to County Request for additional Information (Rincon 9-20-2021) regarding the approved revegetation plan for714 W. Potrero Rd. (PL17-0123)

Nonnative naturalized species for which long-term control will not be attempted.
A number of nonnative plant species, many introduced to California during the Spanish colonial era, have become naturalized in the state. Many of these are nearly ubiquitous on the landscape and their large-scale and/or long-term control or elimination is impossible. Among those species are the nonnative grasses, especially brome grasses (*Bromus* sp.) wild oats (*Avena* sp.) and some fescues (*Festuca* sp.). Among the forbs that meet these criteria are several mustards, *Brassica* and *Hirschfeldia* are good examples. Several weedy thistles like tocalote (*Centaurea*) and Italian thistle (*Carduus*) are already present on the site and also fall into this category. These species will be initially controlled when their presence threatens the success of he revegetation effort, either by dominating certain seeded areas, or threatening the success of individual plantings. Eventually, with the survival of plantings and success of the restoration effort in the seeded areas, it must be accepted that these ubiquitous local nonnative species will return to the site. It is hoped that the mature plantings will be able to displace the nonnative species but also recognized that even in undisturbed remote areas of natural habitat these nonnative species are present. Therefore, it is not expected that the revegetation areas will remain free of these species. Other grasses such as fountain grass (*Pennisetu*m spp.) and Pampas grass (*Cortaderia* sp.) are more recent introductions and are highly invasive. These will be removed immediately upon discovery.

It is assumed that the total cover area for bare ground and nonnative species combined will be the inverse of the target coverage for the plants installed on the site. That is, in the chaparral area 50% live native vegetation is the target at the end of the monitoring period (or the project is deemed successful when that goal is reached). Therefore, the allowable coverage of ubiquitous nonnative vegetation and bare ground would also be 50%. In the Coastal Sage Scrub revegetation area, the target coverage of native plant species is 40%, therefore, the allowable coverage of ubiquitous nonnative plant species and bare ground would be 60%.

Biological Assessment Services

Ty M. Garrison
Principal/Biologist

Historical & Comparative Land Use & Habitat Analysis

714 Potrero Road (AIN 692001003)
Ventura County, California

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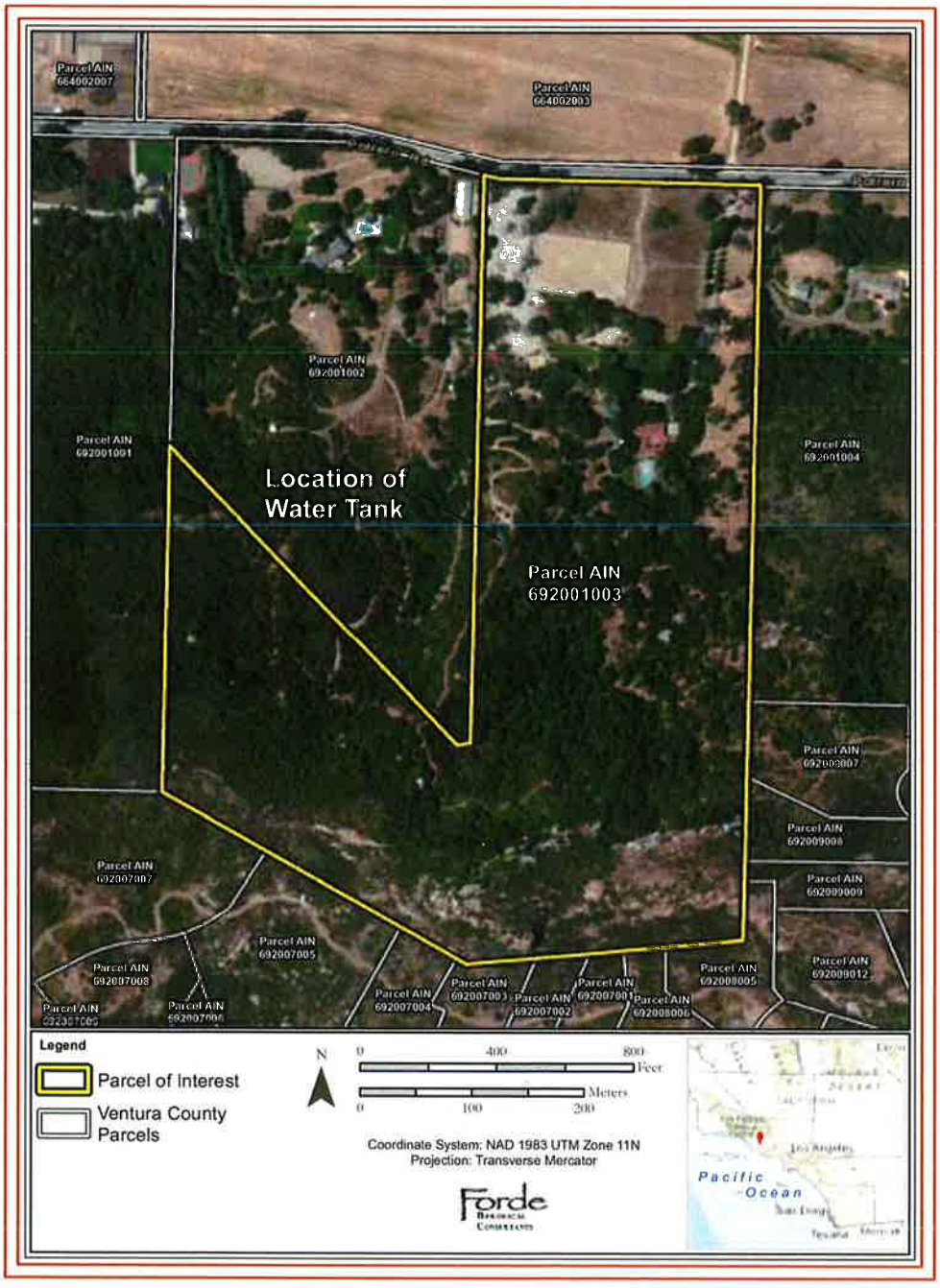
May 11, 2020

LOCATION

The property commonly known as 714 Potrero Road, Ventura County, California is located on the northern flank of the Santa Monica Mountains towards its west end. It is located approximately 3 miles south of Highway 101 and about 2.5 miles west of Westlake Boulevard within the area covered by the U.S. Geological Survey's 7.5-minute Triunfo Pass Quadrangle. Elevation ranges from approximately 997 feet (~374 meters) at the north of the property to 1507 feet (~304 meters) towards the south. According to Architect Tom Torres, a single-family residence has occupied the property since 1916 and that a water tank and well have been present since about that time. The property is depicted in Exhibit A.



PURPOSE

The purpose of this report is to document historical land use.

DESKTOP REVIEW

The biologist reviewed aerial imagery available on Google Earth (1989 - 2019) and Historicaerials.com (1947 - 2016) and topographic maps (1921 - 2018). The biologist also reviewed -

1. The California Native Plant Society's (CNPS) Inventory of Rare and Endangered Plants (IREP),[1] and the

2. California Department of Fish and Wildlife (CDFW), California Natural Diversity Database (CNDDB) including Rarefind 5 and the Biogeographic and Observation System (BIOS),[2]

The CNPS IREP tracks the status of hundreds of plant species and includes information on the distribution, ecology, and conservation status of California's rare, threatened, and endangered plants. The CNPS data are widely accepted as the standard for information on the status of the flora of California. The CNDDB is part of a nationwide network overseen by NatureServe. The CNDDB includes Rarefind 5 and BIOS, which include locations and natural history information on special status plants and animals and natural communities throughout California. The data help drive conservation decisions, aid in the environmental review of projects and land use changes, and provide baseline data helpful in recovering rare, threatened, and endangered species. The goal of the CNDDB is to provide the most current information available on the state's most imperiled elements of natural diversity and to provide tools to analyze these data.

HISTORICAL CONDITIONS

1921, 1928, 1942 Topographic Maps

The 1921, 1928, and 1942 topographic maps do not depict any roads or structures on the property and they do not depict any on the properties to the east and west. No drainages are depicted on the subject property. The nearest drainage is depicted approximately 425 feet north of Potrero Road.

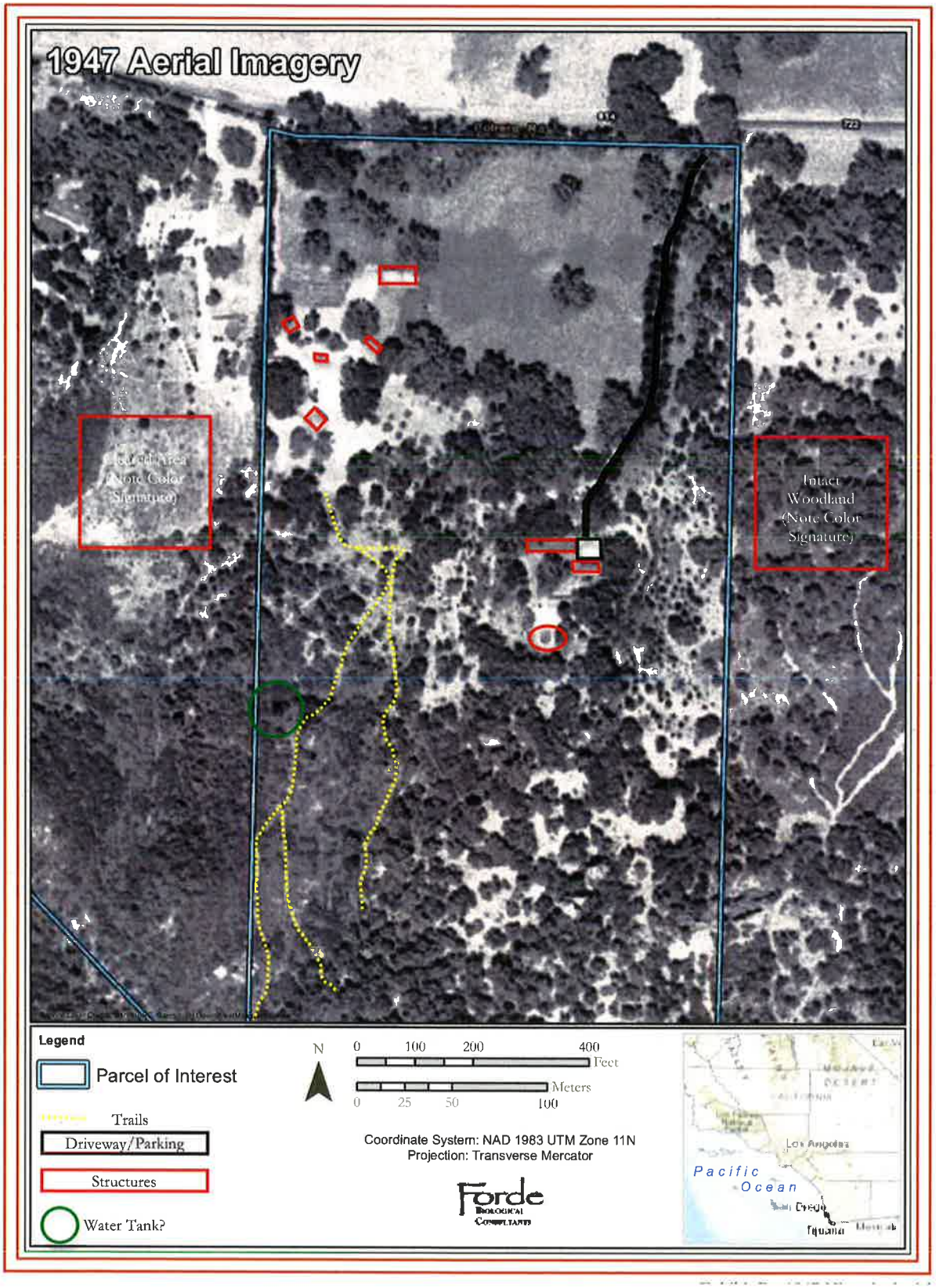
1943 Topographic Map

The 1943 topographic map depicts a loop road and at least two structures on the property. Roads and structures are also depicted on the properties to the east and west.

1 California Native Plant Society, Inventory of Rare and Endangered Plants, Accessed November 2019

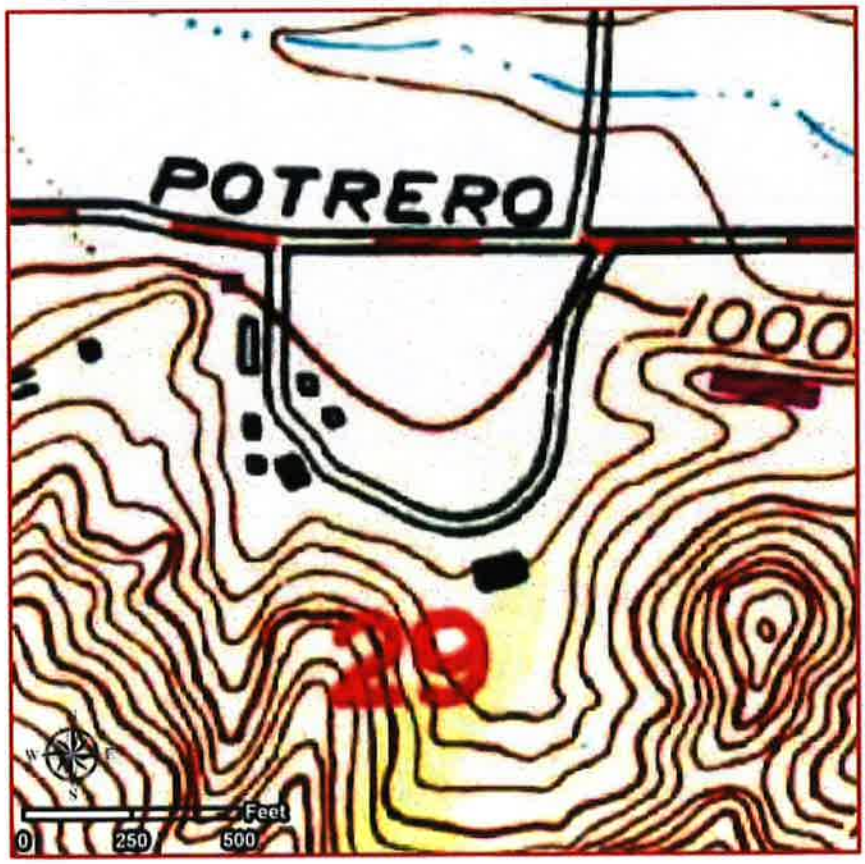
2 CAL. Fish & Wildlife, Wildlife & Habitat Data Analysis Branch, California Natural Diversity Database, Accessed November 2019

1947 Aerial Photograph



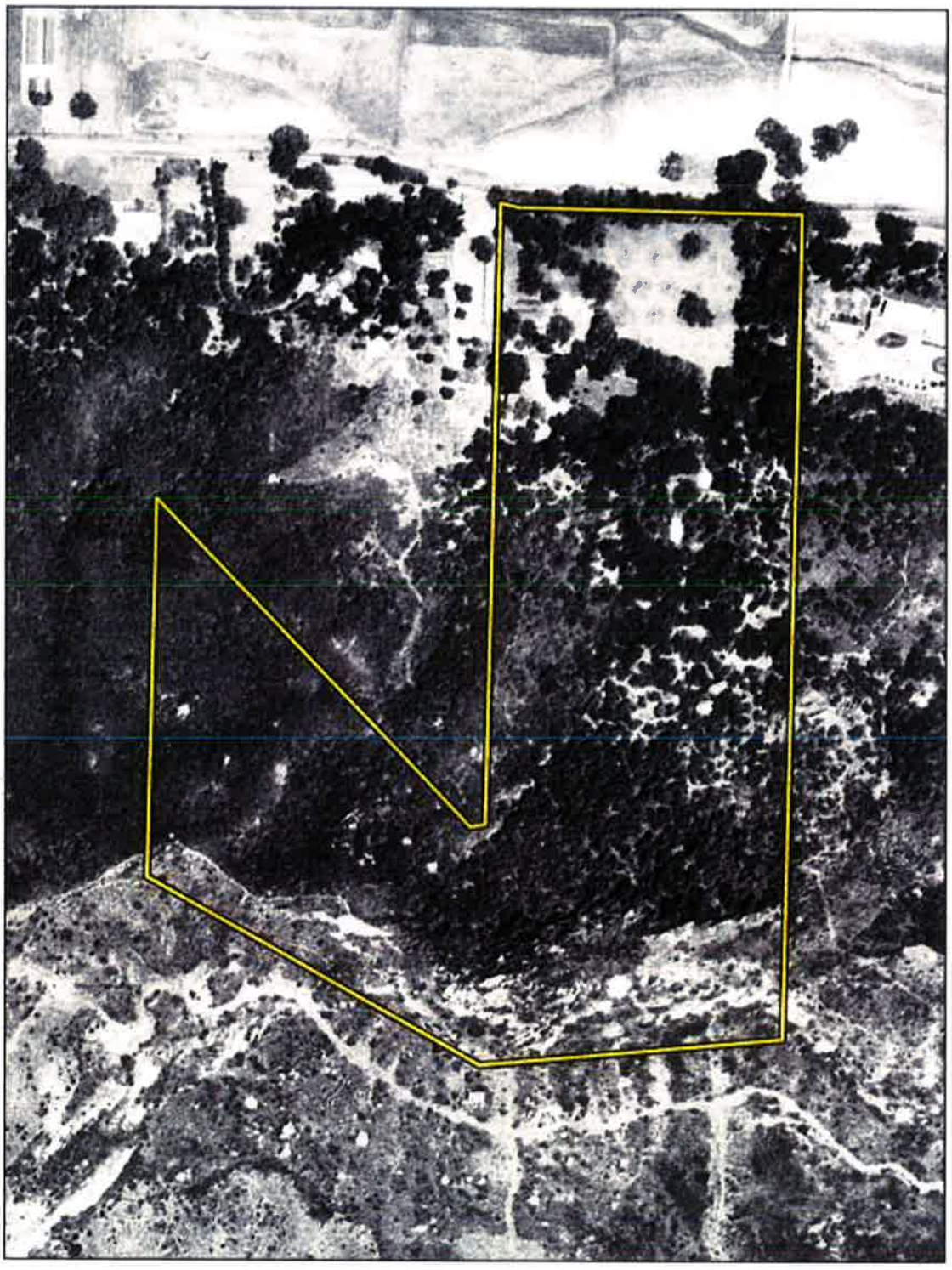
The 1947 aerial photograph (above) depicts a tree-lined driveway and several structures. The area adjacent Potrero Road appears cleared with a few scattered trees. Areas around the structures also appear to have been cleared but not as extensively as that adjacent Potrero Road. Based on the color signature of the aerial photograph and the biologist's experience, it appears that native chaparral and oak woodland dominates the property and that areas within the woodland have been cleared of understory. The color signature indicates that non-native grassland dominates the cleared areas. Compare the color signature between the woodland area with the cleared area on the property to the west (red square) and the property to the east that has not been cleared. Several trails can also be observed on the subject property, two of which occur along its western boundary. The trails extend almost to the properties southern boundary line. There are likely a number of other trails through out the property. The location of the present day water tank appears to have a large tree, possibly obscuring a water tank. If one looks very closely, a shadow in that area forms a straight line. Trees do not typically cast straight-line shadows. Compare that shadow to straight-line shadows of the structures and to the other shadows formed by rock outcrops and trees elsewhere on the property. The straight-line shadow undoubtedly is a structure shadow. An unmarked 1947 aerial photograph is included at the end of this report and can be used to compare the shadows.

1951 Topographic Map



The 1951 topographic maps depict at least seven structures on the property. This map was field checked in 1950 for accuracy and derived from 1947 aerial imagery (according to the USGS topographic map). It basically shows that, with exception to the trails, the land use area from the 1947 aerial imagery match up.

1967 Aerial Photograph

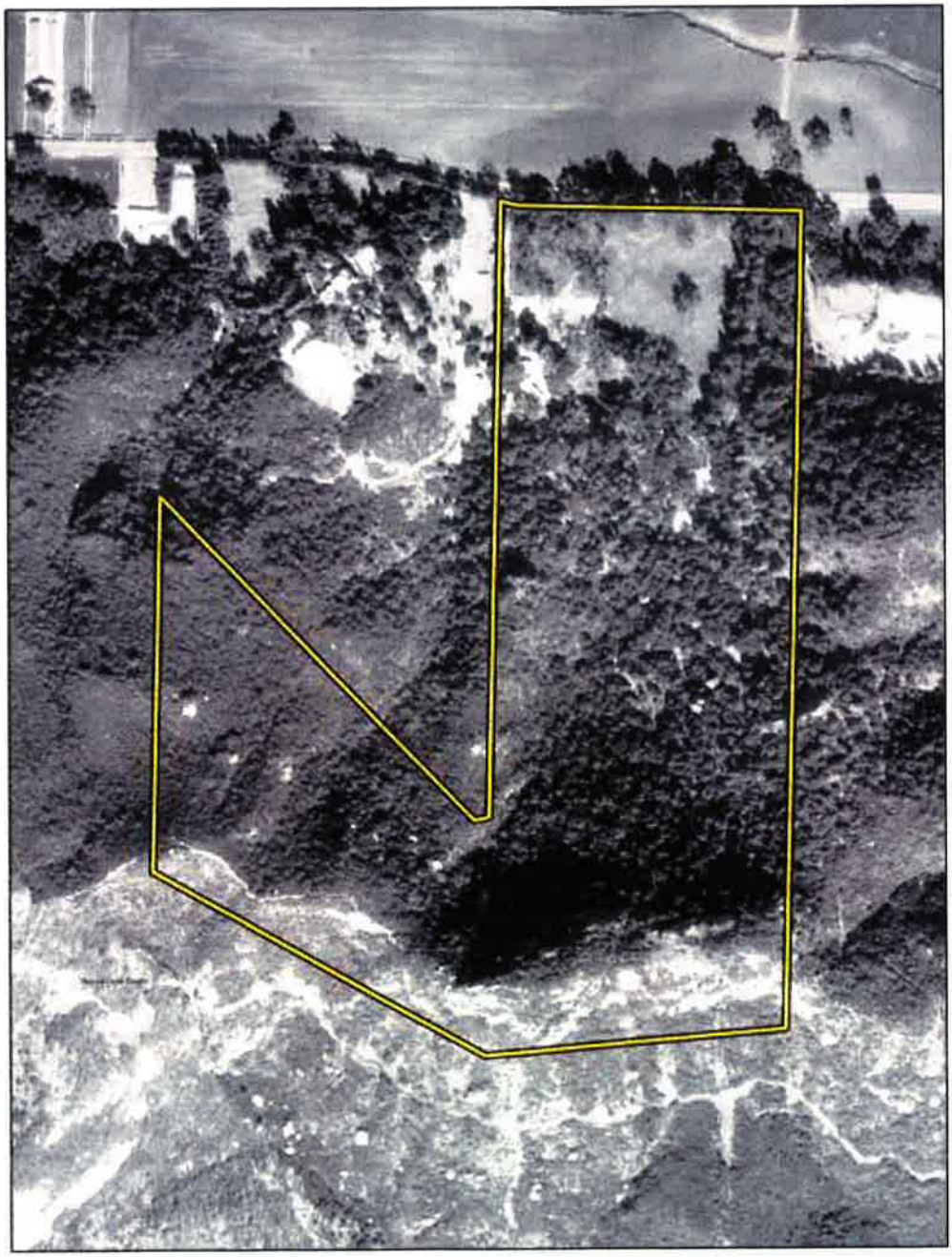


The 1967 aerial photograph appears similar to the 1947 and 1959 aerial photographs. One of the major differences in this image is that the vegetation around the driveway and buildings are now mature.

1972 Topographic Map

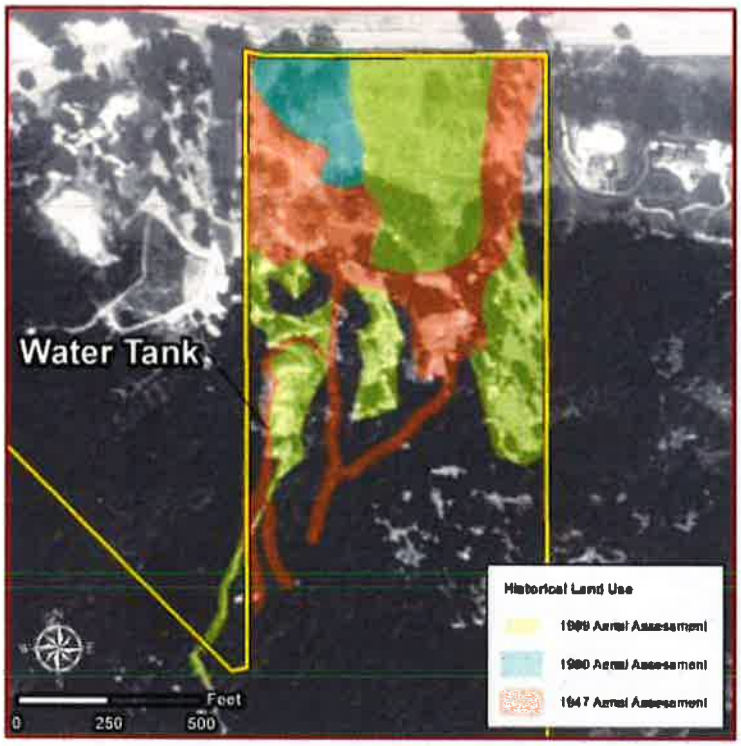
The 1972 topographic map depicts an additional structure near the properties northwest corner.

1980 Aerial Photograph



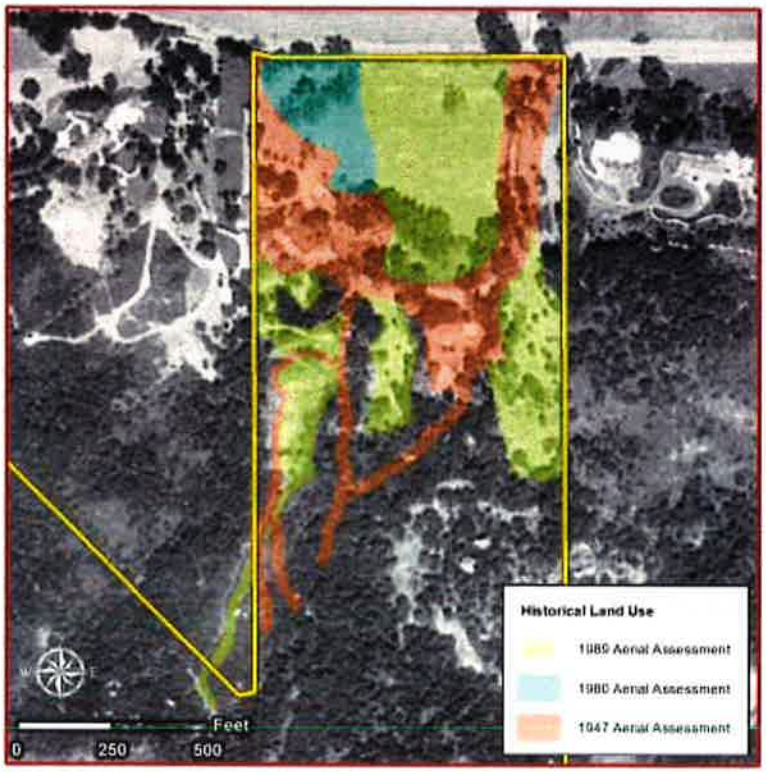
The 1980 aerial photograph on Google Earth and Historicaerials.com is of poor quality, however, a pattern similar to previous years appears to exist. While development around the property is still happening, the woodland trees have obscured it.

1989 Aerial Photograph



The 1989 aerial photograph depicts additional clearing and widening and realignment of the most westerly trail. Also, the area west of the driveway appears to have been cleared of some trees. This photograph provides the first evidence of a water tank. An unmarked copy of the 1989 aerial photograph can be found at the end of this report.

1994 Aerial Photograph



The 1994 aerial photograph depicts additional disturbances and an addition to one of the larger structures. The structure is clearly a single-family residence with an enclosed courtyard at its center. It is likely that the original structure served as a single-family residence also. That particular structure first appears in the 1947 aerial photograph. A large circular depression, or perhaps a corral, is also evident, southwest of the residence. The water tank is also evident. An unmarked copy of the 1994 aerial photograph can be found at the end of this report.

2002, 2005, 2009, 2010, 2012, & 2014 Aerial Photographs

The 2002, 2005, 2009, & 2010 aerial photographs appear somewhat similar to the 1994 aerial photograph with exception to the area west of the driveway, where a fenced arena appears to have been constructed. The 2002 to 2014 aerial photographs indicate that the feature described as a circular depression or corral in the 1994 aerial photograph is in fact a swimming pool. The 2005 and later aerial photographs are color and get better in quality with each passing year. The majority of the vegetation on the property appears to be chaparral and oak woodland. Specifically, it appears that chaparral dominates the area around the water tank and the present day vineyard. The straw color indicates non-native grassland. The areas dominated by non-native grassland are similar in pattern to that observed in the 1947 aerial photograph.

2015 to 2019 Aerial Photographs

The current owner bought the property in March 2015. The main features described in earlier topographic maps and aerial photographs remain in place. Between May 2015 and February 2016 the slope east of the westerly trail appears to have been cleared. The westerly trail is also wider and additional trails have been cut in the cleared area. Between October 2016 and November 2017, it appears that a vineyard or row crop has been planted in the cleared area. By December 2017, the area appears to have been fenced and gated.

SITE ASSESSMENT

February 20 and March 18, 2020 - Biologist Site Visits

Biologist Andrew McGinn Forde visited the property on March 18, 2020 in order to prepare a comparative analysis of the historical land use and the condition of the property at its present time. The biologist confirmed the location of the residence and other structures, tank location, trail cuts, and the presence of a vineyard. Based on the historical aerial photographs and the site visits, it is the opinion of the biologist that chaparral dominated the vineyard area and the parts of the property immediately to the west of it. It also appears that a few scattered oaks occurred within the chaparral. California live oak woodland dominates the area at the bottom of the vineyard slope to the east. Non-native grasses dominate the understory and openings in the woodland; however, farther south, the understory becomes increasingly dominated by native species. This vegetation pattern is evident in all the historical aerial photographs. The biologist confirmed that a vineyard occupies the area cleared between 2015 and 2016.

March 18, 2020

Vineyard and tank viewed from the northeast looking southwest.

Vineyard (right of photo) and tank viewed from the south looking north.

March 18, 2020

Immediately adjacent the vineyard is a rock outcrop. The rock outcrop remains intact and is dominated by native plant species including a number of lichens and mosses. The species around the rock outcrop are a good indicator of the species that occurred before clearing for the vineyard.

Close up of rock outcrop.

During the site visits the biologist documented 56 species of plants and numerous lichens and mosses within and immediately adjacent the vineyard. Eighteen of the species are non-native. While some of these non-native species occur within the vineyard, the majority occurs in the historically cleared areas and within the understory of the adjacent woodland. The biologist also observed or otherwise detected 42 wildlife species. The Plant Inventory is included as Table 1. The Wildlife Inventory is included as Table 2. The biologist did not observe any streams or wetlands within the vineyard area; however, there is a minor drainage, with poorly defined bed and banks near the vineyards southeast corner.

Table 1 - Plant Inventory

Latin Name	**Common Name**
Gymnospermae	**Gymnosperms**
Pinaceae	**Pine Family**
Pinus halepensis Mill.*	Aleppo Pine
Dryopteridaceae	**Shield Fern Family**
Dryopteris arguta (Kaulf.) Maxon	California Wood Fern
Pteridaceae	**Maiden Fern Family**
Adriantum jordanii Müll. Hal.	California Maidenhair Fern
Eudicots	**Flowering Plants**
Adoxaceae	**Muskroot Family**
Sambucus nigra L. subsp. *caerulea* (Raf.) Bolli	Blue Elderberry
Anacardiaceae	**Sumac Family**
Malosma laurina (Nutt.) Abrams	Laurel Sumac
Toxicodendron diversilobum (Torr. & A. Gray) Greene	Poison oak
Asteraceae	**Sunflower Family**
Artemisia californica Less.	California Sagebrush
Isocoma menziesii (Hook. & Arn.) G. L. Nesom	White Flowered Goldenbush
Lactuca serriola L.*	Prickly Lettuce
Malacothrix saxatilis (Nutt.) Torr. & A. Gray	Cliff Aster
Pseudognaphalium californicum (DC.) Anderb.	Ladies' Tobacco
Silybum marianum (L.) Gaertn	Milk Thistle
Helminthotheca echioides (L.) Holub*	Bristly ox-tongue
Sonchus oleraceus L.*	Common Sow Thistle
Stephanomeria diegensis Gottlieb.	San Diego Wreath Plant
Boraginaceae	**Borage Family**
Amsinckia intermedia Fisch. & C. A. Mey.	Common Fiddleneck
Phacelia distans Benth.	Common Phacelia
Brassicaceae	**Mustard Family**
Brassica nigra (L.) W. D. J. Koch *	Black Mustard
Hirschfeldia incana (L.) Lagr.-Fossat *	Short-pod Mustard
Convulvulaceae	**Morning Glory Family**
Calystegia macrostegia (Greene) Brummitt	Wild Morning Glory
Convulvulus arvensis L.*	Field Bindweed
Cuscuta californica Hook & Arn	Chaparral Dodder
Cucurbitaceae	**Cucumber Family**
Marah macrocarpa (Greene) Greene	Chilicothe
Medicago polymorpha L.*	Bur clover
Melilotus indicus (L.) All.*	Annual yellow sweetclover
Fabaceae	**Legume Family**
Acmispon glaber (Vogel) Brouillet *glaber*	Deerweed
Lathyrus vestitus Nutt. vestitus	Common Pacific Pea
Lupinus longifolius (S. Watson) Abrams	Longleaf Bush Lupine
Melilotus indicus (L.) All. *	Annual Yellow Clover
Spartium junceum L.*	Spanish Broom

Fagaceae	**Live Oak Family**
Quercus agrifolia Nee	California live oak
Geraniaceae	**Geranium Family**
Erodium botrys (Cav) Bertol.	Large Heronbill
Erodium cicutarium (L.) L'Hér. ex Aiton.*	Red-stemmed Filaree
Grossulariaceae	**Gooseberry Family**
Ribes malvaceum Sm.	Chaparral currant
Lamiaceae	**Mint Family**
Salvia mellifera E. Greene	Black Sage
Malvaceae	**Mallow Family**
Malacothamnus fasciculatus (Nutt. ex Torr. & A. Gray) Greene var. *fasciculatus*	Chaparral Bush Mallow
Montiaceae	**Miner's Lettuce Family**
Claytonia perfoliata Donn ex Willd. ssp. *perfoliata*	Miner's Lettuce
Myrtaceae	**Myrtle Family**
*Eucalyptus camaldulensis Dehnh.**	Red River Gum
Paeoniaceae	**Peony Family**
Paeonia californica Nutt.	California Peony
Papaveraceae	**Poppy Family**
Eschscholzia californica Cham.	Wind Poppy
Phrymaceae	**Lopseed Family**
Diplacus aurantiacus Curtis.	Sticky Monkeyflower
Polygonaceae	**Buckwheat Family**
Eriogonum fasciculatum Benth. var. *foliolosum* (Nutt.) S. Stokes ex Abrams	California Buckwheat
Primulaceae	**Primrose Family**
Anagallis arvensis L.*	Scarlet pimpernel
Rhamnaceae	**Buckthorn Family**
Ceanothus spinosus Nutt.	Greenbark ceanothus
Ranunculaceae	**Buttercup Family**
Clematis lasiantha Nutt.	Pipestem
Rosaceae	**Rose Family**
Adenostoma fasciculatum Hook. & Arn. var. *fasciculatum*	Chamise
Cercocarpus betuloides Nutt.	Birch-Leaf Mountain Mahogany
Heteromeles arbutifolia (Lindley) Roemer	Toyon
Solanaceae	**Nightshade Family**
Solanum xanti A. Gray	Chaparral Nightshade
Monocots	**Grasses And Allies**
Agavaceae	**Century Plant Family**
Chlorogalum pomeridianum (DC.) Kunth	Wavyleaf Soap Plant
Poaceae	**Grass Family**
Avena barbata Pott. Ex Link*	Slender Oats
Avena fatua L.*	Common Wild Oats
Bromus diandrus Roth*	Ripgut Brome
Bromus madritensis L. ssp. *rubens* (L.) Husn. *	Red Brome
Stipa pulchra Hitchc.	Purple Needlegrass

Table 2 - Wildlife Inventory

INVERTEBRATES (butterflies and bees)	
Vanessa atalanta	Red admiral
Papilio rutulus	Western tiger swallowtail
Apis melliferra	Honey bee
REPTILES	
Uta stansburiana elegans	Western side-blotched lizard
Sceloporus occidentalis longipes	Great Basin fence lizard
AMPHIBIANS	
--	--
BIRDS	
Accipiter cooperii	Cooper's hawk
Buteo jamaicensis	Red-tailed hawk
Callipepla californica	California quail
Zenaida macroura	Mourning dove
Patagioenas faciata	Band-tailed pigeon
Aeronautes saxatalis	White-throated swift
Calypte anna	Anna's hummingbird
Melanerpes formicivorus	Acorn woodpecker
Colaptes auratus	Northern flicker
Sayornis nigricans	Black phoebe
Tyrannus vociferans	Cassin's kingbird
Aphelocoma californica	California scrub-jay
Corvus brachyrhynchos	American crow
Tachycineta bicolor	Tree swallow
Baeolophus inornatus	Oak titmouse
Psaltriparus minimus	Bushtit
Thryomanes bewickii	Bewick's wren
Troglodytes pacificus	Pacific wren
Chamaea fasciata	Wrentit
Sialia mexicana	Western bluebird
Mimus polyglottos	Northern mockingbird
Phainopepla nitens	Phainopepla
Setophaga coronata	Yellow-rumped warbler
Geothlypis trichas	Common yellowthroat
Melozone crissalis	California towhee
Pipilo maculatus	Spotted towhee
Melospiza melodia	Song sparrow
Zonotrichia leucophrys	White-crowned sparrow
Junco hyemalis	Dark-eyed junco
Carpodacus mexicanus	House finch
Spinus psaltria	Lesser goldfinch
MAMMALS	
Otospermophilus beecheyi	California ground squirrel
Sylvilagus audubonii	Audubon's cottontail
Canis latrans	Coyote
Odocoileus hemionus	Mule deer
Neotoma sp.	Woodrat
Thomomys bottae	Valley pocket gopher

SPECIAL-STATUS SPECIES

The review of the CDFW CNDDB and the CNPS IREP revealed that a number of special-status plant species have been recorded in the Santa Monica Mountains. In fact, a polygon representing the occurrence of Lyon's pentachaeta (*Pentachaeta lyonii*), a state and federally endangered species extends on to the property and there are additional populations to the south and east. Marcescent dudleya (*Dudleya cymosa* ssp. *marcescens*), a state rare and federally listed species, Conejo buckwheat (*Eriogonum crocatum*), a state rare species, and Santa Susana tarplant (*Deinandra minthornii*), another state rare species occur within 2 miles of the property. Ojai naverettia (*Navarretia ojaiensis*), a CNPS list 1B.1 species, California screw moss (*Tortula californica*), a CNPS list 1B.2 species, and white-veined monardella (*Monardella hypoleuca* ssp. *hypoleuca*), a CNPS list 1B.3 species also occur within 2 miles of the property. Bank swallow (*Riparia riparia*), a state listed endangered species, tricolored blackbird (*Agelaius tricolor*), a state listed threatened species, southern Western pond turtle (=Western pond turtle - *Actinemys pallida*), a CDFW Species of Special Concern, and southern California legless lizard (*Anniella stebbensi*), also a CDFW species of concern, also occur within 2 miles of the property. The biologist did not observe any of these species during the site visits. Exhibit B (below) depicts the geographic locations of the known occurrences within 2 miles of the property.

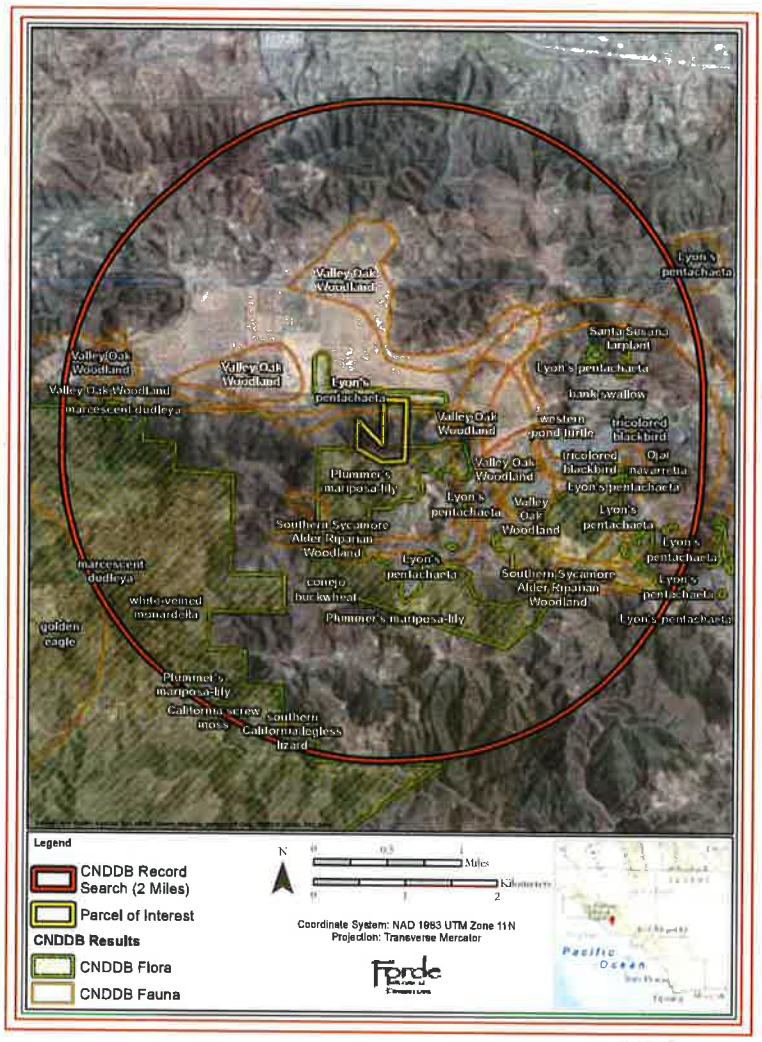


Exhibit B - BIOS Map

Important factors to consider when evaluating potential for special-status vascular plants, bryophytes, and lichens are geographic location, elevation, vegetation type and structure, microhabitats, and fire history. Another important factor is soil type and soil chemistry. According to the U.S. Department of Agriculture Soil Conservation Service, Soil Survey, the dominant soil complex that occurs within and adjacent the vineyard is Tongva-Cotharin-Rock Outcrop Complex (30 to 75 percent slopes). The Tongva and Cotharin soils are described as moderately decomposed plant material on loam overlying weathered bedrock. Parent material is colluvium and/or residuum derived from basalt and/or andesite. Both soils are well drained and are pH 6. The Rock Outcrop is described as andesite, which is of volcanic origin. Based on historical conditions, the soil types and plant communities that occur on the property within and adjacent the vineyard, and a comparative analysis of areas adjacent it, it is the biologists opinion that special-status plant species unlikely occurred within the vineyard area. It is the biologist's opinion that western spleenwort (*Asplenium verspertinum*), light gray lichen (*Mobergia calculiformis*), and woven-spored lichen (*Texosporium sancti-jacobi*) have high potential to occur on the rock outcrop adjacent the vinmeyard; however, based on the historical aerial photographs, the rock outcrop has not been affected. Table 3 and 4 below include all special-status species known to occur in the Santa Monica Mountains, their legal status, listing date, a brief description of habitat associations and requirements, and a statement regarding potential for occurrence based on known habitat associations and other factors.[3]

Table 3 - Special-Status Vascular Plants, Bryophytes, and Lichens of the Santa Monica Mountains

SCIENTIFIC NAME COMMON NAME	STATUS (March 2020)			RANGE, LIFE FORM, & BLOOM PERIOD	OCCURRENCE POTENTIAL WITHIN VINEYARD Before Alteration (See notes at end of table for sources of information)
	Federal Status	State Status	CNPS Global Rank/ State Rank		
Asplenium verspertinum Maxon Western spleenwort	--	--	4.2 G4/S4	180 m - 1000 m Fern February - June	MODERATE POTENTIAL (on adjacent rock outcrop) Found on rocky sites in chaparral, coastal scrub, and cismontane woodland. According to the soil survey Tongva-Cotharin Rock Outcrop complex dominates the areas within and adjacent the vineyard. The complex is described as decomposed plant material on acidic loam overlying weathered bedrock. The rock is described as andesite. The rock outcrop adjacent the vineyard appears suitable for this species; however, the biologist did not observe it during the site visits. There are no rock outcrops within the vineyard itself.

3 Transient and vagrant species are not addressed. Transients are species that pass through a geographical area and vagrants are species that are recognized as being outside their normal range.

SCIENTIFIC NAME COMMON NAME	STATUS (March 2020)			RANGE, LIFE FORM, & BLOOM PERIOD	OCCURRENCE POTENTIAL WITHIN VINEYARD Before Alteration (See notes at end of table for sources of information)
	Federal Status	State Status	CNPS Global Rank/ State Rank		
Astragalus brauntonii Parish Braunton's milk-vetch	FE January 1997	--	1B.1 G2/S2	4 m - 640 m Perennial Herb January - August	NOT EXPECTED Occurs in closed-cone coniferous forest, chaparral, coastal sage, valley and foothill grasslands, and recent burn or disturbed areas usually in association with sandstone with carbonate layers or down-wash sites (into which the seeds have drifted). Carbonate outcrops are extremely rare within its current range, and as a result, is naturally rare. According to the soil survey Tongva-Cotharin Rock Outcrop complex dominates the areas within and adjacent the vineyard. The complex is described as decomposed plant material on acidic loam overlying weathered bedrock. The rock is described as andesite. The biologists did not observe any sandstone within or adjacent the vineyard.
Astragalus pycnostachyus Gray var. *lanosissimus* (Rydb.) Munz & McBurn. Ventura marsh milk-vetch	FE May 2001	SE April 2000	1B.1 G2T12/S1	1 m - 35 m Perennial Herb June - October	NOT EXPECTED Rediscovered near Oxnard in 1997 and known from only one natural occurrence composed of 30-50 reproductive plants. Occurs in coastal dunes and edges of salt or brackish marshes and swamps. There are no coastal dunes, salt or brackish marshes, or swamps. This species had no potential for occurrence.
Astragalus tener Gray var. *titi* (Eastw.) Barneby Coastal dunes milk-vetch	FE August 1998	SE February 1982	1B.1 G2T1/S1	1 m - 50 m Annual Herb March - May	NOT EXPECTED This species is found in coastal bluff scrub with sandy soils, coastal dune, and mesic coastal prairie habitats. According to the soil survey Tongva-Cotharin Rock Outcrop complex dominates the areas within and adjacent the vineyard. The complex is described as decomposed plant material on acidic loam overlying weathered bedrock. The rock is described as andesite. There are no sandy soils. This species had no potential for occurrence.

SCIENTIFIC NAME COMMON NAME	STATUS (March 2020)			RANGE, LIFE FORM, & BLOOM PERIOD	OCCURRENCE POTENTIAL WITHIN VINEYARD Before Alteration (See notes at end of table for sources of information)
	Federal Status	State Status	CNPS Global Rank/ State Rank		
Atriplex coulteri (Moq.) D. Dietr. Coulter's saltbush	--	--	1B.2 G2/S2	3 m - 460 m Perennial Herb March-October	NOT EXPECTED Associated with coastal dune, coastal scrub, coastal bluff scrub, and valley and foothill grasslands with alkaline or clay soils. According to the soil survey Tongva-Cotharin Rock Outcrop complex dominates the areas within and adjacent the vineyard. The complex is described as decomposed plant material on acidic loam overlying weathered bedrock. The rock is described as andesite. Soils are acidic. This species had no potential for occurrence.
Atriplex parishii Wats. Parish's brittlescale	--	--	1B.1 G1G2/S1	25 m - 1900 m Annual Herb June - October	NOT EXPECTED Occurs in chenopod scrub, playas, and vernal pool habitats on alkaline soils. According to the soil survey Tongva-Cotharin Rock Outcrop complex dominates the areas within and adjacent the vineyard. The complex is described as decomposed plant material on acidic loam overlying weathered bedrock. The rock is described as andesite. Soils are acidic. This species had no potential for occurrence.

SCIENTIFIC NAME COMMON NAME	STATUS (March 2020)			RANGE, LIFE FORM, & BLOOM PERIOD	OCCURRENCE POTENTIAL WITHIN VINEYARD Before Alteration (See notes at end of table for sources of information)
	Federal Status	State Status	CNPS Global Rank/ State Rank		
Atriplex serenana A. Nels. var. *davidsonii* (Standl.) Munz Davidson's saltscale	--	--	1B.2 G5T1/S1	10 m - 200 m Annual Herb April - October	NOT EXPECTED Occurs in coastal bluff and coastal scrub on alkaline soils. According to the soil survey Tongva-Cotharin Rock Outcrop complex dominates the areas within and adjacent the vineyard. The complex is described as decomposed plant material on acidic loam overlying weathered bedrock. The rock is described as andesite. Soils are acidic. This species had no potential for occurrence.
Baccharis malibuensis Beauchamp & Henrickson Malibu baccharis	--	--	1B.1 G1/S1	150 m - 305 m Perennial Shrub (Deciduous) August	LOW POTENTIAL Associated with coastal scrub, chaparral, cismontane woodland, and riparian woodland on Conejo Volcanic exposures.[4] According to the soil survey Tongva-Cotharin Rock Outcrop complex dominates the areas within and adjacent the vineyard. The complex is described as decomposed plant material on acidic loam overlying weathered bedrock. The rock is described as andesite. Conejo Volcanics include andesite. The species is detectable throughout the year; however, the biologist did not observe it during the site visits.
California macrophylla (Hook.&Arn.) Aldas, Navarro, Vargas, Saez & Aedo Round-leaved filaree	--	--	1B.1 G2/S2	10 m - 1220 m Annual Herb March - May	NOT EXPECTED This species is associated with clay soils in cismontane woodland and grassland. Grass cover is generally low. According to the soil survey Tongva-Cotharin Rock Outcrop complex dominates the areas within and adjacent the vineyard. The complex is described as decomposed plant material on acidic loam overlying weathered bedrock. The rock is described as andesite. Soils are acidic. This species had no potential for occurrence.

[4] Conejo Volcanics occur in western Simi Valley from Big Mountain south through Mountclef Ridge in Santa Rosa Valley, the Conejo Hills, and the western Santa Monica Mountains to the ocean and west through the Malibu Creek watershed and upper Topanga Creek watershed. Skeletal limestone occurs as interbeds and neptunian dikes within the sequence of submarine andesitic / basaltic flows and hyalobreccias of the Conejo Volcanics. The Calabasas Formation, which overlies it, is made up of alternating layers of clayey to silty sandstone and silty shale with some areas having layers of breccia and lenses of chert in the shale.

SCIENTIFIC NAME COMMON NAME	STATUS (March 2020)			RANGE, LIFE FORM, & BLOOM PERIOD	OCCURRENCE POTENTIAL WITHIN VINEYARD Before Alteration (See notes at end of table for sources of information)
	Federal Status	State Status	CNPS Global Rank/ State Rank		
Calochortus clavatus S. Watson var. *gracilis* Ownbey Slender mariposa lily	--	--	1B.2 G4T2T3/S2S3	320 m - 1000 m Perennial Herb (Bulbiferous) March - June	NOT EXPECTED This species occurs in shaded canyons and grassy slopes in chaparral and oak woodlands habitats, often associated with serpentine soils. According to the soil survey Tongva-Cotharin Rock Outcrop complex dominates the areas within and adjacent the vineyard. The complex is described as decomposed plant material on acidic loam overlying weathered bedrock. The rock is described as andesite. There are no serpentine soils. This species had no potential for occurrence within the vineyard area.
Camissoniopsis lewisii (P.H. Raven) W.L. Wagner & Hoch Lewis' evening primrose	--	--	3 G4/S4	0 m - 300 m Annual Herb March - May	NOT EXPECTED This species occurs on sandy or clay soil in coastal scrub, coastal bluff scrub, grassland, and cismontane woodland. The only record from the Santa Monica Mountains is from Point Dume. According to the soil survey Tongva-Cotharin Rock Outcrop complex dominates the areas within and adjacent the vineyard. The complex is described as decomposed plant material on acidic loam overlying weathered bedrock. The rock is described as andesite. Soils are acidic loams. This species had no potential for occurrence.
Centromadia parryi (Greene) Greene ssp. *australis* (Keck) B.G. Baldwin Southern tarplant	--	--	1B.1 G3T2/S2	0 m - 425 m Annual Herb May - November	NOT EXPECTED This species occurs along margins of salt marsh and swamps, vernal pools, and vernally mesic valley and foothill grasslands. There are no salt marshes, swamps, vernal pools, vernally mesic valley, or foothill grasslands on the property. This species had no potential for occurrence.

SCIENTIFIC NAME COMMON NAME	STATUS (March 2020)			RANGE, LIFE FORM, & BLOOM PERIOD	OCCURRENCE POTENTIAL WITHIN VINEYARD Before Alteration (See notes at end of table for sources of information)
	Federal Status	State Status	CNPS Global Rank/ State Rank		
Chaenactis glabriuscula DC var. *orcuttiana* (Greene) H.M. Hall Orcutt's pincushion	--	--	1B.1 G5T1/S1	< 100 m Annual Herb January - August	NOT EXPECTED This species occurs on coastal dunes and in sandy coastal bluff scrub. There are no coastal dune or coastal bluff scrub habitats on the property. This species had no potential for occurrence.
Calochortus plummerae E. Greene Plummer's mariposa lily	--	--	4.2 G4 S4	100 m - 1700 m Perennial Herb (Bulbiferous) May-July	LOW POTENTIAL This species occurs on rocky and sandy sites, usually of alluvial or granitic material, in coastal scrub, chaparral, grassland, cismontane woodland, and lower montane coniferous forest. Can be common after a fire. This species does not occur on rock outcrops. Soils are acidic loams. The soils within the vineyard are not rocky or sandy. This species had no potential for occurrence.
Chloropyron maritimum (Benth.) A. Heller ssp. *maritimum* Salt marsh bird's-beak	FE September 1978	SE July 1979	1B.2 G4?T1/S1	0 m - 30 m Annual Herb (Hemiparasitic) May - October	NOT EXPECTED Occurs in coastal dunes, salt marshes, and swamps. There are no coastal dunes, salt marshes, or swamps.
Chorizanthe parryi Wats. var. *fernandina* (Wats.) Jeps. San Fernando Valley spineflower	FC May 2004	SE August 2001	1B.1 G2T1/S3	150 m - 1035 m Annual Herb April - June	NOT EXPECTED Occurs in open coastal scrub and grassland on sandy soil. There are no known occurrences in the Santa Monica Mountains south of Highway 101. According to the soil survey Tongva-Cotharin Rock Outcrop complex dominates the areas within and adjacent the vineyard. The complex is described as decomposed plant material on acidic loam overlying weathered bedrock. The rock is described as andesite. Soils are acidic loams. This species had no potential for occurrence.

SCIENTIFIC NAME COMMON NAME	STATUS (March 2020)			RANGE, LIFE FORM, & BLOOM PERIOD	OCCURRENCE POTENTIAL WITHIN VINEYARD Before Alteration (See notes at end of table for sources of information)
	Federal Status	State Status	CNPS Global Rank/ State Rank		
Chorizanthe parryi S. Watson var. *parryi* Parry's spineflower	--	--	1B.1 G3T3/S3	Wide Elevation Range Annual Herb May - June	NOT EXPECTED This species occurs on dry slopes and flats in sandy soil, typically in coastal scrub, chaparral, grassland, and oak woodland or in edges between these habitats. According to the soil survey Tongva-Cotharin Rock Outcrop complex dominates the areas within and adjacent the vineyard. The complex is described as decomposed plant material on acidic loam overlying weathered bedrock. The rock is described as andesite. Soils are acidic loams. This species had no potential for occurrence.
Deinandra minthornii (Jeps.) B.G. Baldwin Santa Susana tarplant	--	SR November 1978	1B.2 G2/S2	280 m - 760 m Shrub (Deciduous) July - October	NOT EXPECTED This species occurs in chaparral and coastal scrub habitats in association with sandstone outcroppings and rocky areas. According to the soil survey Tongva-Cotharin Rock Outcrop complex dominates the areas within and adjacent the vineyard. The complex is described as decomposed plant material on acidic loam overlying weathered bedrock. The rock is described as andesite. There are no sandstone or rock outcrops within the vineyard. The biologist did not observe the species on the rock outcrop immediately adjacent the vineyard.
Didymodon norrisii Norris' beard moss	--	--	2.2	600 m - 1973 m Bryophyte	NOT EXPECTED Occurs in seasonally wet sheet drainages within cismontane woodland and lower montane coniferous forest. The biologist did not observe any wet sheet drainages within or immediately adjacent the vineyard.
Delphinium parryi Gray ssp. *blochmaniae* (Greene) Lewis & Epl. Dune larkspur	--	--	1B.2 G4T2/S2	0 m - 200 m Perennial Herb April - May	NOT EXPECTED Associated with maritime chaparral and coastal dune habitats. The property lacks maritime chaparral and coastal dune habitats.

SCIENTIFIC NAME COMMON NAME	STATUS (March 2020)			RANGE, LIFE FORM, & BLOOM PERIOD	OCCURRENCE POTENTIAL WITHIN VINEYARD Before Alteration (See notes at end of table for sources of information)
	Federal Status	State Status	CNPS Global Rank/ State Rank		
Dithyrea maritima A. Davids. Beach spectaclepod	--	ST February 1990	1B.1 G2/S1	3 m - 50 m Perennial Herb (Rhizomatous) March - May	NOT EXPECTED This species is found in coastal dune and coastal scrub habitats with sandy soils. According to the soil survey Tongva-Cotharin Rock Outcrop complex dominates the areas within and adjacent the vineyard. The complex is described as decomposed plant material on acidic loam overlying weathered bedrock. The rock is described as andesite. Soils are acidic loams. There are no sandy soils within or immediately adjacent the vineyard This species had no potential for occurrence within the vineyard.
Dudleya blochmaniae (Eastw.) Moran ssp. *blochmaniae* Blochman's dudleya	--	--	1B.1 G2T2/S2	5 m - 450 m Perennial Herb April - June	NOT EXPECTED It mostly occurs in coastal bluff scrub, coastal scrub, and grasslands on open, rocky slopes in shallow clays derived from ultramafic rocks, over serpentine. According to the soil survey Tongva-Cotharin Rock Outcrop complex dominates the areas within and adjacent the vineyard. The complex is described as decomposed plant material on acidic loam overlying weathered bedrock. The rock is described as andesite. The rock outcrop immediately adjacent the vineyard may be suitable; however, the biologist did not observe any *Dudleya* during the site visits. No rock outcrops occurred within the vineyard.

SCIENTIFIC NAME COMMON NAME	STATUS (March 2020)			RANGE, LIFE FORM, & BLOOM PERIOD	OCCURRENCE POTENTIAL WITHIN VINEYARD Before Alteration (See notes at end of table for sources of information)
	Federal Status	State Status	CNPS Global Rank/ State Rank		
Dudleya cymosa (Lemaire) Britton & Rose ssp. *agourensis* K. Nakai Agoura Hills dudleya	FT January 1997	--	1B.2 G5T1/S2	200 m - 500 m Perennial Herb May - June	NOT EXPECTED This species is restricted to a band of late Pleistocene dissected gravels at road level, east of Kanan Rd, which climbs in elevation west to ~405 meters near Reyes Adobe Rd in an area dominated by chaparral and cismontane woodland habitat. According to the soil survey Tongva-Cotharin Rock Outcrop complex dominates the areas within and adjacent the vineyard. The complex is described as decomposed plant material on acidic loam overlying weathered bedrock. The rock is described as andesite. The rock outcrop immediately adjacent the vineyard may be suitable; however, the biologist did not observe any *Dudleya* during the site visits. No rock outcrops occurred within the vineyard.
Dudleya cymosa (Lem.) Britt. & Rose ssp. *marcescens* Moran Marcescent dudleya	FT January 1997	SR November 1978	1B.2 G5T2/S2	150 m - 520 m Perennial Herb April - July	LOW POTENTIAL Associated with chaparral on lower reaches of sheer volcanic rock surfaces and canyon walls adjacent perennial streams dominated by live oak woodland, often with California Bay. In most locations, topographic relief has prevented deep soil formation; therefore, this dudleya may be the only flowering plant occurring in microhabitat otherwise dominated by mosses, lichens, and ferns. According to the soil survey Tongva-Cotharin Rock Outcrop complex dominates the areas within and adjacent the vineyard. The complex is described as decomposed plant material on acidic loam overlying weathered bedrock. The rock is described as andesite. The rock outcrop immediately adjacent the vineyard may be suitable; however, the biologist did not observe any *Dudleya* during the site visits. No rock outcrops occurred within the vineyard.

SCIENTIFIC NAME COMMON NAME	STATUS (March 2020)			RANGE, LIFE FORM, & BLOOM PERIOD	OCCURRENCE POTENTIAL WITHIN VINEYARD Before Alteration (See notes at end of table for sources of information)
	Federal Status	State Status	CNPS Global Rank/ State Rank		
Dudleya cymosa (Lem.) Britt. & Rose ssp. ovatifolia (Britt.) Moran Santa Monica Mountains dudleya	FT January 1997	--	1B.2 G5T1/S1	150 m - 1675 m Perennial Herb March - June	LOW POTENTIAL Occurs on shaded slopes and canyon bottoms on volcanic and sedimentary conglomerate rock on exposed north-facing slopes from near Westlake Village to Agoura Hills and deep canyon bottoms along lower Malibu Creek and Topanga Creek. According to the soil survey Tongva-Cotharin Rock Outcrop complex dominates the areas within and adjacent the vineyard. The complex is described as decomposed plant material on acidic loam overlying weathered bedrock. The rock is described as andesite. The rock outcrop immediately adjacent the vineyard may be suitable; however, the biologist did not observe any *Dudleya* during the site visits. No rock outcrops occurred within the vineyard.
Dudleya multicaulis (Rose) Moran Many-stemmed dudleya	--	--	1B.2 G2/S2	15 m - 790 m Perennial Herb April - July	NOT EXPECTED Associated with clay soils in chaparral, coastal scrub, and valley and foothill grassland habitats. According to the soil survey Tongva-Cotharin Rock Outcrop complex dominates the areas within and adjacent the vineyard. The complex is described as decomposed plant material on acidic loam overlying weathered bedrock. The rock is described as andesite. T The soils within the vineyard are acidic loams. The biologist did not observe any *Dudleya* during the site visits.

SCIENTIFIC NAME COMMON NAME	STATUS (March 2020)			RANGE, LIFE FORM, & BLOOM PERIOD	OCCURRENCE POTENTIAL WITHIN VINEYARD Before Alteration (See notes at end of table for sources of information)
	Federal Status	State Status	CNPS Global Rank/ State Rank		
Dudleya parva Rose & Davids. Conejo dudleya	FT January 1997	--	1B.2 G2/S2	60 m - 450 m Perennial Herb May - June	NOT EXPECTED Found in coastal scrub and valley and foothill grassland habitats, most commonly in cactus-dominated coastal sage scrub in association with rocky, gravelly, clay, and volcanic substrates derived from the Conejo volcanics and has a limited, discontinuous distribution from the western Simi Hills, along Mountclef Ridge, and the Conejo Grade, a distance of about 10 miles. It has not been found south of Highway 101. According to the soil survey Tongva-Cotharin Rock Outcrop complex dominates the areas within and adjacent the vineyard. The complex is described as decomposed plant material on acidic loam overlying weathered bedrock. The rock is described as andesite. The property is outside the species known range. The biologist did not observe *Dudleya* immediately adjacent the vineyard during the site visits.
Dudleya verityi K. Nakai Verity's dudleya	FT January 1997	--	1B.1 G1/S1	60 m - 120 m Perennial Herb May - June	NOT EXPECTED This species is found on exposures of Conejo Volcanics in chaparral, cismontane woodland, and coastal scrub. In the database search area its known distribution is confined to Conejo Mountain. The property is outside the species known range. The biologist did not observe *Dudleya* during the site visits within or adjacent the vineyard.
Eriogonum crocatum A. Davids. Conejo buckwheat	--	SR Septembe r 1979	1B.2 G1/S1	50 m - 580 m Perennial Herb April - July	LOW POTENTIAL Limited to the Conejo Valley and surrounding area in Ventura County where it is found in openings in chaparral, coastal scrub, and valley and grassland habitats on Conejo volcanics. The biologist did not observe the species during the site visits.

SCIENTIFIC NAME COMMON NAME	STATUS (March 2020)			RANGE, LIFE FORM, & BLOOM PERIOD	OCCURRENCE POTENTIAL WITHIN VINEYARD Before Alteration (See notes at end of table for sources of information)
	Federal Status	State Status	CNPS Global Rank/ State Rank		
Hordeum intercedens Nevski Vernal barley	--	--	3.2 G3G4/S3S4	5 m - 1000 m Annual Grass March - June	NOT EXPECTED This species occurs in vernal pools, saline streambeds and alkaline flats in coastal dunes, coastal scrub, and grassland. There are no vernal pools, saline streambeds, or alkaline flats.
Horkelia cuneata Lindl. var. *puberula* (Rydb.) Ertter & Reveal Mesa horkelia	--	--	1B.1 G4T1/S1	70 m - 810 m Perennial Herb February - September	NOT EXPECTED Found in maritime chaparral, cismontane woodland, and coastal scrub habitats with sandy or gravelly soils. According to the soil survey Tongva-Cotharin Rock Outcrop complex dominates the areas within and adjacent the vineyard. The complex is described as decomposed plant material on acidic loam overlying weathered bedrock. The rock is described as andesite. The soils within and adjacent the vineyard are acidic loams.
Isocoma menziesii (H. & A.) G. Nesom var. *decumbens* (Greene) G. Nesom Decumbent goldenbush	--	--	1B.2 G3G5T2T3/S2	10 m - 135 m Shrub April - November	NOT EXPECTED This species is associated with openings in chaparral and coastal scrub with sandy soils and in disturbed areas. According to the soil survey Tongva-Cotharin Rock Outcrop complex dominates the areas within and adjacent the vineyard. The complex is described as decomposed plant material on acidic loam overlying weathered bedrock. The rock is described as andesite. The soils within and adjacent the vineyard are acidic loams.
Lasthenia glabrata Lindl. ssp. *coulteri* (Gray) Ornduff Coulter's goldfields	--	--	1B.1 G4T2/S2	1 m - 1220 m Annual Herb February - June	NOT EXPECTED This species is found in coastal salt marshes and swamps, playas, grasslands, and vernal pools, usually on alkaline soils. The property lacks coastal salt marshes, swamps, playas, grasslands, and vernal pools.

SCIENTIFIC NAME COMMON NAME	STATUS (March 2020)			RANGE, LIFE FORM, & BLOOM PERIOD	OCCURRENCE POTENTIAL WITHIN VINEYARD Before Alteration (See notes at end of table for sources of information)
	Federal Status	State Status	CNPS Global Rank/ State Rank		
Malacothamnus davidsonii (Rob.) Greene Davidson's bush-mallow	--	--	1B.2 G2/S2	185 m - 855 m Perennial Shrub (Deciduous) June - January	NOT EXPECTED The property is well outside the known western limit of its distribution (east of the 405 freeway).
Mobergia calculiformis (W.A. Weber) H. Mayrhofer & Sheard Light gray lichen	--	--	3 G1/S1	-- Crustose Saxicolous Lichen --	HIGH POTENTIAL (on adjacent rock outcrop) Occurs on acidic basalt rocks in association with coastal scrub habitats. There is a rock outcrop within the vineyard area that is dominated by at least 4 lichen species.
Monardella hypoleuca A. Gray ssp. *hypoleuca* White-veined monardella	--	--	1B.3 G4T2T3/S2S3	50 m - 1525 m Herb April - December	NOT EXPECTED This species typically occurs in chaparral and cismontane woodland in rich soil of shady canyon bottoms of the southern Santa Monica Mountains often growing with *Lonicera subspicata, Baccharis plummerae,* and *Artemisia douglasiana.* It also occurs on sandy soils on slopes and bluffs on the southern facing slopes of the Las Posas Hills in Santa Rosa Valley. A population in fact occurs on property owned by Forde Biological Consultants. The biologist confirmed that the species was in bloom at time of survey. According to the soil survey Tongva-Cotharin Rock Outcrop complex dominates the areas within and adjacent the vineyard. The complex is described as decomposed plant material on acidic loam overlying weathered bedrock. The rock is described as andesite. Soils within and adjacent the vineyard are acidic loams. The biologist did not observe this species adjacent the vineyard.

SCIENTIFIC NAME COMMON NAME	STATUS (March 2020)			RANGE, LIFE FORM, & BLOOM PERIOD	OCCURRENCE POTENTIAL WITHIN VINEYARD Before Alteration (See notes at end of table for sources of information)
	Federal Status	State Status	CNPS Global Rank/ State Rank		
Monardella sinuata Elvin & A.C. Sanders ssp. *sinuata* Southern curly-leaved monardella	--	--	1B.2 G3T2/S2	< 300 m Annual Herb April - September	NOT EXPECTED This species occurs on sandy soil in chaparral, cismontane woodland, coastal dunes, and openings in coastal scrub. According to the soil survey Tongva-Cotharin Rock Outcrop complex dominates the areas within and adjacent the vineyard. The complex is described as decomposed plant material on acidic loam overlying weathered bedrock. The rock is described as andesite. Soils within and adjacent the vineyard are acidic loams. The biologist did not observe this species adjacent the vineyard. Based on review of the historical aerials there were no openings before installation of the vineyard and tank.
Nama stenocarpum Gray Mud nama	--	--	2B.2 G4G5/S1S2	5 m - 500 m Annual/Perennial Herb January - July	NOT EXPECTED This species is found in muddy margins of freshwater marshes, swamps, lakes, and rivers.
Navarretia ojaiensis Elvin, J.M. Porter & L.M. Johnson Ojai navarretia	--	--	1B.1 G1/S1	275 m - 620 m Annual Herb May - July	LOW POTENTIAL This species is associated with openings in chaparral and coastal scrub, and in valley and foothill grassland habitats. Based on historical aerials, the chaparral lacked openings.
Nolina cismontana Dice Chaparral nolina	--	--	1B.2 G2/S2	140 m - 1275 m Perennial Shrub (Evergreen) March - July	NOT EXPECTED This species is found in coastal sage scrub and chaparral habitats on sandstone and gabbro substrates. The rock is described as andesite. The property lacks sandstone and gabbro substrates.
Orcuttia californica Vasey California Orcutt grass	FE August 1993	SE September 1979	1B.1 G1/S1	15 m - 660 m Annual Herb April - August	NOT EXPECTED This species is found in vernal pools. The property lacks vernal pools.

SCIENTIFIC NAME COMMON NAME	STATUS (March 2020)			RANGE, LIFE FORM, & BLOOM PERIOD	OCCURRENCE POTENTIAL WITHIN VINEYARD Before Alteration (See notes at end of table for sources of information)
	Federal Status	State Status	CNPS Global Rank/ State Rank		
Pentachaeta lyonii Gray Lyon's pentachaeta	FE January 1997	SE January 1990	1B.1 G2/S2	30 m - 630 m Annual Herb March - August	LOW POTENTIAL Occurs mostly in pocket grassland in chaparral, coastal sage scrub, road/trail edges and sites transitional to shrublands with rocky and clay soils of volcanic origin. A population has been recorded as occurring on the property along Potrero Road. The biologist searched for individuals of this species within the area that it was recorded and searched for it on the rock outcrop adjacent the vineyard. The biologist did not observe the species. Based on current condition along Potrero Road (gravel road shoulder), the population may no longer occur.
Quercus dumosa Nutt. Nuttall's scrub oak	--	--	1B.1 G3/S3	15 m - 400 m Shrub February - August	NOT EXPECTED This species is found on sandy soil and clay loam in closed-cone coniferous forest, chaparral, and coastal scrub. Soils within and adjacent the vineyard are loams, not clay loams. The biologist did not observe this species during the site visits.
Senecio aphanactis Greene Chaparral ragwort	--	--	2B.2 G3?/S2	15 m - 800 m Annual Herb January - April	NOT EXPECTED This species is found on drying alkaline flats within woodland, chaparral, and coastal scrub habitats. According to the soil survey Tongva-Cotharin Rock Outcrop complex dominates the areas within and adjacent the vineyard. The complex is described as decomposed plant material on acidic loam overlying weathered bedrock. The rock is described as andesite. Soils within and adjacent the vineyard are acidic loams. The biologist did not observe this species adjacent the vineyard. The vineyard itself is on a very steep slope.

SCIENTIFIC NAME COMMON NAME	STATUS (March 2020)			RANGE, LIFE FORM, & BLOOM PERIOD	OCCURRENCE POTENTIAL WITHIN VINEYARD Before Alteration (See notes at end of table for sources of information)
	Federal Status	State Status	CNPS Global Rank/ State Rank		
Sidalcea neomexicana Gray Salt spring checkerbloom	--	--	2B.2 G4?/S2S3	15 m -1530 m Perennial Herb March - June	NOT EXPECTED This species is associated with mesic chaparral, coastal scrub, low montane coniferous forest, Mojavean desert scrub, and playas on alkaline substrates. According to the soil survey Tongva-Cotharin Rock Outcrop complex dominates the areas within and adjacent the vineyard. The complex is described as decomposed plant material on acidic loam overlying weathered bedrock. The rock is described as andesite. Soils within and adjacent the vineyard are acidic loams. The biologist did not observe this species adjacent the vineyard.
Spermolepis lateriflora G.L. Nesom Western bristly scaleseed	--	--	2A G5/SH	0 m - 5 m Annual Herb March - April	NOT EXPECTED Occurs in Sonoran desert scrub in rocky or sandy soils. CNDDB and CNPS records are historical occurrences. Presumed extirpated in California.
Suaeda esteroa Ferren & Whitmore Estuary seablite	--	--	1B.2 G3/S2	0 m - 5 m Perennial Herb May - January	NOT EXPECTED This species occurs in coastal salt marshes and swamps.
Texosporium sancti-jacobi (Tuck.) Nadv. ex Tibell & Hoffsten Woven-spored lichen	--	--	3 G3/S1	290 m - 660 m Lichen N/A	HIGH POTENTIAL (on adjacent rock outcrop) Crustose lichen found on soil, small mammal pellets, dead twigs, and moss ferns (*Selaginella* spp.) in arid to semi-arid grasslands, shrublands, or savannas. Parent materials are noncalcareous, including basalt, granite, and mixed noncalcareous alluvium. Soils developed on these parent materials vary greatly, from very fine textured soils on basalt to sandy loams, to soils with a very high content of fine or coarse sand. Soil depth varies greatly, from thin soils over bedrock to moderately thick soils but restricted by a caliche layer or deep alluvial soils. The rock outcrop within the vineyard is dominated by lichens and is suitable for this species.

SCIENTIFIC NAME **COMMON NAME**	**STATUS (March 2020)**			**RANGE, LIFE FORM, & BLOOM PERIOD**	**OCCURRENCE POTENTIAL WITHIN VINEYARD Before Alteration** **(See notes at end of table for sources of information)**
	Federal Status	**State Status**	**CNPS Global Rank/ State Rank**		
Thelypteris puberula (Baker) C. Morton var. *sonorensis* A.R. Smith Sonoran maiden fern	--	--	2B.2 G5T3/S2	50 m - 610 m Perennial Herb (Rhizomatous) N/A	NOT EXPECTED This species is associated with meadows, seeps, and streams.
Tortula californica Bartr. California screw moss	--	--	1B.2 G2?/S2	10 m - 1460 m Moss N/A	NOT EXPECTED This species is associated with sandy soil in chenopod scrub and grassland. Soils on the property are described as loams.

STATUS KEY:

Federal	State	CNPS California Rare Plant Rank
FE - Endangered	SE - Endangered	
FT - Threatened	ST - Threatened	Rank 1A - Plants Presumed Extinct in California
FC - Candidate	SR - Rare	Rank 1B - Plants Rare, Threatened, or Endangered in California and Elsewhere
	SC - Candidate	Rank 2 - Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere
		Rank 3 - Plants About Which We Need More Information - A Review List
		Rank 4 - Plants of Limited Distribution - A Watch List (Not included in this analysis)
		.1-Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)
		.2-Fairly threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat
		.3-Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

Potential for Occurrence is based on professional experience, what is known about habitat associations and requirements of the species, and known occurrences in the region. Sources of information consisted of the California Natural Diversity Database and California Native Plant Society Inventory of Rare and Endangered Plants.

Present = Detected during site visit, known to occur, or recently reported to occur
Expected = Suitable habitat is present and species known to occur in the immediate vicinity
High Potential = Suitable habitat is present and species is known to occur frequently in the region
Moderate Potential = Suitable habitat is limited and species occurs in the region infrequently
Low Potential = Species-specific survey negative or marginal habitat is present or temporary in nature and species known to occur in the immediate vicinity (potential for occurrence cannot be ruled out)
Not Expected = Suitable habitat and substrate absent and/or area of interest is located outside known geographical and elevation ranges.

Global Rank (G Rank) is a reflection of the overall status of an element throughout its global range. Both Global and State ranks represent a letter and number score that reflects a combination of Rarity, Threat, and Trend factors, with weighting being heavier on Rarity than the other two. Taxa that are subspecies or varieties receive a taxon rank (T-rank) attached to their G-rank. Where the G-rank reflects the condition of the entire species, the T-rank reflects the global situation of just the subspecies.

GQ = Questionable Taxonomy - Denotes an element that is very rare, but there are taxonomic questions associated with it.
GX = Presumed Extinct - Species not located despite intensive searches and virtually no likelihood of rediscovery. Ecological community or system eliminated throughout its range, with no restoration potential.
GH = Possibly Extinct - Known from only historical occurrences but some hope of rediscovery. Evidence exists that species may be extinct or ecosystem eliminated throughout its range, but not enough to state this with certainty.
G1 = Critically Imperiled - At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.
G2 = Imperiled - At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.
G3 = Vulnerable - At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.
G4 = Apparently Secure - Uncommon but not rare; some cause for long-term concern due to declines or other factors.
G5 = Secure - Common; widespread and abundant.
G? = Inexact Numeric Rank
GU = Unrankable
GNR = Unranked
GNA = Not Applicable
C = Captive or Cultivated Only

State Rank (S Rank) is assigned much the same way as the global rank, but state ranks refer to the imperilment status only within California's state boundaries.

SQ = Questionable Taxonomy - Denotes an element that is very rare, but there are taxonomic questions associated with it.
SX = Presumed Extirpated
SH = Possibly Extirpated
S1 = Critically Imperiled - Critically imperiled in the state because of extreme rarity (often 5 or fewer populations) or because of factor(s) such as very steep declines making it especially vulnerable to extirpation from the state.
S2 = Imperiled - Imperiled in the state because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the state.
S3 = Vulnerable - Vulnerable in the state due to a restricted range, relatively few populations (often 80 or fewer) recent and widespread declines, or other factors making it vulnerable to extirpation from the state.
S4 = Apparently Secure - Uncommon but not rare in the state; some cause for long-term concern due to declines or other factors.
S5 = Secure- Common, widespread, and abundant in the state.
S? = Inexact Numeric Rank
SU = Unrankable
SNR = Unranked
SNA = Not Applicable

Table 4 - Special-Status Wildlife Species of the Santa Monica Mountains

SCIENTIFIC NAME COMMON NAME	STATUS (March 2020) Federal Status	State Status	CDFW (Season/Region) Global Rank/State Rank	OCCURRENCE POTENTIAL WITHIN VINEYARD[5] Before Alteration (See notes at end of table for sources of information)
INVERTEBRATES				
Helminthoglypta traskii traskii Trask shoulderband	--	--	-- G1G2T1/S1	HIGH POTENTIAL Occurs from coastal Ventura County south into Mexico. Preferred habitat is coastal sage scrub and chaparral. The vineyard area was suitable for this species.
Helminthoglypta tudiculata convicta Southern shoulderband	--	--	-- G2G3/SNR	HIGH POTENTIAL Occurs in annual grassland, coastal scrub, and riparian habitats under rock, leaf litter, decaying yucca, & woody debris. The vineyard area was suitable for this species.
Haplotrema caelatum Slotted lancetooth	--	--	-- G1/SNR	NOT EXPECTED Known from Santa Barbara, Ventura, Los Angeles, San Diego, and Ventura Counties in palustrine habitat. The property lacks palustrine habitats.

[5] *Habitat Notes are taken from California Department of Fish and Wildlife. California Interagency Wildlife Task Group. 2005. California Wildlife Habitat Relationships, Sacramento, California.*

SCIENTIFIC NAME COMMON NAME	STATUS (March 2020)			OCCURRENCE POTENTIAL WITHIN VINEYARD[5] Before Alteration (See notes at end of table for sources of information)
	Federal Status	State Status	CDFW (Season/Region) Global Rank/State Rank	
Tryonia imitator Mimic tryonia (=California brackishwater snail)	--	--	-- G2/S2	NOT EXPECTED Occurs along the coast from just north of San Francisco to Ensenada, Mexico in brackish salt marshes and estuarine habitats. The vineyard area was not suitable for this species.
Socalchemmis gertschi Gertsch's socalchemmis spider	--	--	-- G1/S1 --	NOT EXPECTED Occurs in sage scrub, chaparral, oak woodland, coniferous forest, generally in rocky outcrops or talus slope. The vineyard area was not suitable for this species. The rock outcrop adjacent the yard is relatively small and not well suited, and considered marginal at best.
Trimerotropis occidentiloides Santa Monica grasshopper	--	--	-- G1G2/S1S2	HIGH POTENTIAL Occurs on bare hillsides and along dirt trails in chaparral. The proposed development envelope and fuel modification zone consist of suitable habitat elements.
Aglaothorax longipennis Santa Monica shieldback katydid	--	--	-- G1G2/S1S2	HIGH POTENTIAL Occurs in the Santa Monica Mountains in chaparral and stream bottom vegetation.
Cicindela hirticollis gravida Sandy beach tiger beetle	--	--	-- G5T2/S1	NOT EXPECTED Occurs in moist sand in swales, behind dunes, or upper beaches beyond normal high tides. Most common March through June and August through September. The property lacks suitable habitat.

SCIENTIFIC NAME **COMMON NAME**	**STATUS (March 2020)**			**OCCURRENCE POTENTIAL WITHIN VINEYARD[5]** **Before Alteration** **(See notes at end of table for sources of information)**
	Federal Status	**State Status**	**CDFW (Season/Region) Global Rank/State Rank**	
Cicindela senilis frosti Senile tiger beetle	--	--	-- G2G3T1T3/S1	NOT EXPECTED Occurs in coastal salt marsh, tidal mud flats, and interior alkali mud flats. Adults active February - June and August - October. The property lacks suitable habitat.
Cicindela gabbii Western tidal-flat tiger beetle	--	--	-- G2G4/S1	NOT EXPECTED Occurs in salt marshes, tidal flats, and beaches from Ventura County into Baja California in dark mud of upper mudflats and salt-pannes. The property lacks suitable habitat.
Coelus globosus Globose dune beetle	--	--	-- G1G2/S1S2 --	NOT EXPECTED Inhabits foredunes, sand hummocks, and backdunes from Bodega Bay, south, and some Channel Islands. The property lacks suitable habitat.
Carolella busckana Busck's gallmoth	--	--	-- G1G3/SH	NOT EXPECTED Occurs in conifer forests. There are no conifer forests on the property and there were none within the vineyard before alteration.
Danaus plexippus Monarch butterfly (Overwintering Population)	--	--	-- G5/S3	NOT EXPECTED Critical features of winter sites are conifer and eucalyptus groves. There are no conifer or eucalyptus grooves suitable for overwintering monarch and there were none within the vineyard before alteration.

SCIENTIFIC NAME COMMON NAME	STATUS (March 2020)			OCCURRENCE POTENTIAL WITHIN VINEYARD[5] Before Alteration (See notes at end of table for sources of information)
	Federal Status	State Status	CDFW (Season/Region) Global Rank/State Rank	
Panoquina errans Wandering (=saltmarsh) skipper	--	--	-- G4G5/S2	NOT EXPECTED Occurs in salt marshes near beaches and river mouths in stands of *Distichlis spicata*. There are no salt marshes on the property and there were none within the vineyard before alteration.
Bombus crotchii Crotch bumble bee	--	SC (Endangered) June 2019	-- G3G4/S1S2	MODERATE POTENTIAL (adjacent vineyard) Open grassland and scrub habitats. Food plants include Asclepias, Chaenactis, Lupinus, Medicago, Phacelia, and Salvia. The dense chaparral that previously occupied the vineyard area would have lacked suitable food plants due lack of openings.

SCIENTIFIC NAME COMMON NAME	STATUS (March 2020)			POTENTIAL FOR OCCURRENCE, HABITAT NOTES, & LIFE HISTORY
	Federal Status	State Status	CDFW (Season/Region) Global Rank/State Rank	
FISH				
Oncorhynchus mykiss irideus Southern steelhead	FE August 1997	--	SSC G5T3Q/S2	NOT EXPECTED Young hatch and typically remain in fresh water for 1 - 3 years then swim to the ocean, staying 1 - 2 years before returning to their native streams. The property lacks suitable habitat elements.

SCIENTIFIC NAME COMMON NAME	STATUS (March 2020)			POTENTIAL FOR OCCURRENCE, HABITAT NOTES, & LIFE HISTORY
	Federal Status	State Status	CDFW (Season/Region) Global Rank/State Rank	
Gila orcutti Arroyo chub	--	--	SSC G2/S2	NOT EXPECTED Native to Los Angeles, San Gabriel, San Luis Rey, Santa Ana, and Santa Margarita rivers, and Malibu and San Juan creeks and introduced to other rivers and creeks. The property lacks suitable habitat elements.
Catostomus santaanae Santa Ana sucker	FT May 2000	--	SSC G1/S1	NOT EXPECTED This species is endemic to the Los Angeles Basins south coastal streams. The property lacks suitable habitat elements.
Eucyclogobius newberryi Tidewater goby	FE February 1994	--	SSC G3/S2S3	NOT EXPECTED Occurs in cool brackish water of lagoons; favoring salinities less than 10 ppt. Favorable habitat includes shallow open water with emergent vegetation. The property lacks suitable habitat elements.

SCIENTIFIC NAME **COMMON NAME**	**STATUS (March 2020)**			**POTENTIAL FOR OCCURRENCE, HABITAT NOTES, & LIFE HISTORY**
	Federal Status	**State Status**	**CDFW (Season/Region) Global Rank/State Rank**	
REPTILES				
Actinemys pallida Southern Western pond turtle	--	--	SSC G3G4/S3	NOT EXPECTED Associated with permanent or nearly permanent water bodies. May be active year-round. Most often seen basking above the water line. The property lacks suitable habitat elements.
Phrynosoma blainvillii Coast horned lizard	--	--	SSC G3G4/S3S4	NOT EXPECTED The species occurs throughout the foothills and coastal plains from Los Angeles area to northern Baja California. It frequents areas with open vegetation such as chaparral or coastal sage scrub. The chaparral that dominated the vineyard was tall and dense with little to no openings in it. The species prefers open habitats. The biologists did not observe this species during the site visits but the species is very cryptic.
Anniella stebbensi Southern California legless lizard	--	--	SSC G3G4T3T4Q/S3	EXPECTED Occurs in sparsely vegetated areas of dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks in loose soil and leaf litter. Lives mostly underground. Most active during the morning and evening.
Salvadora hexalepis virgultea Coast patch-nosed snake	--	--	SSC G5T4/S2S3	EXPECTED Occurs from San Luis Obispo County, south through the coastal zone, south and west of the deserts, into coastal northern Baja California in semi-arid brushy areas and chaparral in canyons, rocky hillsides, and plains.

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	Federal Status	**State Status**	**CDFW (Season/Region) Global Rank/State Rank**	
Diadophis punctatus modestus San Bernardino ringneck snake	--	--	-- G5T2T3Q/S2?	EXPECTED This small snake is found in a variety of habitats throughout the state including annual grassland and chaparral. It is usually found under the cover of rocks, wood, bark, boards and other surface debris, but occasionally seen moving on the surface on cloudy days, at dusk, or at night.
Lampropeltis zonata pulchra San Diego mountain kingsnake	--	--	SSC G4G5/S1S2	EXPECTED Common in the vicinity of rocks or boulders near streams or lakeshores. May also utilize rotting logs and seek cover under dense shrubs.
Thamnophis hammondii Two-striped garter snake	--	--	SSC G4/S3S4	NOT EXPECTED Primarily aquatic. Generally found in streams, pools, and other water sources, often in rocky areas in oak woodland, chaparral, brushland, and coniferous forest. The property lacks suitable habitat elements.
Thamnophis sirtalis ssp. South coast garter snake	--	--	SSC (From Ventura to San Diego) G5T1T2/S1S2	NOT EXPECTED Associated with permanent or semi-permanent bodies of water. The property lacks suitable habitat elements.

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AMPHIBIANS				
Anaxyrus californicus Arroyo toad	FE August 1995	--	SSC G2G3/S2S3	NOT EXPECTED Occurs in washes, arroyos and riparian areas with willows, sycamores, oaks, and cottonwoods along exposed sandy substrates. Tadpoles sift fine sediments for food and are extremely dependant on this specialized habitat. The property lacks suitable habitat elements.
Rana aurora draytonii California red-legged frog	FT May 1996	--	SSC G2G3/S2S3	NOT EXPECTED Occurs in a variety of habitats, including aquatic, riparian, and upland habitats. They prefer slow moving or deep standing ponds, pools, and streams. They are active all year but in dry years estivate in moist refuges until late fall rains. The property lacks suitable habitat elements.
Taricha torosa torosa Coast Range newt	--	--	SSC (Monterey County to South) G4/S4	NOT EXPECTED Occurs in wet valley-foothill hardwood, hardwood-conifer, mixed conifer, oak woodlands, coastal scrub, chaparral, and annual grasslands. Adults migrate in from terrestrial locations to ponds, reservoirs, and sluggish pools in streams to breed. The property has suitable habitat elements but there are no nearby water bodies.
Spea hammondii Western spadefoot	--	--	SSC G3/S3	NOT EXPECTED Species requires vernal or pools of intermittent streams. They are typically active October to May. Breeding occurs January - May, 1 - 2 days after heavy rains. The property lacks suitable habitat elements. The vineyard is on a slope.

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BIRDS				
Ardea Herodias Great blue heron	--	--	-- (Nesting Colony) G5/S4	POTENTIAL NEST SITES ABSENT Fairly common all year throughout most of California, in shallow estuaries and fresh and saline emergent wetlands. Less common along riverine and rocky marine shores, in croplands, pastures, and in mountains above foothills.
Egretta thula Snowy egret	--	--	-- (Nesting Colony) G5/S4	POTENTIAL NEST SITES ABSENT Widespread in California along shores of coastal estuaries, fresh and saline emergent wetlands, ponds, slow-moving rivers, irrigation ditches, and wet fields. Common September to April in coastal lowlands, but rare through summer.
Ardea alba Great egret	--	--	-- (Nesting Colony) G5/S4	POTENTIAL NEST SITES ABSENT Common yearlong resident throughout California, except for high mountains and deserts. Feeds and rests in fresh, and saline emergent wetlands, along the margins of estuaries, lakes, and slow-moving streams, on mudflats and salt ponds, and in irrigated croplands and pastures. Nests and roosts in large trees.
Nycticorax nycticorax Black-crowned night-heron	--	--	-- (Nesting Colony) G5/S4	POTENTIAL NEST SITES ABSENT Fairly common, yearlong resident in lowlands and foothills throughout most of California. Feeds along the margins of lacustrine, large riverine, and fresh and saline emergent habitats and, rarely, on kelp beds in marine subtidal habitats. Nests and roosts in dense-foliaged trees and dense emergent wetlands

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Pandion haliaetus Osprey	--	--	WL (Nesting) G5/S4	NOT EXPECTED Associated strictly with large, fish-bearing waters, primarily in ponderosa pine through mixed conifer habitats. Breeds in northern California from Cascade ranges south to Lake Tahoe, and along the coast south to Marin Co. Regular breeding sites include Shasta Lake, Eagle Lake, Lake Almanor, other inland lakes and reservoirs, and northwest river systems. An uncommon breeder along southern Colorado River, and uncommon winter visitor along the coast of southern California. Regularly observed at Malibu Lagoon during winter. The property lacks suitable habitat elements.
Elanus leucurus White-tailed kite	--	--	FP (Nesting) G5/S3	POTENTIAL NEST SITES ABSENT Inhabits grassland, pastures and other herbaceous habitat mostly in cismontane California. For breeding, requires dense clumps of trees or tall shrubs, surrounded by grassland and other open habitats. The property lacks suitable habitat elements.
Aquila chrysaetos Golden eagle	--	--	FP/WL (Nesting) G5/S3	POTENTIAL NEST SITES ABSENT - MAY FORAGE OVER PROPERTY Rolling foothills, mountain areas, sage-juniper flats, and desert habitats with secluded cliffs and overhanging ledges and large trees used for cover. The property lacks suitable habitat elements. The steep rocky areas to the south are not secluded and probably not the height for preferred nest sites.

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	Federal Status	**State Status**	**CDFW (Season) Global Rank/State Rank**	
Circus cyaneus Northern harrier	--	--	SSC (Nesting) G5/S3	NOT EXPECTED Frequents meadows, grasslands, open rangelands, desert sinks, and both fresh and saltwater wetlands. More widespread in winter, foraging in sparse scrub and agricultural areas including fallow fields. The proposed development envelope and fuel modification zones lack suitable habitat elements.
Accipiter striatus Sharp-shinned hawk	--	--	WL (Nesting) G5/S4	MAY FORAGE AT PROPERTY DURING MIGRATION & WINTER Winter resident. They breed in coniferous or mixed woodlands and are often found in woodlots, towns, and parks in winter. Species does not nest in Southern California.
Accipiter cooperii Cooper's hawk	--	--	WL (Nesting) G5/S4	POTENTIAL NEST SITES PRESENT (adjacent vineyard) Dense stands of live oak, riparian deciduous, or other forest habitats near water used most frequently. Nests in deciduous trees in crotches 3-23 m (10-80 ft), but usually 6-15 m (20-50 ft), above the ground. Also nests in conifers on horizontal branches, in the main crotch, often just below the lowest live limbs. Usually nests in second-growth conifer stands, or in deciduous riparian areas, usually near streams.

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Falco columbaris Merlin	--	--	WL (Wintering) G5/S3S4	MAY FORAGE OVER PROPERTY DURING MIGRATION & WINTER Uncommon winter migrant from September to May. Seldom found in heavily wooded areas, or open deserts. Frequents coastlines, open grasslands, savannahs, woodlands, lakes, wetlands, edges, and early successional stages. Ranges from annual grasslands to ponderosa pine and montane hardwood-conifer habitats. The proposed development envelope and fuel modification zones lack suitable habitat elements.
Falco peregrinus anatum Peregrine falcon	Delisted August 1999 FE June 1970	Delisted November 2009 SE June 1971	FP (Nesting) G4T4/S3S4	POTENTIAL NEST SITES PRESENT (adjacent vineyard) Breeds mostly in woodland, forest, and coastal habitats. Migrants occur along the coast in spring and fall.
Asio otis Long-eared owl	--	--	SSC (Nesting) G5/S3?	EXPECTED (adjacent vineyard) Occurs in the state year round, although seasonal status varies regionally; breeds from February through July. Uncommon yearlong resident throughout the state except the Central Valley and Southern California deserts where it is an uncommon winter visitor. Riparian habitat required; also uses live oak thickets and other dense stands of trees. It occurs along the Santa Clara River (Pers. Obs.) and presumed to breed there. Also known to nest in Big Tujunga Wash.

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	Federal Status	**State Status**	**CDFW (Season) Global Rank/State Rank**	
Asio flammeus Short-eared owl	--	--	SSC (Nesting) G5/S3	MAY FORAGE OVER PROPERTY DURING MIGRATION & WINTER A rare winter resident found in open areas with few trees, such as annual and non-native grasslands, irrigated pasture, and both estuarine and freshwater emergent wetlands. Known to occur at Ballona Wetlands and the Santa Clara River (Pers. Obs.) during winter. Does not nest in Southern California.
Athene cunicularia hypugea Western burrowing owl	--	--	SSC (Burrow Sites & Winter Sites) G4/S3	NOT EXPECTED Year-round resident throughout much of the state in open dry grassland and desert habitats, and in forb and open shrub stages of pinyon-juniper and ponderosa pine habitats. Breeding season is March to August, but can begin February and extend into December. Usually nests in mammal burrows that they modify. The vineyard lacked suitable habitat elements.
Chaetura vauxi Vaux's swift	--	--	SSC (Nesting) G5/S2S3	MAY FORAGE OVER PROPERTY DURING MIGRATION A summer resident of northern California. Breeds fairly commonly in the Coast Ranges from Sonoma Co. north, and very locally south to Santa Cruz Co.; in the Sierra Nevada; and possibly in the Cascade Range. Prefers redwood and Douglas fir habitats with nest-sites in large hollow trees and snags, especially tall, burned-out stubs. Fairly common migrant throughout most of the state in April and May, and August and September. A few winter irregularly in southern coastal lowlands.

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Cypseloides niger Black swift	--	--	SSC (Nesting) G4/S2	MAY FORAGE OVER PROPERTY DURING MIGRATION Breeds very locally in the Sierra Nevada and Cascade Range, the San Gabriel, San Bernardino, and San Jacinto Mts., and in coastal bluffs and mountains from San Mateo Co. south probably to San Luis Obispo Co.
Empidonax traillii extimus Southwestern willow flycatcher[6]	FE March 1995	SE January 1991	SSC (Nesting) G5T1T2/S1	NOT EXPECTED Summer resident. Breeds in dense riparian vegetation near surface water or saturated soil. Riparian patches used vary in size and shape, and may be a relatively dense, linear contiguous stand or an irregularly shaped mosaic with open areas.
Lanius ludovicianus Loggerhead shrike	--	--	SSC (Nesting) G4/S4	NOT EXPECTED Found in arid grassland, open savannah, agricultural areas, and both coastal and desert scrub, often near areas of barren soil, including overgrazed land. Requires scattered thorny shrubs for nest placement and for hanging prey. The vineyard lacked suitable habitat elements.
Vireo bellii pusillus Least Bell's vireo[7]	FE May 1986	SE October 1980	SSC (Nesting) G5T2/S2	NOT EXPECTED Frequents riparian habitats and require dense thickets of willow and other low shrubs for nesting. The dense riparian thickets they occupy are usually impenetrable, with ground cover in the shrub layer being nearly 100%. The proposed development envelope and fuel modification zones lack suitable habitat elements.

[6] *Andrew McGinn Forde holds a USFWS permit and CDFW MOU authorizing surveys for southwestern willow flycatcher and is very familiar with its habitat requirements and life history.*

[7] *Andrew McGinn Forde holds a USFWS permit and CDFW MOU authorizing surveys for least Bell's vireo and is very familiar with its habitat requirements and life history.*

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	Federal Status	State Status	CDFW (Season) Global Rank/State Rank	
Progne subis arboricola Purple martin	--	--	SSC (Nesting) G5/S3	NOT EXPECTED An uncommon to rare, local summer resident in a variety of wooded, low-elevation habitats throughout the state; a rare migrant in spring and fall, absent in winter. Uses valley foothill and montane hardwood, valley foothill and montane hardwood-conifer, and riparian habitats. Also occurs in coniferous habitats, including closed-cone pine-cypress, ponderosa pine, Douglas fir, and redwood. . The vineyard lacked suitable habitat elements.
Riparia riparia Bank swallow	--	SE June 1989	-- (Nesting) G5/S2S3	MAY FORAGE OVER PROPERTY DURING MIGRATION Restricted to riparian habitats during summer and open habitats during migration. Requires vertical banks, bluffs, or cliffs with fine-textured or sandy soils for nesting. It nests along a small section of the Sacramento and Feather rivers and other isolated areas. Species not known to nest in the region.
Campylorhynchus brunneicapillus sandiegensis Coastal cactus wren	--	--	SSC (San Diego & Orange counties) G5T3Q/S3	NOT EXPECTED Coastal race found in arid parts of westward-draining slopes of southern California; numbers reduced in recent decades. Frequents desert succulent shrub, Joshua tree, and desert wash habitats. Nest usually built in cholla or other large, branching cactus, in yucca, or in stiff-twigged, thorny shrub or small tree. The vineyard lacked suitable habitat elements.

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Cistothorus palustris clarkae Marsh wren	--	--	SSC G5T2T3/S2S3	NOT EXPECTED A yearlong resident along northern and central coast, in the Central Valley, and in scattered locations in transmontane California. Migrants and winter residents may occur in any low vegetation growing in water or on damp ground. Breeding is restricted to cattails, bulrushes, sedges, and other vegetation in emergent wetland habitat. In southern California, breeds mainly in Imperial and Colorado River valleys, locally along the coast, and in a few desert wetlands. In the county it breeds primarily in the Antelope Valley at Piute Ponds, at Lake Palmdale, and Elizabeth Lake. The vineyard lacked suitable habitat elements.
Polioptila californica California gnatcatcher[8]	FT March 1993	--	SSC G3T2/S2	NOT EXPECTED Obligate resident of arid coastal scrub. California buckwheat, coastal sage, and patches of prickly pear cactus are favored. Species nests within the vicinity of California State University Channel Islands. The vineyard lacked suitable habitat elements.
Setophaga petechia Yellow warbler	--	--	SSC G5/S3S4	NOT EXPECTED Occurs as a migrant and summer resident from late March through early October; breeds from April to late July in riparian woodlands from coastal and desert lowlands up to 2500 m in Sierra Nevada. Also breeds in montane chaparral, and in open ponderosa pine and mixed conifer habitats with substantial amounts of brush. The vineyard lacked suitable habitat elements.

[8] *Andrew McGinn Forde holds a USFWS permit and CDFW MOU authorizing surveys for California gnatcatcher and is very familiar with its habitat requirements and life history.*

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	Federal Status	State Status	CDFW (Season) Global Rank/State Rank	
Icteria virens Yellow-breasted chat	--	--	SSC G5/S3	NOT EXPECTED Occurs as a migrant and in summer primarily from late March to late September in coastal California and in foothills of the Sierra Nevada. Frequents dense, brushy thickets and tangles near water, and thick understory in riparian woodland. In migration, may be found in lower elevations of mountains in riparian habitat. Breeds late April through early August. The vineyard lacked suitable habitat elements.
Pooecetes gramineus affinis Vesper sparrow			SSC (Wintering) G5T3?/S3?	NOT EXPECTED Winters in open grasslands and sparse shrublands in the valley and desert regions of Los Angeles County. The vineyard lacked suitable habitat elements.
Passerculus sandwichensis beldingi Belding's savannah sparrow	--	SE January 1974	-- G5T3/S3	NOT EXPECTED Occurs year-round in salt marsh usually in the upper littoral zone. It nests in dense pickleweed. The vineyard lacked suitable habitat elements.
Ammodramus savannarum Grasshopper sparrow	--	--	SSC (Nesting) G5/S2	NOT EXPECTED Occurs nearly year-round in extensive, dense grasslands, especially those with a variety of grasses and tall forbs and scattered low shrubs for singing perches. The vineyard lacked suitable habitat elements.

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Piranga rubra cooperi Summer tanager	--	--	SSC (Nesting) G5/S1	NOT EXPECTED An uncommon summer resident in desert riparian habitat along the lower Colorado River; very locally elsewhere in southern California deserts. Nests in mature, desert riparian habitat dominated by cottonwoods and willows. Arrives on summer breeding grounds in April and usually departs by September. Transients occur elsewhere in interior mostly in May and June and September into November. Occurs along coast rarely but regularly from September to March and May to June.
Agelaius tricolor Tricolored blackbird	--	ST March 2019	SSC (Nesting Colony) G2G3/S1S2	NOT EXPECTED Feeds in grassland and cropland habitats and breeds near fresh water in emergent wetland with tall, dense cattails or tules, but also in thickets of willow, blackberry, wild rose, and tall herbs March through November. The vineyard lacked suitable habitat elements.
Xanthocephalus xanthocephalus Yellow-headed blackbird	--	--	SSC (Nesting) G5/S3	NOT EXPECTED Breeds commonly, but locally, east of Cascade Range and Sierra Nevada, in Imperial and Colorado River valleys, in the Central Valley, and at selected locations in the coast ranges west of the Central Valley. Nests in fresh emergent wetland with dense vegetation and deep water, often along borders of lakes or ponds. Forages in emergent wetland and moist, open areas, especially cropland and muddy shores of lacustrine habitat. The vineyard lacked suitable habitat elements.

SCIENTIFIC NAME **COMMON NAME**	**STATUS (March 2020)**			**POTENTIAL FOR OCCURRENCE, HABITAT NOTES, & LIFE HISTORY** [9]
	Federal Status	**State Status**	**CDFW (Season) Global Rank/State Rank**	
MAMMALS[10]				
Sorex ornatus salicornicus Southern California saltmarsh shrew	--	--	SSC G5T1?/S1	NOT EXPECTED The Southern California salt marsh shrew is confined to coastal salt marshes in Los Angeles, Orange, and Ventura counties. The vineyard lacked suitable habitat elements.
Macrotus californicus California leaf-nosed bat	--	--	SSC G4/S2S3	NOT EXPECTED (may occur in areas adjacent vineyard) Preferred habitats are caves, mines, and rock shelters, mostly in Sonoran desert scrub. It does not hibernate. Winter roosts are geothermically heated. Mating takes place in the fall. Pups born June. The vineyard lacked suitable habitat elements.
Antrozous pallidus Pallid bat	--	--	SSC G5/S3	NOT EXPECTED (may occur in areas adjacent vineyard) Throughout California except high Sierra Nevada. Habitat includes grassland, shrubland, woodland, and conifer forests. Most common in open, dry habitats with rocky areas for roosting. Roosts in caves, crevices, mines, under bridges, bird and bat boxes, and occasionally hollow trees and buildings. Non-migratory. Birth occurs late June, nursing continues into August. The vineyard lacked suitable habitat elements.

[9] Habitat Notes are taken from California Department of Fish and Wildlife. California Interagency Wildlife Task Group. 2005. California Wildlife Habitat Relationships, Sacramento, California.

[10] Andrew McGinn Forde holds a CDFW MOU that authourizes capture of bats using a variety of techniques including hand-held nets, mist nets, and harp traps; he is very familiar with the life history and habitat requirements of bats..

SCIENTIFIC NAME COMMON NAME	STATUS (March 2020)			POTENTIAL FOR OCCURRENCE, HABITAT NOTES, & LIFE HISTORY [9]
	Federal Status	State Status	CDFW (Season) Global Rank/State Rank	
Euderma maculatum Spotted bat	--	--	SSC G4/S2S3	NOT EXPECTED (may occur in areas adjacent vineyard) Occupied habitats include arid deserts, grasslands, and mixed conifer forests. Prefers sites with adequate roosting habitat, such as cliffs. Feeds over water and along washes. Pups are born late May to early June, nursing continues into August. The vineyard lacked suitable habitat elements.
Lasiurus blossevillii Western red bat	--	--	SSC G5/S3?	NOT EXPECTED (may occur in areas adjacent vineyard) Occurs from Shasta Co. south to Mexico, west of Sierra Nevada/Cascade crest and deserts. Feeds over scrublands, grasslands, open woodlands, and croplands. Roosts in foliage of forest and woodland trees. Pups born June. Nursing into August. Migrates to south of range to hibernate. The vineyard lacked suitable habitat elements.
Corynorhinus townsendii Townsend's big-eared bat	--	SC December 2013	SSC G3G4/S2S3 --	NOT EXPECTED (may occur in areas adjacent vineyard) Found throughout California except subalpine and alpine habitats. Roosts in caves, mines, tunnels, buildings, and other human-made structures. Prefers mesic habitats where it gleans vegetation or captures moths and beetles in flight. Pups are born in May or June, nursing continues into August. The vineyard lacked suitable habitat elements.

SCIENTIFIC NAME **COMMON NAME**	**STATUS (March 2020)**			**POTENTIAL FOR OCCURRENCE, HABITAT NOTES, & LIFE HISTORY** [9]
	Federal Status	**State Status**	**CDFW (Season) Global Rank/State Rank**	
Eumops perotis californicus Greater bonneted bat	--	--	SSC G5T4/S3? --	NOT EXPECTED (may occur in areas adjacent vineyard) Prefers open arid areas. Crevices, high buildings, trees, and tunnels required for roosting and maternal sites. Pups are born late June through September, nursing continues into early November. Does not migrate or hibernate. The vineyard lacked suitable habitat elements.
Nyctinomops femorosaccus Pocketed free-tailed bat	--	--	SSC G4/S3 --	NOT EXPECTED (may occur in areas adjacent vineyard) Prefers rocky desert areas with high cliffs or rock outcrops. Habitats used include pinyon-juniper woodlands, desert scrub, desert succulent shrub, desert riparian, desert wash, alkali desert scrub, Joshua tree, and palm oasis. Prefers rock crevices in cliffs as roosting sites. Maternity sites include rock crevices, caverns, or buildings. Pup usually born early July. The vineyard lacked suitable habitat elements.
Bassariscus astutus Ringtail	--	--	FP G5/S3S4 --	NOT EXPECTED (may occur in areas adjacent vineyard) Ideal habitat consists a mix of forest and shrub land associated with rocky or riparian habitats. Its principal habitat requirements seem to be den sites among boulders or in hollows of trees with sufficient food in the form of rodents and other small animals. The vineyard lacked suitable habitat elements.

SCIENTIFIC NAME COMMON NAME	STATUS (March 2020)			POTENTIAL FOR OCCURRENCE, HABITAT NOTES, & LIFE HISTORY [9]
	Federal Status	State Status	CDFW (Season) Global Rank/State Rank	
Taxidea taxus American badger	--	--	SSC G5/S4	NOT EXPECTED Prefers dry open stages of most shrub, forest, and herbaceous habitats, with friable soils. The vineyard lacked suitable habitat elements.
Perognathus longimembris brevinasus Los Angeles pocket mouse	--	--	SSC G5T1T2/S1S2	NOT EXPECTED Occurs in lower elevation grassland, alluvial sage scrub, and coastal sage scrub. The vineyard lacked suitable habitat elements.
Neotoma lepida intermedia San Diego desert woodrat	--	--	SSC G5T3?/S3?	EXPECTED Joshua tree, pinyon-juniper, mixed and chamise-redshank chaparral, sagebrush, and most desert habitats with rocky outcrops and substrates. Houses are constructed with twigs, sticks, cactus parts, and rocks, and are used for nesting, food caching, and predator escape.
Microtus californicus stephensi South coast marsh vole	--	--	SSC G5T1T2/S1S2	NOT EXPECTED This subspecies occurs from Santa Barbara County south to Orange County in coastal salt marshes dominated by pickleweed. The vineyard lacked suitable habitat elements.
Lepus californicus bennetti San Diego black-tailed jackrabbit	--	--	SSC G5T3?/S3?	NOT EXPECTED Abundant at lower elevations in herbaceous and desert-shrub areas and open, early stages of forest and chaparral habitats. The vineyard lacked suitable habitat elements.

Status Key:		
Federal	State	California Department of Fish and Wildlife
FE - Endangered	SE - Endangered	FP - Fully Protected
FT - Threatened	ST - Threatened	SSC - Species of Special Concern
FC - Candidate	SC - Candidate	WL - Watch List

Potential for Occurrence: Based on professional experience, knowledge of habitat associations, and known occurrences in the region.

Present = Detected during site visit, known to occur, or recently reported to occur
Expected = Suitable habitat is present and species known to occur in the immediate vicinity
High Potential = Suitable habitat is present and species is known to occurs frequently in the region
Moderate Potential = Suitable habitat is limited and species occurs in the region infrequently
Low Potential = Species-specific survey negative or marginal habitat is present or temporary in nature and species known to occur in the immediate vicinity (potential for occurrence cannot be ruled out)
Not Expected = Suitable habitat is absent or species is not expected to occur during the "season of concern"

The official federal listing of Endangered and Threatened animals is published in the Federal Register, 50 CFR 17.11. The official state Endangered and Threatened animals list is contained in the California Code of Regulations, Title 14, Section 670.5. A state candidate species is one that the Fish and Game commission had formally noticed as being under review by the Department for addition to the State list. A federal candidate species is one for which a proposed regulation has been published in the Federal Register.

Fully Protected: This classification was the State's initial effort to identify and provide additional protection to those animals that were rare or faced possible extinction. Most of the species on these lists have subsequently been listed under the state and/or federal endangered species acts; white-tailed kite, golden eagle, trumpeter swan, northern elephant seal and ring-tailed cat are the exceptions. The white-tailed kite and the golden eagle are tracked in the CNDDB; the trumpeter swan, northern elephant seal and ringtail cat are not. The Fish and Game Code sections dealing with Fully Protected species state that these species "may not be taken or possessed at any time and no provision of this code or any other law shall be construed to authorize the issuance of permits or licenses to take any fully protected" species, although take may be authorized for necessary scientific research. This language arguably makes the "Fully Protected" designation the strongest and most restrictive regarding the "take" of these species. In 2003 the code sections dealing with fully protected species were amended to allow the Department to authorize take resulting from recovery activities for state-listed species. More information on Fully Protected species and the take provisions can be found in the Fish and Game Code, (birds at §3511, mammals at §4700, reptiles and amphibians at §5050, and fish at §5515). Additional information on Fully Protected fish can be found in the California Code of Regulations, Title 14, Division 1, Subdivision 1, Chapter 2, Article 4, §5.93. The category of Protected Amphibians and Reptiles in Title 14 has been repealed.

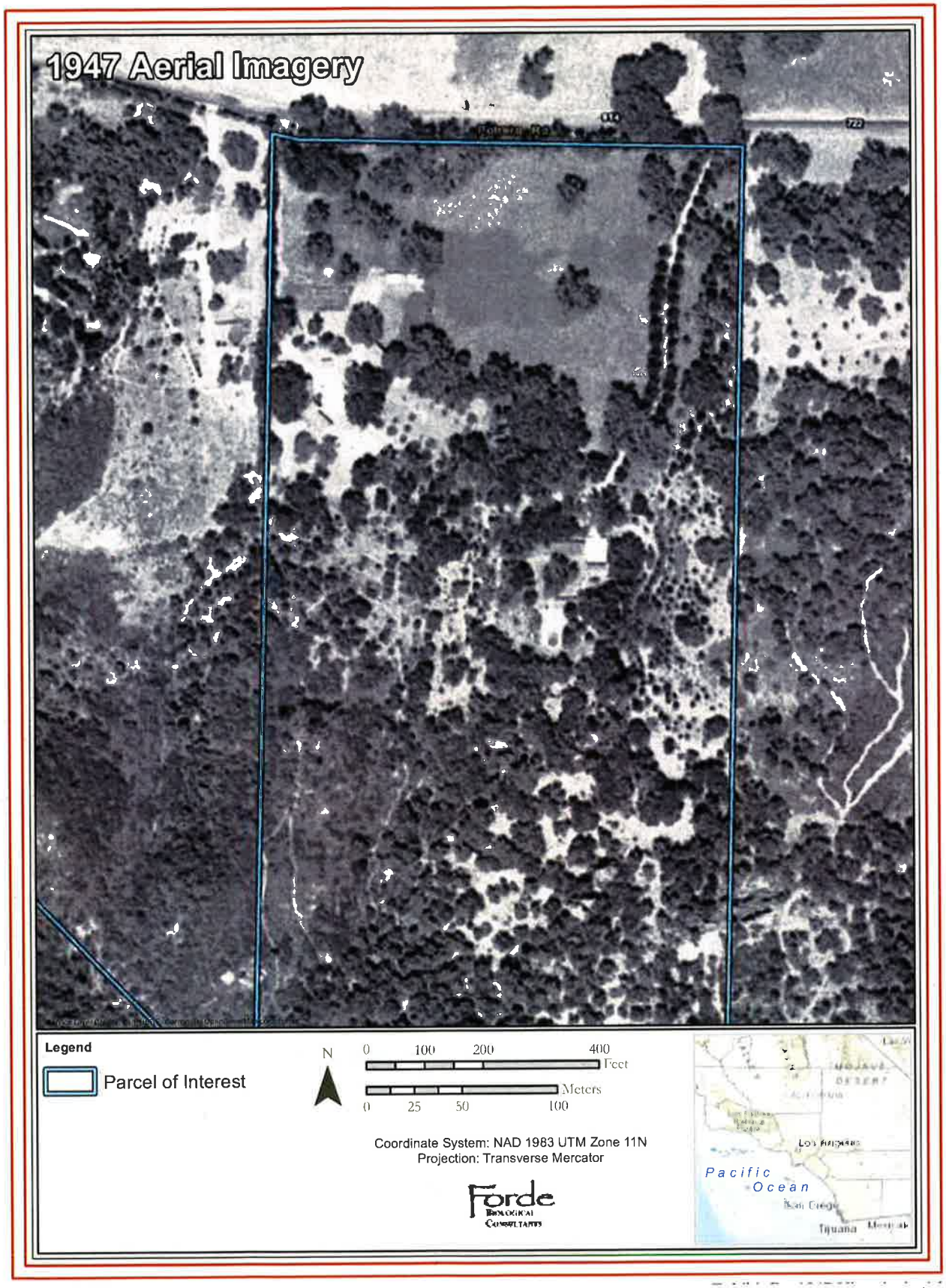
California Species of Special Concern: It is the goal and responsibility of the Department of Fish and Wildlife to maintain viable populations of all native species. To this end, the Department has designated certain vertebrate species as "Species of Special Concern" because declining population levels, limited ranges, and/or continuing threats have made them vulnerable to extinction. The goal of designating species as "Species of Special Concern" is to halt or reverse their decline by calling attention to their plight and addressing the issues of concern early enough to secure their long term viability. Not all "Species of Special Concern" have declined equally; some species may be just starting to decline, while others may have already reached the point where they meet the criteria for listing as a "Threatened" or "Endangered" species under the State and/or Federal Endangered Species Acts.

Based on geographic location of the property, the plant communities that dominated the vineyard, soil type, soil chemistry, and surrounding habitat, the biologist determined that the majority of special-status plant species would not have expected to occur within the vineyard area. A few were determined to have low potential to occur. A number of special-status wildlife species had potential to occur within the vineyard. Species that had potential to occur within the vineyard included trask shoulderband snail (*Helminthoglypta traskii traskii*), southern shoulderband snail (*Helminthoglypta tudiculata convicta*), Santa Monica grasshopper (*Trimerotropis occidentiloides*), crotch bumble bee (*Bombus crotchii*), southern California legless lizard (*Anniella stebbensi*), coast patch-nosed snake (*Salvadora hexalepis virgultea*), San Bernardino ringneck snake (*Diadophis punctatus modestus*), San Diego mountain kingsnake (*Lampropeltis zonata pulchra*), and San Diego desert woodrat (*Neotoma lepida intermedia*). Given the nature of the vineyard installation, the only species that may have been directly harmed include trask shoulderband snail, southern shoulderband snail, and Santa Monica grasshopper. Installation may also have affected woodrat houses.

If you have any comments, questions, or concerns, please contact me at 805-302-7156 or at Andrew@fordebio.com.

Sincerely,

Andrew McGinn Forde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Parcel of Interest
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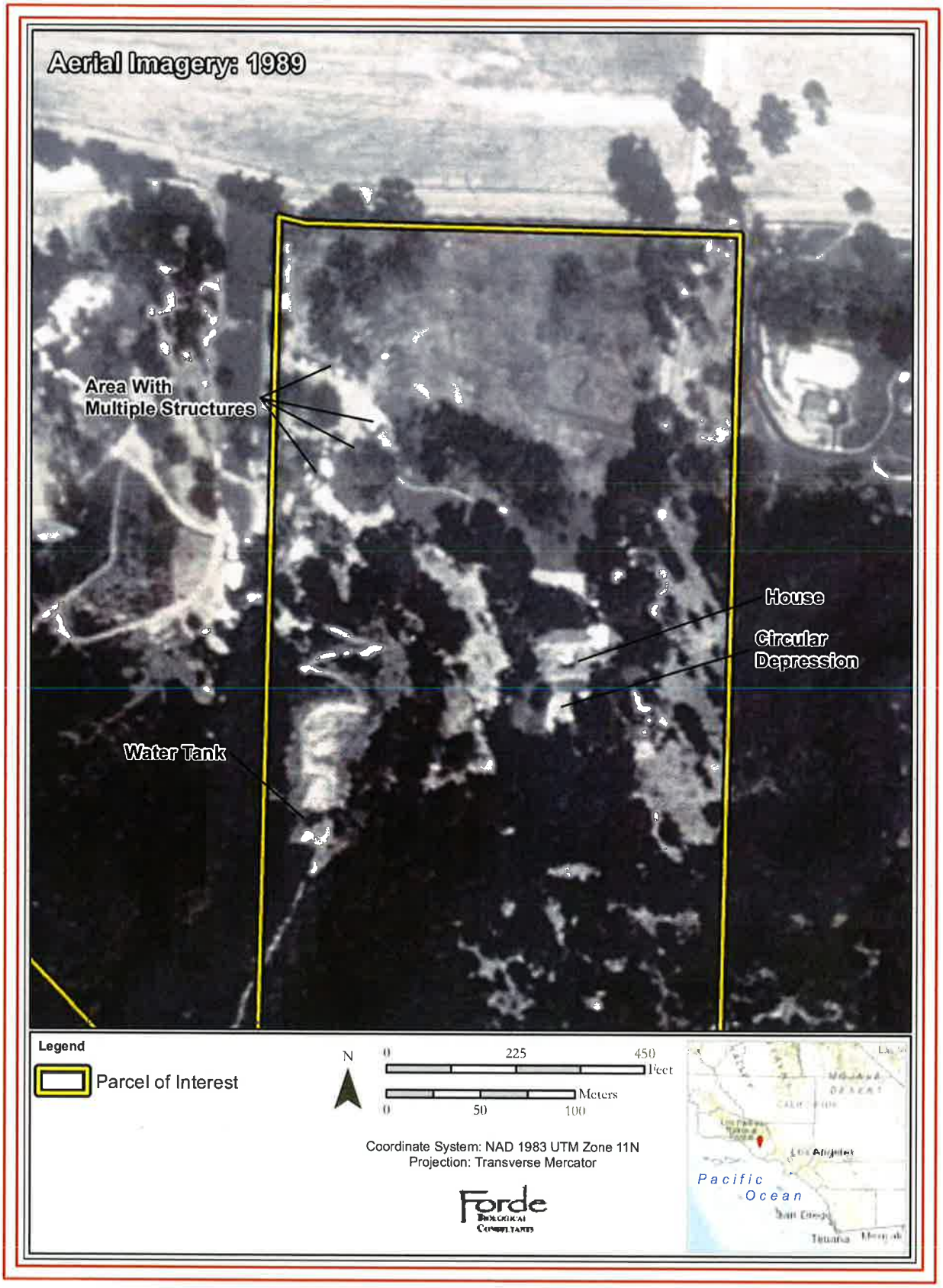
Projection: Transverse Mercator
Forde Biological Consultants
Pacific Ocean
Tijuana


Aerial Imagery: 1989
Area With Multiple Structures
House
Circular Depression
Water Tank
Legend
Parcel of Interest
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Feet
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Meters
Coordinate System: NAD 1983 UTM Zone 11N
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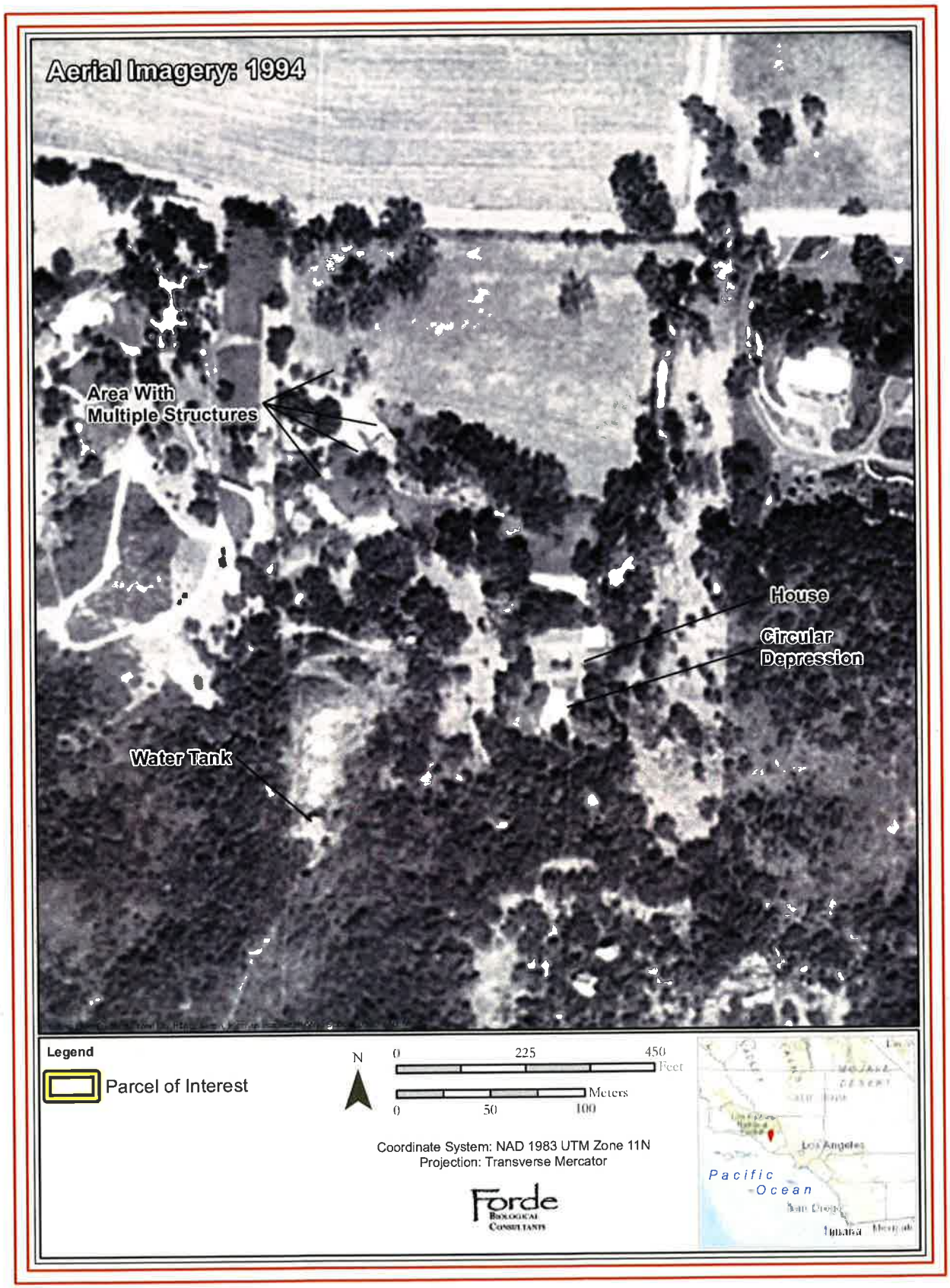
Forde Biological Consultants
Pacific Ocean


Aerial Imagery: 1994
Area With Multiple Structures
House
Circular Depression
Water Tank
Legend
Parcel of Interest
N
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Feet
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100
Meters
Coordinate System: NAD 1983 UTM Zone 11N
Projection: Transverse Mercator
Forde Biological Consultants
Los Angeles
Pacific Ocean

Revised Initial Study Biological Assessment

Cover Page

Original ISBA report date: 9 November 2020

Revision report date(s): January 8, 2021

Case number (to be entered by Planning Div.)**:**

Permit type:

Applicant: 714 Potrero LLC*

Case Planner: Angela Georgeff and Jennifer Welch

Total parcel(s) size: 56.98

Assessor Parcel Number(s): 692001003

Development proposal description: Planting native vegetation on 1.43 acres of the property to resolve a claim of unpermitted vegetation removal in a Scenic Resource Protection Overlay Zone (NCZO § 8109-4.1.2(d)) *

Prepared for Ventura County Planning Division by:

As a Qualified Biologist, approved by 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.

Qualified Biologist (signature):		Date: **01/08/2021**
Name (printed): **Ty M. Garrison**	Title: **Principal/Biologist**	Company: **Biological Assessment Services**
Phone: **858-967-6508**	email: **jytg@aol.com**	

Introduction

This revision of the **Initial Study Biological Assessment (ISBA),** 9 November 2020, prepared by Mark J. Bellini of Sentinel Science has been prepared to provide additional information as requested by Ventura County following their review of said report. This revision provides the requested additional information in the form of an addendum presented here, with the referenced ISBA and **Historical & Comparative Land Use and Habitat Analysis**, May 11, 2020, prepared by Forde Biological Consultants, incorporated and attached.

This report addendum and revision will present the question/concern raised by the County followed by a brief but complete response. Each response provides adequate information to address the County's concern while remaining appropriate for Initial Study-level documentation.

County Concern

> Justification for why the proposed 1.43 acres (in lieu of 4.5 acres) of native vegetation restoration is appropriate to abate the unpermitted removal of vegetation associated with the vineyard installation. Consideration should be made regarding the extent and composition of the vegetation community or communities removed.

Restoring the proposed 1.43 acres with native vegetation is appropriate to abate the unpermitted removal of native vegetation associated with the vineyard installation. We believe the maximum possible disturbance area to be 1.43 acres and possibly much less. The facts supporting these conclusions are as follows.

Applicant purchased the property which is zoned agricultural, in 2015 and obtained a permit from Ventura County's Agricultural Commissioner prior to installing the vineyard. The applicant and the vineyard management company that conducted the vineyard installation were aware of the scenic overlay zone and, believing the vegetation removal limit to be one acre, were careful to keep the native habitat removal to less than an acre. Having obtained the permit, the applicant believed it was complying with all applicable law and zoning requirements.

At the time the vineyard was developed, the property owner consulted with counsel who reviewed county ordinances including the Scenic Resources Protection (SRP) Overlay Zone. Prior to July 2003, this ordinance did not prohibit removal of vegetation, only grading. The 2003-2008 version of the SRP ordinance enabled property owners to remove up to one acre of native vegetation within this overlay zone without a planning permit. Erroneously, the updated version of the ordinance reducing the area from one acre to 1,000 square feet was not discovered and shared with the property owner. Consequently, the owner instructed the vineyard management company that conducted the installation of the vineyard to design the area to avoid removal of any more than 1 acre of native vegetation. In fact, this company estimated that it actually removed

between one-half acre and one acre of native vegetation. Hence, the mitigation of 1.43 acres reflects a minimum ratio of 1:1, but, more likely, a ratio of 1.43:1 to 2.86:1.

A discussion of the evolving condition of the natural vegetative state of the property is contained in “The Historical & Comparative Land Use & Habitat Analysis” prepared by Forde Biological Consultants (The Forde Report) previously submitted to the County and incorporated in the ISBA. Supplemental information has been provided by the property owner.

714 West Potrero Road was originally developed in 1916 with a house and a wooden water tank placed on the hillside area south of the residence and immediately adjacent to the current vineyard. In order to install and maintain the water tank, service roadways were constructed crisscrossing the area scraping away any native vegetation existing at that time.

Page 3 of the Forde Report has 1947 aerial imagery showing many cleared areas on the property both near structures and on the southern hillsides as well as distinct trails traversing the hillside in the vicinity of the water tank. A new replacement water tank with a 160,000-gallon capacity was constructed on the site in approximately 1989, the installation of which required additional disturbance to the area due to the use of heavy machinery. The Report states at page 7 that by 1989, the hillside areas of the property to the south where the trails have existed had “additional clearing and widening and realignment.” Pages 59 and 60 of the Report contain aerial images from 1989 and 1994 showing significantly more of the natural acreage in the vicinity of the water tank as “disturbed” as acknowledged on page 7 of the report.

In these additional areas showing as “disturbed” and further up the hillside, the current owner confirmed that the area had been planted with non-native crops with water lines laid across the hillside from the water tank prior to the time he purchased the property. Consequently, the natural land and hillside acreage was heavily disturbed prior to installation of the vineyard.

All but 1.43 acres of the vineyard area is required to either be cleared of vegetation or used as a greenbelt that would serve as an asset to fire suppression in this high wildfire risk area of the County. Attachment 1 is a topographical depiction of the area, establishing all areas of the property requiring vegetative clearance pursuant to VCFPD Ordinance 31, “Fire Hazard Reduction and Vegetative Management”, Appendix W, sections W105 (buildings), W105.1.2 (accessory buildings), W105.2 (water tanks), W105.3 (roadways) and W015.5.3 (ignition sources). Some of the areas have been cleared of vegetation, while others contain the vineyard which constitutes a beneficial greenbelt area pursuant to VCFPD Guideline 412 pertaining to fire hazard reductions. Consequently, had the vineyard not been built, native vegetation would have been required to have been cleared from all but 1.43 acres of this area of the property to the extent that it still existed.

Two years after obtaining agriculture commissioner permits and operating the vineyard, the SRP ordinance violation was discovered during County review of an application for a new, covered horse arena. When this inadvertent violation was brought to the property owner's attention, he immediately offered to remediate the impacts for the native vegetation removal and has continuously worked cooperatively with county staff to define an appropriate area of the property for native revegetation.

The Forde report concluded that at the time of vineyard installation the vegetation in the area consisted of disturbed chaparral and nonnative grasslands. Revegetation at the proposed location would result in the conversion of nonnative grassland, that also supports several highly invasive nonnative shrub and tree species, to native grassland with locally native coastal sage scrub and chaparral species. Additionally, remnants or elements of two locally important habitat types, oak woodland alliance and elderberry alliance are present in the proposed restoration area. These habitats would be enhanced by the addition of appropriate understory species that are not currently present.

County Concern

> A conceptual approach to the proposed restoration that includes the framework of the plan, plant palette, general planting techniques, adaptive management strategies, and reporting period.

Preparation of the restoration plan for the project would logically follow County approval of the restoration location. This would allow for the inclusion of specific details such as the nonnative species that will be removed and the specific areas that would receive specific treatments. A conceptual framework for the revegetation plan envisioned for the project site includes:

- Pre-planting removal of nonnative invasive species including *Eucalyptus* and broom (*Spartium* or *Cytisus*) among others.
- Soil preparation including harrowing and/or rolling to provide seed pockets and erosion reduction.
- Determining if further seed retention and erosion reductions methods are required including straw, jute netting, etc.
- Developing a hydroseeding plant palette that includes only appropriate, locally native species.
- Developing a container plant palette that includes only appropriate locally native species.
- Preparing a timeline for implementation.
- Preparing a monitoring plan that includes success criteria and adaptive management to address instances or areas where success goals are not being met.

County Concern

> The Observed and Potentially Occurring Special Status Species Table indicates a low potential to occur for Lyon's pentachaeta (Pentachaeta lyonia [sic]) and marcescent dudleya (Dudleya cymose [sic] ssp. Marcescens [sic]). However, multiple occurrences of the species have been documented within two miles of the survey area, and suitable habitat exists for the species within the survey area. Accordingly, the potential should be increased to "moderate" or "high", or a compelling statement should be provided that justifies a low potential for occurrence.

A directed survey January 2, 2021 to help establish the potential presence of *Dudleya cymosa marcescens* on the property, and more specifically the restoration area. That survey discovered at least two, and possibly three species of *Dudleya* on the property and within the southern end of the restoration area. At the time of the survey the *Dudleya* were just emerging from dormancy as a result of the recent rains and were impossible to identify by direct observation alone. However, it is likely that the *Dudleya* present on the site belong to one or more of the sensitive *Dudleya* species and/or subspecies found in the vicinity. The *Dudleya* present on the property are all located on steep rock faces or large boulders where mosses have been growing for decades and have developed thin soil layers on the rock face. None of these rock faces or boulders would be disturbed as a result of native habitat revegetation on the property. The Observed and Potentially Occurring Special Status Species Table reference to *Dudleya cymosa marcescens* is revised to "High" per this statement.

Lyon's pentachaeta (*Pentachaeta lyonii*) is a tiny annual sunflower with a range that is nearly limited to the western Santa Monica Mountains. The species occurs in thin, rocky, clay soils of volcanic origin. It is unknown if the species is limited to these areas by lack of competition from nonnative annual grasses that do not survive as well under these conditions or if the species is endemic to these soil types. The California Natural Diversity Database (CNDDB) report shows a polygon of Lyon's pentachaeta habitat or recorded occurrence (we are unsure which) along the northern edge of the property adjacent to Potrero Rd. The polygon is of the type that CNDDB calls "Non-specific bounded areas (polygons) [which] are used when we don't know exactly where the element was or may be found at that location." The CNDDB dataset for the Newbury Park USGS 7.5-minute quadrangle map lists only one occurrence of Lyon's pentachaeta but there are more than one non-specific bounded area polygons for the species mapped in the area. We are unsure what data was used to generate these polygons. Regardless of the uncertainty regarding the CNDDB data, there is appropriate habitat for the species present on the site. The majority of that habitat is located among the large volcanic boulders and outcrops in the southern portion of the property where there is thin soil and little disturbance and competition from nonnative species. The portions of the revegetation area where most of the disturbance to

existing conditions would occur, is occupied by relatively deep soils supporting abundant nonnative grasses and weedy herbaceous species. Native habitat revegetation with the resultant reduction in nonnative species dominance would be a negligible but definite improvement for the Lyon's pentachaeta should it occur on the site. Observed and Potentially Occurring Special Status Species Table regarding Lyon's pentachaeta is revised to "Moderate" per this statement.

County Concern

> The wildlife movement and connectivity section does not analyze existing barriers to wildlife movement within the survey areas. Please add the analysis.

While there are fences present on or along some of the property boundary lines, none are impermeable to wildlife movement. There are obvious gaps where humans, horses, and any other wildlife can traverse the property boundaries. In addition, there are undoubtedly other areas where the fence line is relatively porous to wildlife. The best evidence of the site porosity to wildlife is the abundant sign of wildlife on the property, including mule deer, coyote, grey fox, rabbits, California ground squirrel, Thomomy's pocket gopher, wood rat, and numerous other rodents. There is also photographic evidence of the region's apex predator, the mountain lion on the site. This evidence suggests that there is little or no barrier to wildlife movement presented by the site in its present condition.

County Concern

> The Sensitive Plant Community impact evaluation (p.49) states that no impact to sensitive vegetation communities will occur due to the restoration project. However, Plant Community 2 (Mexican elderberry alliance) and Plant Community 4 (coast live oak woodland alliance), are described as locally important communities within the proposed restoration area (p.15). This section should analyze the potential impacts to these communities associates with the implementation of the proposed restoration. Disturbance associated with site preparation activities as well as potential vegetation type conversion should be discussed, as well as how the remnant portions of these communities will be preserved and/or enhanced by the proposed restoration.

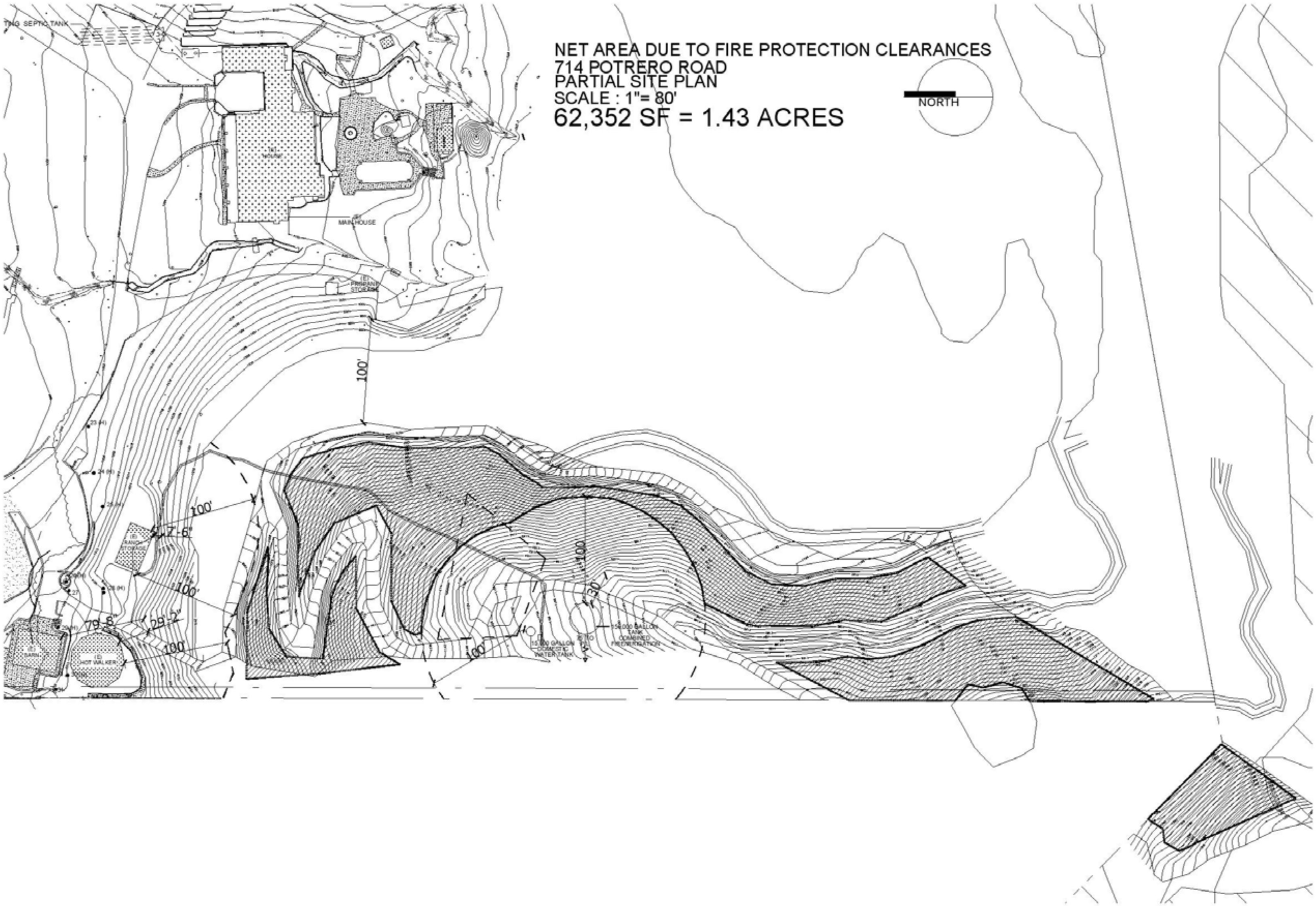
The impact statement on page 49 of the Initial Study Biological Assessment should have read there would be no negative impact to sensitive plant communities due to the restoration project. The restoration project will remove several invasive and harmful nonnative species and replace them with appropriate, locally native species. This will

result in a net benefit to the existing native species including the dominant oaks and elderberries found within portions of the proposed restoration area.

County Concern

> The Species Observed Table (p.62) incorrectly categorizes scarlet pimpermel [sic] (Anagallis arvensis) and eucalyptus trees (Eucalyptus sp.) as native species. These species are non-native, and the table should be corrected to reflect this.

We agree that the species *Anagallis arvensis* (now called *Lysimachia arvensis*) and the genus *Eucalyptus* are nonnative and the table on page 62 is amended by this statement to indicate that these are nonnative.


NET AREA DUE TO FIRE PROTECTION CLEARANCES
714 POTRERO ROAD
PARTIAL SITE PLAN
SCALE : 1"= 80'
62,352 SF = 1.43 ACRES
NORTH
MAIN HOUSE
100'
100'
100'
100'
100'
100'
77'-6"
79'-6"
28'-2"

Initial Study Biological Assessment

Cover Page

Original ISBA report date: 9 November 2020

Revision report date(s): NA

Case number: None*

Permit type: None*

Applicant: 714 Potrero LLC*

Case Planner: Angela Georgeff and Jennifer Welch

Total parcel(s) size: 56.98 acres

Assessor Parcel Number(s): 692001003

Development proposal description: Planting native vegetation on 1.43 acres of the property to resolve a claim of unpermitted vegetation removal in a Scenic Resource Protection Overlay Zone (NCZO § 8109-4.1.2(d)) *

The following paragraph has been provided by the property owner's representative:

*There is no application pending nor development proposal under consideration with the County of Ventura Planning Division for the 1.43 acres of the property located at 714 West Potrero Road in Hidden Valley, Ventura County, California which is the focus of this Initial Study Biological Assessment (ISBA). The activity for which this ISBA is being prepared is the property owner planting additional native vegetation and enhancing existing native vegetation on a portion of private property zoned OS-40 ac / SRP. There is no "project" nor "development footprint". Instead, Sentinel Science's biologist has been retained by the property owner to prepare this ISBA at the request of the County of Ventura to provide information regarding the existing biological condition of 1.43 acres which will be used to replace native vegetation that may have been removed from another area of the property without a permit in a Scenic Resource Protection (SRP) Overlay Zone. The replacement site is also zoned SRP overlay. For this reason, in preparing the ISBA, the County's tree protection regulation, NCZO §8107-25 was taken into consideration as it specifies certain trees that are protected in the SRP zone. The only other section of the NCZO that provides information as to what biological resources must be considered for environmental impacts when there is a disturbance of an SRP zone is NCZO §8109-4.1.5, setting forth development standards in such zones, and stating in subsection 3, "Utilize native plants indigenous to the area for re-vegetation of graded slopes, where appropriate considering the surrounding vegetative conditions.

Prepared for Ventura County Planning Division by:

As a Qualified Biologist, approved by 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.

<table>
<tr><td colspan="2">Qualified Biologist (signature):
  </td><td>Date: 9 Nov 2020</td></tr>
<tr><td>Name: Mark J. Bellini</td><td>Title: Senior Biologist</td><td>Company: Sentinel Science</td></tr>
<tr><td>Phone: 801-381-0021</td><td colspan="2">email: mark@sentinelscience.com</td></tr>
</table>

Initial Study Checklist

This Biological Assessment DID provide adequate information to make recommended CEQA findings regarding potentially significant impacts.

	Project Impact Degree of Effect				Cumulative Impact Degree of Effect			
	N	LS	PS-M*	PS	N	LS	PS-M*	PS
Biological Resources								
Species			X		X			
Ecological Communities	X				X			
Habitat Connectivity	X				X			

N: No impact
LS: Less than significant impact
PS-M: Potentially significant unless mitigation incorporated.
PS: Potentially significant

Contents

Summary

Mark J. Bellini, Ventura County approved biologist has completed an Initial Study Biological Assessment (ISBA) at a 1.43 acre portion of the 56.98 acre property located at 714 West Potrero Road, in Hidden Valley, (unincorporated Ventura County), California (Survey Area). The Survey Area is identified as a native plant revegetation site characterized by a combination of disturbed areas and areas containing non-native as well as native vegetation. The disturbed areas include a dirt area used as a storage yard and work area, an underground wine cellar covered with soil suitable for planting and an antenna pole. Non-native vegetation areas are characterized as annual grassland, and native vegetation is comprised of chapparal, elderberry shrub and oak woodland. With the exception of the wine cellar and antenna pole, which will remain, the Survey area will be improved by planting native vegetation. With the exception of the entrance to the wine cellar and antenna pole, which will remain, the disturbed areas will be restored by planting native vegetation and existing native areas, which have suffered as a result of drought and heat in recent years will be enhanced.

As discussed in Section 4, three mitigation measures are proposed which, in the opinion of the biologist, will minimize identified Potentially Significant Impacts to Less than Significant. They pertain to a nesting bird and rare plant survey to determine if any rare plants or bird nests exist on site immediately prior to the commencement of the revegetation activities. No rare plants or nesting birds were found during the surveys; however, the fieldwork was conducted in the fall, during the non-nesting season, and at a time of year when the rare plants were in life stages where they were difficult to identify. Additionally, worker awareness training for special status reptiles and invertebrates, which were not observed but are potentially present, will be conducted before the project begins.

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Section 1: Construction Footprint Description

Construction Footprint Definition (per the Ventura County Planning Division): The construction footprint includes the proposed maximum limits of temporary or permanent direct land or vegetation disturbance for a project including such things as the building pad(s), roads/road improvements, grading, septic systems, wells, drainage improvements, fire hazard brush clearance area(s), tennis courts, pools/spas, landscaping, storage/stockpile areas, construction staging areas, fire department turnarounds, utility trenching and other grading areas. The construction footprint on some types of projects, such as mining, oil and gas exploration or agricultural operations, may be quite different than the above.

Development Proposal Description:

The proposed action is to significantly increase and improve the amount of scenic native vegetation in an area that is used partially as a horse paddock, yard storage and work area. An underground wine cellar covered with soil except for the doorway is also located on site. Portions of the 1.43 acre Survey Area are also undeveloped and occupied by chaparral, oak woodland and annual grassland, described in greater detail in this report. The proposed action would involve removal non-native Eucalyptus (*Eucalyptus sp*.) trees and other invasive species including Spanish broom (*Spartium junceum*) and non-native annual grasses and replacing such with native vegetation. No trees or other native vegetation protected by County ordinances applicable to the Scenic Resource Protection Overlay zone are proposed for removal. Areas of existing native vegetation will be enhanced and improved.

A description of the environment is captured below in “Survey Area Environmental Setting.”

Construction Footprint Size

Not Applicable- no construction is being proposed for the site.

1.43 acre between a residence and dirt road and steep west-facing hillside will have native vegetation planted, enhanced and improved.

Development Area Size

Not Applicable – Site not in Coastal Zone.

Project Design for Impact Avoidance or Minimization

Not Applicable

Coastal Zone/Overlay Zones

Scenic Resources Protection Overlay Zone (SRP)

Zoning

OS-40 ac / SRP

Elevation

1,043–1,202 feet (318 – 366 meters) above mean sea level (amsl)

Section 2: Survey Information

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, ISBA's are intended to:

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

2.2 Survey Area Description

Survey Area Definition (per the Ventura County Planning Division): The physical area a biologist evaluates as part of a biological assessment. This includes all areas that could potentially be subject to direct or indirect impacts from the project, including, but not limited to: the construction footprint; areas that would be subject to noise, light, dust or runoff generated by the project; any required buffer areas (e.g., buffers surrounding wetland habitat). The construction footprint plus a 100 to 300-foot buffer—beyond the required 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 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. The extent of the survey area shall be determined by the biologist in consultation with the lead agency.

Prior to the current survey, a "Historical & Comparative Land Use & Habitat Analysis" report was completed by Forde Biological Consultants (FBC) in May 2020 (FBC 2020) for the portion of the subject property where the vineyard was installed in order to determine the likely extent of removal of native vegetation which will be mitigated by the proposed revegetation. One purpose of the report was to "document historical land use" for the entire property, however, no biological assessment of the new replacement site was conducted. The FBC report is incorporated by reference into this ISBA to avoid the need to repeat information contained therein.

Survey Area 1 (SA1) – October 2020

Survey Area 1 (SA1) is the only survey area in the 1.43 acre area assessed in this report. Survey Area 1 is bordered by the following:

- East: Property boundary fencing, then undeveloped chaparral on a steep west-facing hillslope;
- West: Dirt road then a mixture of oak trees, a swimming pool and residence;
- North: Horse paddock, that with the exception of a few mature oak trees, is cleared of vegetation;
- South: Steep rocky terrain containing a mix of chaparral and oak woodland.

Location

This ISBA is prepared at a 1.43-acre native plant revegetation area located at 714 West Potrero Road in Hidden Valley (unincorporated Ventura County), California. The site is located at the southern margin of Hidden Valley within the western portion of the Santa Monica Mountains where topography transitions from the topographically flat Hidden Valley to the north to the steep undeveloped terrain of the Santa Monica Mountains to the south. The survey area was not flagged but is well defined to the east, west and south by fencing and a dirt road. The site is confined to the single property and does not extend to adjoining parcels.

Survey Area Environmental Setting

All identifiable plant species were documented, and all wildlife was identified either visually or aurally. In addition, signs of wildlife including; scat, burrows, dens, tracks etc., were recorded. Vegetation communities were characterized in accordance with *Vegetation Classification of the Santa Monica Mountains National Recreation Area and Environs in Ventura and Los Angeles Counties* (CDFG 2006), which is based on methodologies in *A Manual of California Vegetation, Second Edition* (Sawyer et al. 2009).

The site is at the base of a steep north facing rocky hillslope. Surface water is expected to flow northerly and westerly at and near the site towards the house at the subject property. Review of the National Wetlands Inventory Map revealed there are no jurisdictional surface features at the restoration site or within 500 feet. Ground truthing confirmed the lack of potential jurisdictional water features including wetland and intermittent streams at or near the site.

Surrounding Area Environmental Setting

The site is situated near the base of a small canyon within an overall north-facing topographic trend. Flat valley areas, primarily developed with low density housing on large land parcels, or

agricultural land uses, exist to the north. Residences on large land parcels occupy areas to the east and west of the subject property and yet to be developed parcels lie directly to the south of the property with vast expanses of undeveloped mountainous terrain of the Santa Mountains further beyond. The subject property is located within the Santa Monica Mountains National Recreation Area.

Cover. All of the survey area with the exception of the yard storage area currently supports vegetation. The cover estimates for the biological resources in the survey area are as follows:

60% native vegetation

30% non-native vegetation

10% Bare ground / disturbed

central science	**Project Location Map**	714 West Potrero Road Hidden Valley, CA. Initial Study Biological Assessment

sentinel science	**Survey Area** (outlined in red)	714 West Potrero Road Hidden Valley, CA. N Initial Study Biological Assessment

sentinel science	Engineer's Survey Area Boundaries	714 West Potrero Road Hidden Valley, CA. E Initial Study Biological Assessment

2.3 Methodology

References

- California Department of Fish and Game, BIOS. (*29 October 2020*). BIOS is an internet-based biological data map server. This database was searched to identify other projects that have occurred in the vicinity of the subject property.
- Ventura County Planning Division, GIS Biology Map Packet (date prepared by RMA-GIS for the project). Consists of mapped resource information for the project site, including: wetlands and waterbodies; wildlife corridors/connectivity areas; vegetation; and high resolution aerial imagery.
- Vegetation Classification of the Santa Monica Mountains National Recreation Area and Environs in Ventura and Los Angeles Counties, California. Presented to National Park Service, Santa Monica Mountains National Recreation Agency. California Department of Fish and Game, Wildlife and Habitat Data Analysis Branch and California Native Plant Society. January 2006.
- USGS-NPS Vegetation Mapping Program, Santa Monica Mountains National Recreation Area, Photo Interpretation Report. May 23, 2007.
- California Department of Fish and Game, Vegetation Classification and Mapping Program, List of Vegetation Alliances and Associations. September 2010. http://www.dfg.ca.gov/biogeodata/vegcamp/natural_comm_list.asp
- CNPS Inventory of Rare and Endangered Plants database, v7-08a 2-01-08, http://cnps.web.aplus.net/cgi-bin/inv/inventory.cgi/Html?item=checkbox_9.htm#q9
- Sawyer, J. O., T. Keeler-Wolf, and J. M. Evens. 2009. A Manual of California Vegetation, second edition. California Native Plant Society, Sacramento, CA.
- Sibley, D. A. 2014. The Sibley Guide to Birds, Second Edition. Alfred A. Knopf, New York, NY.
- Stebbins, R. C. 2003. A field guide to western reptiles and amphibians, third edition. Houghton Mifflin Company, New York, NY.
- USFWS (U.S. Fish and Wildlife Service). 2018. National Wetlands Inventory: surface waters and wetlands. Online mapping program. https://www.fws.gov/wetlands/data/Mapper.html
- VCPD (Ventura County Planning Division). 2012. Initial Study Biological Assessment Guidelines.
- VCPD (Ventura County Planning Division). 2014. 2014 Locally Important Animal List.
- VCPD (Ventura County Planning Division). 2017a. Draft 2018 Locally Important Plant List.

- VCPD (Ventura County Planning Division). 2017b. Ventura County Coastal Zoning Ordinance.

- Division 8, Chapter 1.1 of the Ventura County Ordinance Code. Effective July 1, 2017.

- VCPD (Ventura County Planning Division). 2011. Ventura County Non-coastal Zoning Ordinance.

- Division 8, Chapter 1 of the Ventura County Ordinance Code. Last amended June 28, 2011.

- NPS (National Park Service). 2002. Santa Monica Mountains National Recreation Area Final
- General Management Plan & Environmental Impact Statement. United States Department of the Interior – National Park Service.

- FBC (Forde Biological Consultants). May 2020. Historical & Comparative Land Use & Habitat Analysis; 714 Potrero Road (AIN 692001003) Ventura County, California

Mark J Bellini, senior biologist for Sentinel Science and approved by the Ventura County Planning Division as a qualified consulting biologist, conducted all field surveys shown in Table 1. Prior to the field survey, the biologist conducted a desktop review of standard databases (e.g., CNDDB, Calflora, CDFW, CNPS, eBird , reports for biological surveys in the Santa Monica Mountains, and other guides and compendia (see *2.3 Methodology – References*) to obtain occurrence information for general biological resources and special-status species with potential to occur within the survey area. Special-status species were defined as those listed in CDFW's *Special Animals List* (CDFW 2018c), *Special Vascular Plants, Bryophytes, and Lichens List* (CDFW 2018d), and locally important species as defined by the Ventura County General Plan (VCPD 2014, 2017a–b) and the Initial Study Assessment Guidelines (VCPD 2012).

A list of all special status species potential found within the Newbury Park USGS 7.5-minute quadrangle, wherein the site resides as well as the surrounding eight quadrangles (*Camarillo*, *Point Mugu*, *Triunfo Pass*, *Thousand Oaks*, *Point Dume*, *Point Mugu*, Moorpark and *Simi*).

The biologist surveyed the entire Survey Area three times. During the first two surveys the boundaries of the native plant revegetation site were still being discussed. Therefore, in addition to conducting the fieldwork, the biologist used the occasion of the first two site visits to facilitate the choosing of the site. At the time of the third site the boundaries had been decided; thus enabling the biologist to make sure the entire site received full survey coverage.

On all three occasions the biologist was able to survey on foot; with no portions within the survey inaccessible due to environmental or other conditions. Binoculars were used to identify birds and scan for raptor nests within 500 feet. Conditions were favorable on all occasions with calm winds, clear skies and temps ranging between 67 to 79 degrees Fahrenheit. Notable features were recorded on a handheld GPS unit (accuracy ± 10 feet). High- resolution aerial photographs as well as all project plans were brought into the field for markup and reference. A laptop computer was used for accessing additional reference materials while in the field.

All identifiable plant species were recorded, and all vertebrate animal species identifiable by sight and sound, and signs of presence (e.g., scat, burrows, tracks), were recorded. Plant taxonomy follows *The Jepson Manual, Second Edition* (Baldwin et al. 2012). Vegetation communities were characterized according to *Vegetation Classification of the Santa Monica Mountains National Recreation Area and Environs in Ventura and Los Angeles Counties* (CDFG 2006), which is based on methodologies in *A Manual of California Vegetation, Second Edition* (Sawyer et al. 2009). Other commonly used plant and wildlife identification sources are listed in *References*, above.

Survey Date & Details

Survey Key	Survey Date	Survey Area Map Key(s)	Survey Type	Time Period	Methods/Constraints	GPS	Surveyors
SD1	10/13/2020	SA1	ISBA	4:15 pm–5:45 pm	Walking transects, scanning with binoculars. Assessed the site for native plant revegetation. Surveyed the northern half of site. No survey constraints.	Garmin, Oregon 550 ± 10 ft	Mark Bellini
SD2	10/20/2020	SA1	ISBA	4:30 pm–6:45 pm	Walking transects, scanning with binoculars. Assessed the expanded area of the site further to the south. No areas were inaccessible. No survey constraints.	Garmin, Oregon 550 ± 10 ft	Mark Bellini
SD3	10/31/2020	SA1	ISBA	3:30 pm–4:45 pm	Walking transects, scanning with binoculars. Assessed the expanded area of the site further to the south. No areas were inaccessible.	Garmin, Oregon 550 ± 10 ft	Mark Bellini

ISBA .....Initial Study Biological Assessment

Section 3: The Biological Inventory

See Appendix One for an overview of the types of biological resources that are protected in Ventura County.

3.1 Ecological Communities: Plant Communities, Physical Features and Wetland

Plant Communities

Locally important or rare plant communities were found within the survey area(s). Locally important plant communities are as follows:

PC 2 Mexican elderberry (*Sambucus mexicana*) Alliance: Vegetation that dominates this alliance in the Survey Area includes; Mexican elderberry (*Sambucus mexicana*), Marah macrocarpa (*Wild cucumber*), Poison oak (*Toxicodendron diversilobum*), Chaparral clematis (*Clematis lasiantha*), Climbing penstemon (*Keckiella cordifolia*), Holly-leafed cherry (*Prunus ilicifolia*), Coast live oak (*Quercus agrifolia*), Greenbark ceanothus (*Ceanothus spinosus*), California everlasting (*Gnaphalium californicum*) and non-native annual grasses.

PC 4 **Coast live oak (*Quercus agrifolia*) Woodland/Forest Alliance**: Vegetation that dominates this alliance in the Survey Area includes; Coast live oak (*Quercus agrifolia*), Greenbark ceanothus (*Ceanothus spinosus*), Laurel sumac (*Malosma laurina*), Toyon (*Heteromeles arbutifolia*), Bush monkeyflower (*Diplacus aurantiacus*), Ashy-leaf buckwheat (*Eriogonum* cinereum), a few Valley oak (*Quercus lobata*) trees and non-native annual grasses. The oak woodland characteristics at the site appear affected by drought conditions, as evidenced by review of historical aerial photographs which appear to display a color signature of healthier habitat and higher oak density in the past years.

Other plant communities within the survey area are as follows:

PC 3 **California Annual Grassland / Herbaceous Alliance:** Vegetation that dominates this alliance in the Survey Area includes; Wild oats (*Avena sp.*), Ripgut brome (*Bromus diandrus*), Red brome (B*romus madritensis* ssp*. rubens*), Bistly oxtongue (*Helminthotheca echioides*), Spanish broom (*Spartium junceum*), and six Eucalyptus trees (*Eucalyptus sp*.).

PC 1 **Laurel Sumac (*Malosma laurina*) Shrubland Alliance:** Vegetation that dominates this alliance in the Survey Area includes; Laurel sumac (*Malosma laurina*), Toyon (*Heteromeles arbutifolia*), Bush monkeyflower (*Diplacus aurantiacus*), Ashyleaf Buckwheat (*Eriogonum cinereum*), Greenbark ceanothus (*Ceanothus spinosus*), Birch-Leaf Mountain Mahogany (*Cercocarpus betuloides*), Chaparral yucca (*Hesperoyucca whipplei*), Coast live oak (*Quercus agrifolia*), and non-native annual grasses.

PC 5 **Cleared Land:** This area of the site is used as a yard storge area and has been cleared of vegetation.

Plant Communities

Map Key	SVC Alliance	SVC Association	Misc.	Status	Condition	Acres Total	Acres Impacted	Comments
PC1	Laurel Sumac (*Malosma laurina*) Shrubland Alliance	Laurel Sumac-Ashy Buckwheat (*Malosma laurina-Eriogonum cinereum)* Shrubland Association		G4S4	Intact	0.10	0.10	
PC2	Mexican elderberry (*Sambucus mexicana)* Alliance	*Sambucus mexicana-Heteromeles arbutifolia*/Annual Grass- Herb Shrubland Association		CDFG Rare (G3S3)	Intact	0.30	0.30	Habitat within this community will be enhanced.
PC3	California Annual Grassland/Herbaceous Alliance	*Avena fatua* Herbaceous Association		None	Disturbed	0.46	0.46	Horse paddock, matted vegetation, antenna pole.

Plant Communities								
PC4	Coast Live Oak (*Quercus agrifolia*) Woodland/Forest Alliance	*Quercus agrifolia/Heteromeles arbutifolia* Woodland/Forest Association		LIC G5S5		0.48	0.48	Oak woodland will be enhanced. Underground wine cellar.
PC5	Cleared Land		Cleared Land			0.09	0.09	Existing yard storage area cleared of vegetation.
					Totals	1.43	1.43	

LIC..... Locally Important Plant Community
ESHA..... Environmentally Sensitive Habitat Areas (Coastal Zone)
CDFG Rare:
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)
Cal OWA..... Protected by the California Oak Woodlands Act

sentinel science

Plant Communites Map

714 West Potrero Road
Hidden Valley, CA.

N

Initial Study Biological Assessment

Physical Features

Physical Features Table

Physical Features		
Map Key (1)	Physical Feature (2)	Comments (3)
PF1	Rocky outcrops	Provides habitat for special status species, including *Conejo dudleya* (federally threatened).

Waters and Wetlands

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

Several small high-gradient ephemeral swales, aligned to direct surface water during storm events in a northerly direction towards Hidden Valley, were present within 300 feet of the survey area. However, none displayed saturated soils, a definable bed or bank, or associated riparian plant species. These features would not likely be considered jurisdictional by CDFW or U.S. Army Corps of Engineers (USACE). No jurisdictional water features were identified nearby in the USFWS National Wetland Inventory (NWI) mapping program.

Other Areas/Observations

Other Observations		
O1	Yard Storage Area / Contractor Hub	This is an excavated area adjacent to a dirt access road used to store stockpiled materials and also functions as a work space.

sentinel science	Figure 5 Other Observations Map	714 West Potrero Road Hidden Valley, CA. Initial Study Biological Assessment

3.2 Species

Observed Species

A total of 25 plant species were observed within the Survey Area, including 18 native species and 7 non-native species. A total of 33 wildlife species were observed or detected within the Survey Area, 30 of which are native and three non-native. Refer to Appendix 2 for a full list of observed plant and wildlife species.

Protected Trees

Approximately fifty-three (53) Coast live oak (*Querus agrilfolia*) trees and three (3) Valley oak (*Quercus lobata*) trees were noted at the site. Most oaks were located in the *Quercus agrifolia/Heteromeles arbutifolia* Woodland/Forest Association mapped as PC4 in the Plant Communities Map above. A few were located in the *Sambucus mexicana-Heteromeles arbutifolia*/Annual Grass- Herb Shrubland Association, PC 2 in Plant Communities Map above. A thorough inventory of the oaks was not completed. The average diameter at breast height (dbh) for the Coast live oaks was estimated at 11 inches (34.6" circumference). Average Valley oak dbh was estimated at 28 inches (88" circumference).

The oak woodland habitat appears stressed as a result of drought and hot/dry conditions in recent years. None of the oak trees would be removed or trimmed as a result of the native plant revegetation. It is anticipated that the oak trees and overall oak woodland conditions will benefit from restoration. No Elderberry shrubs or other protected trees of the size to qualify for tree protection under the Ventura County Tree Ordinance were noted as part of this scope of work.

Special Status Species and Nests

Special status 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 exist within the survey area(s).

Two Special status species, Cooper's hawk (*Accipiter cooperii*), and Oak titmouse (*Baeolophus inornatus*) were observed. Based upon a review of the references cited above combined with conditions observed in the field during the site inspections, the Survey Area provides nesting opportunities for migratory birds and other special status birds as well as suitable conditions for special status plants and wildlife. Information regarding these species is found below.

Prior to the completion of fieldwork a list of all potentially occurring special status species was obtained from the California Natural Diversity Database (CNDDB) for the Newbury Park USGS 7.5-minute quadrangle, wherein the site resides as well as the surrounding eight quadrangles (*Camarillo*, *Point Mugu*, *Triunfo Pass*, *Thousand Oaks*, *Point Dume*, *Point Mugu*, Moorpark and *Simi*). Thus the species list contains all special status species potentially found within at least 7 miles of the site.

The biologist also conducted a desktop review of standard databases (e.g., CNDDB, Calflora, CDFW, CNPS, eBird, reports for biological surveys in the Santa Monica Mountains, and other guides and compendia.

In addition, the CNDDB Bios RareFind 5 Spotted Owl Viewer mapping program was queried, which contains mapped records of special status species throughout the state of California. Mapped data of special status species within two mile of the site were analyzed.

Mark J Bellini, senior biologist for Sentinel Science and approved by the Ventura County Planning Division as a qualified consulting biologist, conducted all field surveys on 13, 20 and 31 October 2020 as shown in Table 1.

See Appendix One for definitions of the types of special status species that have federal, state or local protection and for more information on the regulations that protect birds' nests.

Species Summary

Observed and Potentially Occurring Special Status Species						
Map Key	Survey/Source	Scientific Name	Common Name	Species' Status	Potential to Occur	Habitat Requirements
			Plants			
	CNPS	*Tortula californica*	California screw moss	Fed: None State: None CNPS: 1B.2	Low	Sandy soils in chenopod scrub, valley and foothill grassland. Elevation: 10 - 1460 m Blooming Period: NA
	CNPS iNaturalist.org	*Asplenium vespertinum*	Western spleenwort	Fed: None State: None CNPS: 4.2	Low	Moist, shady, rocky places, such as the shadows beneath cliff overhangs. Rocky areas in chaparral, coastal scrub, and cismontane woodland. Elevation: 180 - 1000 m Blooming Period: February - June
	CNPS	*Baccharis malibuensis*	Malibu baccharis	Fed: None State: None CNPS: 4.2	Low	Coastal scrub, chaparral, cismontane woodland, and riparian woodland on Conejo Volcanic exposures. Elevation: 150 - 305 m Blooming Period: August
	CNPS	*Centromadia parryi ssp. australis*	Southern tarplant	Fed: None State: None CNPS: 1B.1	None	Margins of salt marsh and swamps, vernal pools, and vernally mesic valley and foothill grasslands. Elevation: 0 - 480 m Blooming Period: May - November
	CNPS	*Chaenactis glabriuscula var. ocuttiana*	Orcutt pincushion	Fed: None State: None CNPS: 1B.1	Low	Coastal dunes and in sandy coastal bluff scrub. Elevation: 0 - 100 m Blooming Period: January - August
	CNPS	*Deinandra minithornii*	Santa Susana tarplant	Fed: None State: Rare CNPS: 1B.2	Low	Chaparral and coastal scrub habitats in association with sandstone outcroppings and rocky areas. Elevation: 280 - 760 m Blooming Period: July - October

Observed and Potentially Occurring Special Status Species						
	CNPS	*Lasthenia glabrata*	Coulter's goldfields	Fed: None State: None CNPS: 1B.1	None	Coastal salt marshes and swamps, playas, grasslands, and vernal pools, usually on alkaline soils. Elevation: 1 - 1220 m Blooming Period: February - June
	CNPS USFWS	*Pentechaeta lyonii*	Lyon's pentachaeta	Fed: E State: E CNPS: 1B.1	Low	Mostly in pocket grassland in chaparral, coastal sage scrub, road/trail edges and sites transitional to shrublands with rocky and clay soils of volcanic origin. Elevation: 30 - 630 m Blooming Period: March - August
	CNPS	*Psuedognaphalium leucocephalum*	White rabbit-tobacco	Fed: None State: None CNPS: 2B.2	Low	Sandy, gravelly soils in chaparral, cismontane woodland, coastal scrub, riparian woodland. Elevation: 0 – 2,100 m Blooming Period: (Jul) Aug-Nov (Dec). Months in parentheses are uncommon
	CNPS	*Senecio aphanactis*	Chaparral ragwort	Fed: None State: None CNPS: 2B.2	None	Drying alkaline flats within woodland, chaparral, and coastal scrub habitats. Elevation: 15 - 800 m Blooming Period: January - April
	CNPS	*Erysimum insulare*	Island wallflower	Fed: None State: None CNPS: 1B.3	None	Coastal bluffs and dunes. Elevation: 0 -300 m Blooming Period: March - July
	CNPS	*Erysimum suffrutescens*	Suffrutescent wallflower	Fed: None State: None CNPS: 4.2	None	Coastal bluff scrub, chaparral (maritime), coastal dunes, coastal scrub. Elevation: 0 -150 m Blooming Period: Jan - July (Aug). Months in parentheses are uncommon
	CNPS	*Lepidium virginicum var. robinsonii*	Robinson's peppergrass	Fed: None State: None CNPS: 4.3	None	Chaparral and coastal scrub Elevation: 1 - 885 m Blooming Period: Jan - July
	CNPS	*Atriplex coulteri*	Coulter's saltbush	Fed: None State: None CNPS: 1B.2	None	Coastal dune, coastal scrub, coastal bluff scrub, and valley and foothill grasslands with alkaline or clay soils. Elevation: 0 - 460 m Blooming Period: March - October
	CNPS USFWS	*Suaeda californica*	California seablite	Fed: E State: None CNPS: 1B.1	None	Coastal salt marshes and swamps. Elevation: 0 - 15 m Blooming Period: Jul – Oct
	CNPS	*Suaeda esteroa*	Estuary seablite	Fed: None State: None CNPS: 1B.2	None	Coastal salt marshes and swamps. Elevation: 0 - 5 m Blooming Period: (May) Jul – Oct (Jan). Months in parentheses are uncommon
	CNPS	*Suaeda taxifolia*	Wooly seablite	Fed: None State: None CNPS: 4.2	None	Coastal salt marshes and swamps. Elevation: 0 - 15 m Blooming Period: Jul – Oct
	CNPS	*Calystegia peirsonii*	Peirson's morning glory	Fed: None State: None CNPS: 4.2	Low	Chaparral, chenopod scrub, cismontane woodland, coastal scrub, lower montane coniferous forest, valley and foothill grassland Elevation: 30 - 1500 m Blooming Period: April – June

Observed and Potentially Occurring Special Status Species						
	CNPS	*Convolvulus simulans*	Small-flowered morning-glory	Fed: None State: None CNPS: 4.2	None	Clay, serpentinite seeps in chaparral (openings), coastal scrub, valley and foothill grassland. Elevation: 30 - 740 m Blooming Period: March – July
	CNPS	*Dichondra occidentalis*	Western dichondra	Fed: None State: None CNPS: 4.2	Low	Chaparral, cismontane woodland, coastal scrub, valley and foothill grassland. Elevation: 50 - 500 m Blooming Period: (Jan) March - July
	CNPS	*Dudleya blochmaniae ssp. blockmaniae*	Blochman's dudleya	Fed: None State: None CNPS: 1B.1	Low	Coastal bluff scrub, coastal scrub, and grasslands on open, rocky slopes in shallow clays derived from ultramafic rocks, over serpentine. Elevation: 5 - 450 m Blooming Period: April - June
	USFWS CNPS	*Dudleya cymosa agouraensis*	Agoura Hills dudleya	Fed: T State: None CNPS: 1B.2	None	Shaded slopes and canyon bottoms on volcanic and sedimentary conglomerate rock on exposed north-facing slopes from near Westlake Village to Agoura Hills and deep canyon bottoms along lower Malibu Creek and Topanga Creek. Elevation: 150 - 1675 m Blooming Period: March - June
	USFWS CNPS	*Dudleya cymosa ssp. marcenscens*	Marcescent dudleya	Fed: T State: Rare CNPS: 1B.2	None	Lower reaches of volcanic rock outcrops adjacent to streams, chaparral, and coast live oak (*Quercus agrifolia*) woodland (CNDDB 2008, NPS 2003). In most locations, the topographic relief has prevented deep soil formation; therefore, this species may be the only flowering plant occurring in a microhabitat that is otherwise dominated by mosses, lichens, and ferns (CNDDB 2008). Elevation: 150 - 520 m Blooming Period: Apr – July
	USFWS CNPS	*Dudleya cymos assp. ovatifolia*	Santa Monica mountains dudleya	Fed: T State: None CNPS: 1B.1	None	Exposed north-facing slopes and canyon bottoms of the Santa Monica Mountains from near Westlake Village to Agoura and in deep canyon bottoms along lower Malibu Creek and Topanga Creek in the Santa Monica Mountains on sedimentary or conglomerate rock. Elevation: 150 - 675 m Blooming Period: March – June

Observed and Potentially Occurring Special Status Species						
	USFWS CNPS	*Dudleya parva*	Conejo dudleya	Fed: T State: None CNPS: 1B.2	Low	Coastal scrub and valley and foothill grassland habitats, most commonly in cactus-dominated coastal sage scrub in association with rocky, gravelly, clay, and volcanic substrates derived from the Conejo volcanics and has a limited, discontinuous distribution from the western Simi Hills, along Mountclef Ridge, and the Conejo Grade, a distance of about 10 miles. It has not been found south of Highway 101. Elevation: 60 - 450 m Blooming Period: May – June
	USFWS CNPS	*Dudleya verityi*	Verity's dudleya	Fed: T State: None CNPS: 1B.1	Low	Exposures of Conejo Volcanics in chaparral, cismontane woodland, and coastal scrub. Known distribution is confined to Conejo Mountain. Elevation: 60 - 450 m Blooming Period: May – June
	USFWS CNPS	*Astragalus brauntonii*	Braunton's milk vetch	Fed: E State: None CNPS: 1B.1	Low	Closed-cone coniferous forest, chaparral, coastal sage, valley and foothill grasslands, and recent burn or disturbed areas usually in association with sandstone with carbonate layers or down-wash sites (into which the seeds have drifted). Carbonate outcrops are extremely rare within its current range, and as a result, is naturally rare. Elevation: 4 - 640 m Blooming Period: January – August
	USFWS CNPS	*Lupinus paynei*	Payne's bush lupine	Fed: None State: None CNPS: 1B.1	Low	Sandy, coastal scrub, riparian scrub, valley and foothill grassland. Elevation: 4 - 640 m Blooming Period: March-April (May-July)
	CNPS	*Quercus dumosa*	Nuttall's scrub oak	Fed: None State: None CNPS: 1B.1	Low	Sandy soil and clay loam in closed-cone coniferous forest, chaparral, and coastal scrub. Elevation: 15 - 400 m Blooming Period: February - August
	CNPS	*Phacelia hubbyi*	Hubby's phacelia	Fed: None State: None CNPS: 4.2	Low	Gravelly, rocky, talus slopes in chaparral, coastal scrub, valley and foothill grassland Elevation: 0 - 1000 m Blooming Period: April - July
	CNPS	*Juglans californica*	Southern California black walnut	Fed: None State: None CNPS: 4.2	Low	Alluvial soils in chaparral, cismontane woodland, coastal scrub, riparian woodland. Elevation: 50 - 900 m Blooming Period: March - August
	CNPS	*Juncus acutus ssp. leopoldii*	Southwestern spiny rush	Fed: None State: None CNPS: 4.2	None	Coastal dunes (mesic), meadows and seeps (alkaline seeps), marshes and swamps (coastal salt). Elevation: 3 - 900 m Blooming Period: (March) May - June

Observed and Potentially Occurring Special Status Species						
SSP1	CNPS	*Lepechinia fragrans*	Fragrant pitcher sage	Fed: None State: None CNPS: 4.2	Moderate	Chaparral, in dry ravines, on rocky slopes and ridgetops Elevation: 20 - 1300 m Blooming Period: March - October
SSP2	CNPS	*Monardella hy poleuca ssp. hypoleuca*	White-veined mondarella	Fed: None State: None CNPS: 1B.3	Moderate	Acidic and rocky soils in chaparral, cismontane woodland. Elevation: 20 - 1300 m Blooming Period: (Apr)May-Aug (Sep-Dec)
	CNPS	*Monardella sin uata ssp. gerryi*	Gerry's curly-leaved mondarella	Fed: None State: None CNPS: 1B.1	Low	Sandy openings in coastal scrub. Elevation: 150 - 245 m Blooming Period: April - June
	CNPS	*Calochortus catalinae*	Catalina mariposa lily	Fed: None State: None CNPS: 4.2	Low	Heavy soil in open grassland, coastal scrub, and chaparral habitats, primarily associated with Coastal Sage Scrub vegetation. Elevation: 15 - 700 m Blooming Period: (February) March - June
	CNPS	*Calochortus clavatus var. clavatus*	Club-haired mariposa lily	Fed: None State: None CNPS: 4.3	Low	Usually in serpentinite, also clay or rocky soil in chaparral, cismontane woodland, coastal scrub, valley and foothill grassland. Elevation: 75 - 1300 m Blooming Period: (March) May -June
	CNPS	*Calochortus clavatus var. gracilis*	Slender-mariposa lily	Fed: None State: None CNPS: 1.B2	Low	Shaded canyons and grassy slopes in chaparral and oak woodlands habitats, often associated with serpentine soils. Elevation: 320 - 1000 m Blooming Period: March - June
SSP3	CNPS	*Calochortus plummerae*	Plummer's mariposa lily	Fed: None State: None CNPS: 4.2	Moderate	Rocky and sandy sites, usually of alluvial or granitic material, in coastal scrub, chaparral, grassland, cismontane woodland, and lower montane coniferous forest. Can be common after a fire. Elevation: 100 - 1700 m Blooming Period: May - July
SSP4	CNPS	*Lilium humboldtii ssp. humboldti i*	Humboldt lily	Fed: None State: None CNPS: 4.2	Moderate	Dry shade. Openings in chaparral, cismontane woodland, lower montane coniferous forest. Elevation: 90 - 1280 m Blooming Period: May - July (August)
	CNPS	*Calandrinia breweri*	Brewer's calandrinia	Fed: None State: None CNPS: 4.2	Low	Sandy or loamy, disturbed sites and burns in chaparral and coastal scrub. Elevation: 10 - 1220 m Blooming Period: (January) March – June.
	CNPS	*Cistanthe maritima*	Seaside cistanthe	Fed: None State: None CNPS: 4.2	Low	Sandy soils in coastal bluff scrub, coastal scrub and valley and foothill grassland. Elevation: 5 - 300 m Blooming Period: (February) March – June (August)
	CNPS	*Abronia maritima*	Red sand verbena	Fed: None State: None CNPS: 4.2	None	Coastal dunes. Elevation: 5 - 300 m Blooming Period: February - November

Observed and Potentially Occurring Special Status Species						
	CNPS	*Camissoniopsis lewisii*	Lewis' evening primrose	Fed: None State: None CNPS: 3	None	Sandy or clay soil in coastal scrub, coastal bluff scrub, grassland, and cismontane woodland. The only record from the Santa Monica Mountains is from Point Dume. Elevation: 0 - 300 m Blooming Period: March - May
	CNPS	*Piperia michaelii*	Michael's rein orchid	Fed: None State: None CNPS: 4.2	Low	Coastal plains, hills, and mountains. It can be found in varied habitat, including scrub, woodland, and forest. Elevation: 0 - 950 m Blooming Period: April - August
	USFWS CNPS	*Chloropyron maritimum ssp. maritimum*	Salt marsh bird's beak	Fed: E State: E CNPS: 1B.2	Low	Coastal dunes, salt marshes, and swamps. Elevation: 0 - 30 m Blooming Period: May - October
	USFWS CNPS	*Orcuttia californica*	California Orcutt grass	Fed: E State: E CNPS: 1B.1	Low	Vernal pools. Elevation: 15 – 660 m Blooming Period: April - August
SSP5	CNPS	*Navarretia ojaiensis*	Ojai navarretia	Fed: None State: None CNPS: 3	Moderate	Chaparral (openings), coastal scrub (openings), valley and foothill grassland. Elevation: 275 – 620 m Blooming Period: May - July
	CNPS	*Chorizanthe parryi*	Parry's spineflower	Fed: None State: None CNPS: 1B.1	Low	Dry slopes and flats in sandy soil, typically in coastal scrub, chaparral, grassland, and oak woodland or in edges between these habitats. Elevation: 275 – 1220 m Blooming Period: May – June
	CNPS	*Eriogonum crocatum*	Conejo buckwheat	Fed: None State: Rare CNPS: 1B.2	Low	Limited to the Conejo Valley and surrounding area in Ventura County where it is found in openings in chaparral, coastal scrub, and valley and grassland habitats on Conejo volcanics. Elevation: 50 – 580 m Blooming Period: April – July
	CNPS	*Delphinium parryi ssp. blochmaniae*	Dune larkspur	Fed: None State: Rare CNPS: 1B.2	Low	Maritime chaparral and coastal dune habitats. Elevation: 0 – 200 m Blooming Period: April – May
	CNPS	*Delphinium parryi ssp. purpureum*	Mt. Pinos larkspur	Fed: None State: None CNPS: 4.3	Low	Chaparral, mojavean desert scrub, pinyon and juniper woodland. Elevation: 1000 – 2600 m Blooming Period: May – June
		Cercocarpus betuloides var. blancheae	Island mountain mahogany	Fed: None State: None CNPS: 4.3	Low	Closed-cone coniferous forest, chaparral Elevation: 30 – 600 m Blooming Period: February – May
		Horkelia cuneata var. puberula	Mesa horkelia	Fed: None State: None CNPS: 1B.1	Low	Maritime chaparral, cismontane woodland, and coastal scrub habitats with sandy or gravelly soils. Elevation: 70 – 810 m Blooming Period: February – September

Observed and Potentially Occurring Special Status Species						
		Galium cliftonsmithii	Santa Barbara bedstraw	Fed: None State: None CNPS: 4.3	Low	Cismontane woodland. Elevation: 200 – 1220 m Blooming Period: May - July
		Nolina cismontana	Chaparral nolina	Fed: None State: None CNPS: 1B.2	Low	Coastal mountain ranges in dry chaparral and coastal sage scrub habitat on rocky sandstone and gabbro substrates. Elevation: 140 – 1275 m Blooming Period: May - July
		Thelypteris puberula var. sonorensis	Sonoran maiden fern	Fed: None State: None CNPS: 2B.2	Low	Wet meadows, seeps, and streams. Elevation: 50 – 610 m Blooming Period: NA
Amphibians						
	USFWS CDFW	*Anaxyrus californicus*	Arroyo toad	Fed: E State: None CDFW: SSC	Low	Riparian habitats and washes with sandy streambeds with cottonwood, sycamore, and willow trees. Some populations occur in streams within coniferous forests. The stream setting usually has adjacent shallow pools where the toad may sit in the water partially exposed. Arroyo Toads sift a substrate of fine sediments for food, making them very dependent on this specialized habitat. They take shelter in damp depressions in the gravel, burrowing into dry sand during daylight, and dispersing farther from the stream as the stream dries up during the summer months. Source: USFWS / CDFW
	USFWS CDFW	*Rana draytonii*	California red-legged frog	Fed: T State: None CDFW: SSC	Low	Dense, shrubby or emergent riparian vegetation closely associated with deep (greater than 2 1/3-foot deep) still or slow moving water. The largest densities of California red-legged frogs are associated with deep-water pools with dense stands of overhanging willows (Salix spp.) and an intermixed fringe of cattails (Typha latifolia). Well-vegetated terrestrial areas within the riparian corridor may provide important sheltering habitat during winter. Require ponds or pools for 11 – 20 weeks to standing water to complete life cycle. May aestivate in rodent burrows or cracks during dry periods. Can be found well over one mile from breeding sites during the non-breeding season. Source: USFWS / CDFW
	CA. Herps	*Taricha torosa torosa*	Coast range newt	Fed: None State: None CDFW: SSC	Low	Wet valley-foothill hardwood, hardwood-conifer, mixed conifer, oak woodlands, coastal scrub, chaparral, and annual grasslands. Adults migrate in from terrestrial locations to ponds, reservoirs, and slow moving stream pools to breed.

Observed and Potentially Occurring Special Status Species						
	Jennings and Hayes - 1994.	*Spea hammondii*	Western spadefoot	Fed: None State: None CDFW: SSC	Low	Adults only enter aquatic habitats for breeding. They spend most of the year in a dormant to semi-dormant state in small mammal burrows in upland habitat adjacent to seasonal rain pools. This species requires seasonal rain pools that last a minimum of four weeks as eggs take from 1 to 6 days to hatch and metamorphosis can be completed within 3 to 11 weeks. Breeding habitat must be seasonal such that predators including bullfrogs and predatory fish do not become established. Breeding adults typically emerge during and/or immediately following relatively warm rains in late winter to early spring. Source: Jennings and Hayes - 1994.
			Birds			
SSO1	Cornell Lab of Ornithology.	*Accipiter cooperii*	Cooper's hawk	Fed: None State: None CDFW: WL	Observed	Forest and woodlands and leafy suburbs. These hawks are commonly found in parks, quiet neighborhoods, over fields, at backyard feeders, and even along busy streets if there are trees around. Cooper's Hawks build nests in pines, oaks, Douglas-firs, beeches, spruces, and other tree species, often on flat ground rather than hillsides, and in dense woods. Nests are typically 25-50 feet high, often about two-thirds of the way up the tree in a crotch or on a horizontal branch. Source: Cornell Lab of Ornithology.
	Cornell Lab of Ornithology.	*Accipiter striatus*	Sharp-shinned hawk	Fed: None State: None CDFW: WL	Low	Prefer dense forest, ideally with a closed canopy, for breeding, favoring forests that contain conifers. They occupy a wide range of elevations, from sea level to near treeline, as well as in suburban areas with bird feeders. Source: Cornell Lab of Ornithology.
	Cornell Lab of Ornithology.	*Aquila chrysaetos*	Golden eagle	Fed: None State: None CDFW: FP / WL BGEPA	Low	Open and semiopen country featuring native vegetation across most of the Northern Hemisphere. They avoid developed areas and uninterrupted stretches of forest. They are found primarily in mountains up to 12,000 feet, canyonlands, rimrock terrain, and riverside cliffs and bluffs. Golden Eagles nest on cliffs and steep escarpments in grassland, chapparal, shrubland, forest, and other vegetated areas. Source: Cornell Lab of Ornithology.

Observed and Potentially Occurring Special Status Species						
	Cornell Lab of Ornithology.	*Buteo regalis*	Ferruginous hawk	Fed: None State: None CDFW: WL	Low	Breeds in grasslands, sagebrush country, saltbush-greasewood shrublands, and edges of pinyon-juniper forests at low to moderate elevations. Their breeding habitat includes features such as cliffs, outcrops, and tree groves for nesting. In the west they spend the winter in grasslands or deserts with abundant rabbits, pocket gophers, or prairie dogs. East of the Rockies they live mostly in grasslands, especially those with abundant prairie dogs. nest site is in a lone tree, cliff, utility structure, outcrop, boulder, shrub, knoll, or haystack. Nest height varies considerably, from more than 65 feet high all the way down to ground level. Ground nests are almost always on slopes or hill crests. Elevated nests are built on remains of other species' nests. Source: Cornell Lab of Ornithology.
	Cornell Lab of Ornithology.	*Circus cyaneus*	Northern harrier	Fed: None State: None CDFW: WL	Low	Wide-open habitats ranging from Arctic tundra to prairie grasslands to fields and marshes. Their nests are concealed on the ground in grasses or wetland vegetation. In migration and winter, harriers typically move south away from areas that receive heavy snow cover, ending up in open habitats similar to those in which they breed. Nest is on the ground on usually in a dense clump of vegetation such as willows, grasses, sedges, reeds, bulrushes, and cattails. Source: Cornell Lab of Ornithology.
	Cornell Lab of Ornithology.	*Elanus leucurus*	White-tailed kite /	Fed: None State: None CDFW: FP	Low	Savanna, open woodlands, marshes, desert grassland, partially cleared lands, and cultivated fields. Typically nest in the upper third of trees that may be 10–160 feet tall. These can be open-country trees growing in isolation, or at the edge of or within a forest. Rarely - build nests on top of old, unused nests of other species. Source: Cornell Lab of Ornithology.
	Cornell Lab of Ornithology.	*Parabuteo inicinctus*	Harris' hawk	Fed: None State: None CDFW: WL	Low	Semiopen desert lowlands—often among mesquite, paloverde, saguaro, and organ pipe cactus. They also frequent urban and suburban areas because these areas offer easy access to water and food (pigeons). Source: Cornell Lab of Ornithology
	Cornell Lab of Ornithology.	*Eremophila alpestris actia*	California horned lark	Fed: None State: None CDFW: WL	Low	Resident populations are found in the stubble, grass, and fallow lands near cultivated fields. The majority of the birds live in the wide expanses of the deserts, foothills, and dry grasslands that encircle the farming areas. The nest is a depression on the ground, lined with grass. Source: Cornell Lab of Ornithology

Observed and Potentially Occurring Special Status Species						
	Cornell Lab of Ornithology.	*Cerohinca monocerata*	Rhinocerus auklet	Fed: None State: None CDFW: WL	None	Nests on rocky islands and cliffs. Forages in littoral (near to shore) ocean areas where upwelling brings nutrients and fish toward the surface. Found less often in estuaries and lagoons. Seldom found more than 10 miles from shore. Source: Cornell Lab of Ornithology
	Cornell Lab of Ornithology.	*Synthliboramphus scrippsi*	Scripps's murrelet	Fed: C State: T CDFW: WL	None	Ocean, islands. Generally in relatively warm waters and well offshore. May be close to nesting islands but almost never close to mainland; may go far out beyond continental shelf. Nests on islands with steep cliffs, rocky slopes, dense cover of bushes. Source: Cornell Lab of Ornithology
	Cornell Lab of Ornithology.	*Ardea alba*	Great egret	Fed: None State: None CDFW: None	None	Common yearlong resident throughout California, except for high mountains and deserts. Feeds and rests in fresh, and saline emergent wetlands, along the margins of estuaries, lakes, and slow-moving streams, on mudflats and salt ponds, and in irrigated croplands and pastures. Nests and roosts in large trees generally near water. Colony nester. Source: Cornell Lab of Ornithology
	CDFW	*Ardea Herodias*	Great blue heron	Fed: None State: None CDFW: None	None	Fairly common all year throughout most of California, in shallow estuaries and fresh and saline emergent wetlands. Less common along riverine and rocky marine shores, in croplands, pastures, and in mountains above foothills. Nests in colonies near water.
	CDFW	*Egretta thula*	Snowy egret	Fed: None State: None CDFW: None	None	Widespread in California along shores of coastal estuaries, fresh and saline emergent wetlands, ponds, slow-moving rivers, irrigation ditches, and wet fields. Common September to April in coastal lowlands, but rare through summer. Nests in colonies near water.
	Cornell Lab of Ornithology.	*Nycticorax nycticorax*	Black-crowned night-heron	Fed: None State: None CDFW: None	None	Fairly common, yearlong resident in lowlands and foothills throughout most of California. Feeds along the margins of lacustrine, large riverine, and fresh and saline emergent habitats and, rarely, on kelp beds in marine subtidal habitats. Nests and roosts in dense-foliaged trees and dense emergent wetlands. Nests in colonies near water.

Observed and Potentially Occurring Special Status Species						
	USFWS / Cornell Lab of Ornithology.	*Gymnogyps californianus*	California condor	Fed: E State: E CDFW: FP	None	Rocky scrubland, coniferous forests, and oak savannas. Condors scavenge for carrion in habitats ranging from Pacific beaches to mountain forests and meadows. They nest in caves on cliff faces in mountains up to 6,000 feet in elevation. Sources: USFWS and Cornell Lab of Ornithology.
	USFWS / Cornell Lab of Ornithology.	*Charadrius alexandrinus nivosus*	Western snowy plover	Fed: T State: None CDFW: SSC	None	Generally nest beside or near tidal waters on the mainland coast from Baja California to Washington, on peninsulas, and offshore islands, and adjacent bays and estuaries. Habitats used by nesting and non-nesting birds include sandy coastal beaches, salt pans, coastal dredged spoils sites, dry salt ponds, salt pond levees, and gravel bars.
	Cornell Lab of Ornithology.	*Riparia riparia*	Bank swallow	Fed: None State: T CDFW: None	None	Low areas along rivers, streams, ocean coasts, or reservoirs. Territories usually include vertical cliffs or banks where they nest in colonies of 10 to 2,000 nests in streamside vertical banks and bluffs. Colonies are usually in fairly loose soils that are easy for the birds to burrow into near large bodies of water. Nests are usually located mostly in the upper third of the bank. Source: Cornell Lab of Ornithology.
	Audubon's Field Guide to North American Birds.	*Agelaius tricolor*	Tricolored blackbird	Fed: None State: T CDFW: None	None	Cattail or tule marshes; forages in fields, farms. Breeds in large freshwater marshes, in dense stands of cattails or bulrushes. At all seasons (including when breeding), does most of its foraging in open habitats such as farm fields, pastures, cattle pens, large lawns. Nests in colonies with nests often only a couple of feet apart, placed in marsh in cattails or bulrushes, or in willows at water's edge, sometimes in tall growth in drier fields. Source: Audubon's Field Guide to North American Birds.
	Cornell Lab of Ornithology.	*Icteria virens*	Yellow-breasted chat	Fed: None State: None CDFW: SSC	None	Breeds in areas of dense shrubbery, including abandoned farm fields, clearcuts, powerline corridors, fencerows, forest edges and openings, swamps, and edges of streams and ponds. Its habitat often includes blackberry bushes. Frequently found in shrubby habitats along rivers. Most of the population winters from Mexico to western Panama, in low vegetation similar to that in which it breeds. Nest in low, dense vegetation—such as raspberry, blackberry, grapevine, dogwood, hawthorn, cedar, multiflora rose, honeysuckle, and sumac. Nests are 1–8 feet above the ground, supported by branches and often by masses of vegetation. Source: Cornell Lab of Ornithology.

Observed and Potentially Occurring Special Status Species						
	Cornell Lab of Ornithology.	*Lanius ludovicianus*	Loggerhead shrike	Fed: None State: None CDFW: SSC	Low	Open country with short vegetation and well-spaced shrubs or low trees, particularly those with spines or thorns. They frequent agricultural fields, pastures, old orchards, riparian areas, desert scrublands, savannas, prairies, golf courses, and cemeteries. Often seen along mowed roadsides with access to fence lines and utility poles. Often build their nests in thorny vegetation. In the absence of trees or shrubs, they sometimes nest in brush piles or tumbleweeds. Average height of nests above the ground ranges from about 2.5–4 feet. Source: Cornell Lab of Ornithology.
	Cornell Lab of Ornithology.	*Hydroprogne caspia*	Caspian tern	Fed: None State: None CDFW: None	None	Breeds in wide variety of habitats along water, such as salt marshes, barrier islands, dredge spoil islands, freshwater lake islands, and river islands. During migration and winter found along coastlines, large rivers and lakes. Roosts on islands and isolated spits. Source: Cornell Lab of Ornithology.
	Cornell Lab of Ornithology.	*Larus californicus*	California gull	Fed: None State: None CDFW: WL	None	Breeds on sparsely vegetated islands and levees in inland lakes and rivers. They forage in any open area where they can find food including garbage dumps, scrublands, pastures, orchards, meadows, and farms. In the winter they forage along the Pacific Coast and use mostly marine areas including mudflats, estuaries, deltas, and beaches. Source: Cornell Lab of Ornithology.
	USFWS	*Sternula antillarum browni*	California least tern	Fed: E State: E CDFW: FP	None	California least terns live along the coast. They nest on open beaches kept free of vegetation by the tide. The typical colony size is 25 pair. Source: USFWS
	Cornell Lab of Ornithology.	*Thalasseus elegans*	Elegant tern	Fed: None State: None CDFW: WL	None	Nests on beaches and sandy islands. Forages close to the shore over ocean waters, where currents and upwelling concentrate prey (northern anchovy in particular). Usually forages within 10 miles of land, and often within sight of land. Source: Cornell Lab of Ornithology.
SSO2	Cornell Lab of Ornithology.	*Baeolophus inornatus*	Oak titmouse	Fed: None State: None CDFW: None	Observed	Strongly tied to oak trees, although they also live in areas of open pine or mixed oak-pine forest. The species is almost entirely restricted to dry slopes in California, though it ranges north to Oregon and south to Baja California as well. Source: Cornell Lab of Ornithology.

Observed and Potentially Occurring Special Status Species						
		Setophaga petechia	Yellow warbler	Fed: None State: None CDFW: SSC	Low	Spends the breeding season in thickets and other disturbed or regrowing habitats, particularly along streams and wetlands. Often found among willows. In the west they may occur up to about 9,000 feet elevation. Nest is usually in the vertical fork of a bush or small tree such as willow, hawthorn, raspberry, white cedar, dogwood, and honeysuckle. The nest is typically within about 10 feet of the ground but occasionally up to about 40 feet. Source: Cornell Lab of Ornithology.
SSP6	iNaturalist.org.	*Aimophila ruficeps canescens*	Southern California rufous-crowned sparrow	Fed: None State: None CDFW: WL	Moderate	Moderate to steep, dry, rocky, south, west, or east-facing slopes vegetated with low scattered scrub cover interspersed with patches of grasses and forbs or rock outcrops (Cogswell 1968, Garrett and Dunn 1981, Collins 1999). This sparrow often occurs in coastal sage scrub dominated by California sagebrush (*Artemisia californica*) but also may occur in coastal bluff scrub, low chaparral on serpentine outcrops, sparse chaparral recovering from a burn, and edges of tall chaparral (Cogswell 1968, Garrett and Dunn 1981, Collins 1999). It is generally absent from dense, unbroken stands of coastal sage scrub and chaparral (Cogswell 1968, Garrett and Dunn 1981,Collins 1999). Nests are on the ground at the base of rocks, grass tufts, or saplings, or may be 0.3-1 meters above ground in the branches of shrubs or trees. Source: iNaturalist.org.
	Cornell Lab of Ornithology.	*Ammodramus savannarum*	Grasshopper sparrow	Fed: None State: None CDFW: SSC	Low	Open grasslands and prairies with patches of bare ground. Nest is a cup of grass stems and blades, very well concealed on the ground. Source: Cornell Lab of Ornithology.
	Cornell Lab of Ornithology.	*Artemisiospiza belli belli* *(Artemisiospiza belli)*	Bell's sage (Bell's) sparrow	Fed: None State: None CDFW: WL	Low	Breeds in coastal sagebrush, chaparral, and other open, scrubby habitats. In chaparral, they tend toward younger, less dense stands that are growing back from recent fires; they are less common in older, taller stands that have remained unburned. In mountains of Southern California they also occur in big sagebrush (*Artemisia tridentata*). In the Mojave, Bell's Sparrows use low scrub including big sagebrush, saltbush, bitterbrush, shadscale, and creosote bush. During migration and winter, Bell's Sparrows often form loose flocks with other sparrow species, including Sagebrush Sparrows. They use dry shrublands or grasslands, including creosote and saltbush-dominated desert scrub, yucca, honey mesquite, and greasewood. Source: Cornell Lab of Ornithology.

Observed and Potentially Occurring Special Status Species						
	Cornell Lab of Ornithology.	*Passerculus sandwichensis beldingi*	Belding's savannah sparrow	Fed: None State: E CDFW: None	Low	Grasslands with few trees, including meadows, pastures, grassy roadsides, sedge wetlands, and cultivated fields planted with cover crops like alfalfa. Nests are amid a thick thatch of the prior season's dead grasses in densely vegetated areas. The nest is usually on the ground or low in grasses, goldenrod, saltmarsh vegetation, or low shrubs such as blueberry, blackberry, rose, and bayberry. Source: Cornell Lab of Ornithology.
	Cornell Lab of Ornithology.	*Spizella breweri*	Brewer's sparrow	Fed: None State: None CDFW: None	Low	Arid sagebrush steppe of the interior West of North America, where they are the region's most abundant bird. In some northwestern mountains, a form known as the "Timberline Sparrow" lives among subalpine trees and dwarf shrubs. Source: Cornell Lab of Ornithology.
	Cornell Lab of Ornithology.	*Pelicanus occidentalis californicus*	California brown pelican	Fed: None State: None CDFW: WL	None	Nesting restricted to islands in the Gulf of California and coast from Baja California to West Anacapa. Non-breeding sites along the Pacific Coast from the Gulf of California to southern British Columbia. Important roosting sites include offshore rocks, islands, river mouths, sand bars, breakwaters, pilings, and jetties. Source: Cornell Lab of Ornithology.
	USFWS	*Polioptila californica californica*	Coastal California gnatcatcher	Fed: T State: None CDFW: SSC	None	Coastal sage scrub and similar scrub habitat often including California buckwheat, California sage, and patches of prickly pear cactus. Species recently discovered nesting within the vicinity of California State University Channel Islands. Non migratory. Source: USFWS.
	Audubon's Field Guide to North American Birds.	*Phalacrocorax auritus*	Double-crested cormorant	Fed: T State: None CDFW: WL	None	Coasts, bays, lakes, rivers. Very adaptable, may be found in almost any aquatic habitat, from rocky northern coasts to mangrove swamps to large reservoirs to small inland ponds. Nests in colonies in trees near or over water, on sea cliffs, or on ground on islands. Source: Audubon's Field Guide to North American Birds.
	Center for Biological Diversity	*Rallus longirostris levipes*	Light-footed clapper rail	Fed: E State: E CDFW: FP	None	Found exclusively in salt marshes between Santa Barbara, California and San Quintin Bay, Baja California, Mexico. Nesting occurs primarily in dense cordgrass, wrack deposits, and in hummocks of high marsh within the low marsh zone. Source: Center for Biological Diversity.

Observed and Potentially Occurring Special Status Species						
SSP7	Cornell Lab of Ornithology	*Asio otis*	Long-eared owl	Fed: None State: None CDFW: SSC	Moderate	Roost in dense vegetation and forage in open grasslands or shrublands; also open coniferous or deciduous woodlands. They occur at elevations ranging from near sea level to above 6,500 feet. In several western states these owls also often build their nests in brushy vegetation adjacent to open habitats. Typically use stick nests abandoned by other bird species. Less often in cavities in trees or cliffs, in abandoned squirrel nests, or on the ground. Source: Cornell Lab of Ornithology.
	Cornell Lab of Ornithology	*Athene cunicularia*	Burrowing owl	Fed: None State: None CDFW: SSC	Low	Open, treeless areas with low, sparse vegetation, usually on gently sloping terrain. The owls can be found in grasslands, deserts, and steppe environments; on golf courses, pastures, agricultural fields, airport medians, and road embankments; in cemeteries and urban vacant lots. They are often associated with high densities of burrowing mammals such as prairie dogs, ground squirrels, and tortoises. Breeding pairs stay near a dedicated nesting burrow, while wintering owls may move around and may roost in tufts of vegetation rather than in burrows. Source: Cornell Lab of Ornithology.
	Audubon's Field Guide to North American Birds	*Plegadis chihi*	White-faced ibis	Fed: None State: None CDFW: WL	None	Fresh marshes, irrigated land, tules. For foraging, favors very shallow water, as in marshes, flooded pastures, irrigated fields. Sometimes in damp meadows with no standing water. Prefers fresh water marsh, but sometimes forages in salt marsh. Source: Audubon's Field Guide to North American Birds.
	Cornell Lab of Ornithology	*Selasphorus rufus*	Rufous hummingbird	Fed: None State: None CDFW: None	Low	Breeds in open areas, yards, parks, and forests up to treeline. On migration they pass through mountain meadows as high as 12,600 feet where nectar-rich, tubular flowers are blooming. Winter habitat in Mexico includes shrubby openings and oak-pine forests at middle to high elevation. Source: Cornell Lab of Ornithology.
	Cornell Lab of Ornithology	*Empidonax traillii*	Willow flycatcher	Fed: None State: E CDFW: None	None	Breeds in shrubby areas with standing water or along streams. In some parts of their range, they also nest in woodland edges and dry, brushy thickets. In winter they use tropical shrubby clearings, pastures, and woodland edges, often near water. Source: Cornell Lab of Ornithology.

Observed and Potentially Occurring Special Status Species						
	USFWS	*Empidonax trailii extimus*	Southwestern willow flycatcher	Fed: E State: E CDFW: None	None	Dense riparian habitats along streams, rivers, and other wetlands. At low elevations it breeds in stands of dense cottonwood, willow, and tamarisk thickets, as well as other lush woodland areas near water. Source: USFWS.
	Cornell Lab of Ornithology	*Vireo bellii pusilus*	Least Bell's vireo	Fed: E State: E CDFW: None	None	Dense, low, shrubby vegetation, generally early successional stages in riparian areas, brushy fields, young second-growth forest often near water. Nest is suspended from forks of low branches of small trees or shrubs close to the ground. Source: Cornell Lab of Ornithology.
			Invertebrates			
	USFWS	*Streptocephalus woottoni*	Riverside fairy shrimp	Fed: E State: None CDFW: None	None	Vernal pools. Source: USWS
	Bugguide.net	*Trimerotropis occidentiloides*	Santa Monica mountains grasshopper	Fed: None State: None CDFW: None	Low	Found on dirt trail through chaparral in the Santa Monica Mountains Source: Bugguide.net
	Los Padres Forest Watch	*Bombus crotchii*	Crotch's bumble bee	Fed: C - E State: None CDFW: None	Low	Inhabits grasslands and shrublands and requires a hotter and drier environment than other bumblebee species. Uses food source including milkweeds, dusty maidens, lupines, medics, phacelias, sages, clarkias, poppies, and wild buckwheats. Nests are often located underground in abandoned rodent nests, or above ground in tufts of grass, old bird nests, rock piles, or cavities in dead trees. Source: Los Padres Forest Watch
	Bugguide.net	*Cicindela gabbii*	Western tidal-flat tiger beetle	Fed: None State: None CDFW: None	None	Salt marshes, tidal flats, and beaches from Ventura County into Baja California in dark mud of upper mudflats and salt-playas. Source: Bugguide.net
	Bugguide.net	*Cicindela hirticollis gravida*	Sandy beach tiger beetle	Fed: None State: None CDFW: None	None	Moist sand in swales, behind dunes, or upper beaches beyond normal high tides. Source: Bugguide.net
	Bugguide.net	*Cicindela senilis frosti*	Senile tiger beetle	Fed: None State: None CDFW: None	None	Coastal salt marsh, tidal mud flats, and interior alkali mud flats. Adults active February - June and August - October. Source: Bugguide.net
	NatureServe Explorer	*Atrctemis wawona*	Wawona riffle beetle	Fed: None State: None CDFW: None	None	Aquatic algae and occasionally submerged roots. Source: NatureServe Explorer
	Butterfliesandmoths.org	*Panoquina errans*	Wandering (=saltmarsh) skipper	Fed: None State: None CDFW: None	None	Salt marshes near beaches and river mouths in stands of *Distichlis spicata*. Source: Butterfliesandmoths.org

Observed and Potentially Occurring Special Status Species						
	USFWS	*Euphilotes battoides allyni*	El Segundo blue butterfly	Fed: E State: None CDFW: None	None	Host plant: Coast buckwheat (*Eriogonum parviflorum*). Endemic to coastal sand dunes and is now found in this habitat in Los Angeles County extending from the Palos Verdes Peninsula north to the Ballona Wetlands. Since its listing as endangered, the El Segundo blue has also been found in Santa Barbara County, California.Native plants in its habitat include coast buckwheat *(Eriogonuin parvifolium),* dunes golden bush *(Haplopappus eriocoides),* dunes wall flower *(Erysimum suffrutesecens),* dunes sun-cup *(Camissonia cheiranth~folia),* dune burr-bush *(Ambrosia chamissonis)* and California croton *(Croton calfornica).* Source: USFWS
	CDFW	*Danaus plexippus*	Monarch butterfly (Overwintering Population)	Fed: None State: None CDFW: None	Low	Winter habitat generally comprised of conifer and/or eucalyptus groves. Source: CDFW
	USFWS	*Euphydryas editha quino*	Quino checkerspot butterfly	Fed: E State: None CDFW: None	Low	Inhabits openings on clay soils within or in the vicinity of shrublands, grasslands, meadows, vernal pools, and lake margins. Its presence is closely tied to its larval host plant, dwarf plantain *(Plantago erecta)* or owl's clover (*Orthocarpus purpurescens)*. Source: USFWS
	USFWS	*Coelus globosus*	Globose dune beetle	Fed: None State: None CDFW: None	None	Inhabits foredunes, sand hummocks, and backdunes from Bodega Bay, south, and some Channel Islands. Source: USFWS
SSP8	Magney.org	*Helminthoglypta traskii traskii*	Trask shoulderband	Fed: None State: None CDFW: None	Moderate	This snail has been found in the Conejo Valley south of Newbury Park (Thousand Oaks), Ventura County, and has also been observed at Malibu Lagoon State Park. Its preferred habitat is Coastal Sage Scrub and chaparral. Source: Magney.org
	Bioone.org	*Tryronia imitator*	California brackish water snail	Fed: None State: None CDFW: None	None	Brackish water. Source: bioone.org
	Idaho DFG	*Anodonta californiensis*	California floater	Fed: None State: None CDFW: None	None	Occurs in lakes and large streams at low elevations. This species is typically found on soft substrates and in areas with relatively slow current. Individuals can tolerate only moderate pollution levels (Frest 1999). Source: Idaho DFG
Fish						
	USWS	*Catostomus santaanae*	Santa Ana sucker	Fed: T State: None CDFW: None	None	Habitat generalist, but prefers sand, rubble, or boulder bottoms, in cool, clear water with algae to graze. Endemic to the Los Angeles Basins south coastal streams. Source: USWS

Observed and Potentially Occurring Special Status Species						
	UC Davis	*Gila orcuttii*	Arroyo chub	Fed: T State: None CDFW: None	None	Found in slow moving or backwater areas with sand or mud substrate. Native to Los Angeles, San Gabriel, San Luis Rey, Santa Ana, and Santa Margarita Rivers, and Malibu and San Juan Creeks. Source: University of California Davis, Division of Agriculture and Natural Resources.
	USFWS	*Gasterosteus aculeatus williamsoni*	Unarmored threespine stickleback	Fed: E State: E CDFW: FP	None	Spend all of their life in freshwater. Ideal habitat for is a small, clean pond in a stream with a constant flow of water through it. They tend to gather in areas of slower-moving or standing water. Reproduction occurs in areas with adequate aquatic vegetation and slow-moving water. Source: USFWS
	USFWS	*Eucyclogobius newberryi*	Tidewater goby	Fed: E State: None CDFW: None	None	Found in brackish shallow lagoons and lower stream reaches where the water is fairly still but not stagnant. Documented in water with salinity levels from zero to 10 parts per thousand, temperature from 35 to 73F, and water depths from 5 to 7½ feet. Source: USFWS
	USFWS	*Oncorhynchus mykiss irideus* pop. 10	Steelhead (Southern California DPS)	Fed: E State: None CDFW: None	None	All naturally spawned populations below natural and manmade impassable barriers in streams from the Santa Maria River, San Luis Obispo County, California, (inclusive) to the U.S.-Mexico Border. Need cool, clean water for spawning. Source: USFWS
Mammals						
SSP9	Arizona-Sonora Desert Museum	*Eumops perotis californicus*	Western mastiff bat (Greater bonneted bat)	Fed: None State: None CDFW: SSC	Moderate	Ideal habitat for this bat must have large open area with roost sites having vertical faces. They will roost in small colonies in rock fissures in high cliff faces. Because of their large size, they need at least 20 feet of vertical drop from their roosts to gain enough speed for flight. If they end up on the ground, they have to climb up a vertical surface in order to gain enough height to launch into flight. Source: Arizona-Sonora Desert Museum
	CDFW	*Microtus californicus stephensi*	South coast marsh vole	Fed: None State: None CDFW: SSC	None	Coastal salt marshes dominated by pickleweed. Source: CDFW
	CDFW	*Neotoma lepida intermedia*	San Diego desert woodrat	Fed: None State: None CDFW: SSC	Low	Joshua tree, pinyon-juniper, mixed and chamise-redshank chaparral, sagebrush, and most desert habitats with rocky outcrops and substrates. Houses are constructed with twigs, sticks, cactus parts, and rocks, and are used for nesting, food caching, and predator escape. Source: CDFW

Observed and Potentially Occurring Special Status Species						
	CDFW	*Taxidea taxus*	American badger	Fed: None State: None CDFW: SSC	Low	Most abundant in the drier open stages of most shrub, forest, and herbaceous habitats with friable soils. Badgers are generally associated with treeless regions, prairies, park lands and cold desert areas (Lindzey 1982). Source: CDFW
	CDFW	*Sorex ornatus salicornicus*	So. California saltmarsh shrew	Fed: None State: None CDFW: SSC	None	Coastal salt marshes in Los Angeles, Orange, and Ventura counties. Source: CDFW
SSP10	CDFW	*Antrozous pallidus*	Pallid bat	Fed: None State: None CDFW: SSC	Moderate	Variety of habitats occupied including grassland, shrubland, woodland, and mixed conifer forests. Most common in open, dry habitats with rocky areas for roosting. Roosts in caves, crevices, mines, under bridges, bird and bat boxes, and occasionally in hollow trees and buildings. Night roosts may be open sites, such as porches and buildings. Non-migratory but makes local seasonal movement. Source: CDFW
SSP11	CDFW	*Lasiurus blossevillii*	Western red bat	Fed: None State: None CDFW: SSC	Moderate	Roosts in forests and woodlands. Feeds over scrublands, grasslands, open woodlands, and croplands. There are occurrences within the area covered by the Malibu Beach quadrangle. Source: CDFW
	CDFW	*Lasiurus cinereus*	Hoary bat	Fed: None State: None CDFW: None	Low	Diverse forest habitats with a mixture of forest and small open areas that provide edges seem ideal for this species. Source: CDFW
SSP12	CDFW	*Myotis ciliolabrum*	Western small-footed myotis	Fed: None State: None CDFW: None	Moderate	Occurs in a wide variety of habitats, primarily in relatively arid wooded and brushy uplands near water. This bat seeks cover in caves, buildings, mines, crevices, and occasionally under bridges and under bark. Separate night roosts may be used and have been found in buildings and caves. Source: CDFW
SSP13	CDFW	*Myotis yumanensis*	Yuma myotis	Fed: None State: None CDFW: None	Moderate	Optimal habitats are open forests and woodlands with sources of water over which to feed. Roosts in buildings, mines, caves, or crevices. The species also has been seen roosting in abandoned swallow nests and under bridges. Source: CDFW
Reptiles						
	Californiaherps.com	*Anniella stebbinsi*	California legless lizard	Fed: None State: None CDFW: SSC	Low	Sandy soils. Coastal sand dunes and a variety of interior habitats, including sandy washes and alluvial fans (Stebbins and McGinnis, 2012). Much of the coastal dune habitat has been destroyed by coastal development between Ventura County and the Mexican Border. Fortunately, a large protected population persists in the remnant of the once extensive El Segundo Dunes at Los Angeles International Airport. Source: Californiaherps.com

Observed and Potentially Occurring Special Status Species						
SSP14	Californiaherps.com	*Arizona elegans occidentalis*	California glossy snake	Fed: None State: None CDFW: SSC	Moderate	Inhabits arid scrub, rocky washes, grasslands, chaparral. Appears to prefer microhabitats of open areas and areas with soil loose enough for easy burrowing. Source: Californiaherps.com
	Californiaherps.com	*Diadophis punctatus modestus*	San Bernardino ringneck snake	Fed: None State: None CDFW: None	Low	Prefers moist habitats, including wet meadows, rocky hillsides, gardens, farmland, grassland, chaparral, mixed coniferous forests, woodlands. It is usually found under the cover of rocks, wood, bark, boards and other surface debris, but occasionally seen moving on the surface on cloudy days, at dusk, or at night. Source: Californiaherps.com
	Californiaherps.com	*Emys marmorata*	Western pond turtle	Fed: None State: None CDFW: SSC	None	Fresh water. Requires basking sites such as partially submerged logs, vegetation type mats, or open mud banks and needs suitable nesting sites in permanent or near permanent bodies of water in many habitat types below 2000 m amsl. Source: Californiaherps.com
	Californiaherps.com	*Coleonyx variegatus abbotti*	San Diego banded gecko	Fed: None State: None CDFW: SSC	Low	Prefers rocky areas in coastal sage and chaparral. Source: Californiaherps.com
	Californiaherps.com	*Thamnophis hammondii*	Two-striped garter snake	Fed: None State: None CDFW: SSC	Low	Primarily aquatic. Generally found in streams, pools, and other water sources, often in rocky areas in oak woodland, chaparral, brushland, and coniferous forest. Source: Californiaherps.com
	Californiaherps.com	*Thamnophis sirtalis*	South coast garter snake	Fed: None State: None CDFW: SSC	Low	Utilizes a wide variety of habitats - forests, mixed woodlands, grassland, chaparral, farmlands, often near ponds, marshes, or streams. Source: Californiaherps.com
SSP15	Californiaherps.com	*Phrynosoma blainvillii*	Coast Horned Lizard	Fed: None State: None CDFW: SSC	Moderate	Inhabits open areas of sandy soil and low vegetation in valleys, foothills and semiarid mountains. Found in grasslands, coniferous forests, woodlands, and chaparral, with open areas and patches of loose soil. Often found in lowlands along sandy washes with scattered shrubs and along dirt roads. Often found near ant hills feeding on ants. Source: Californiaherps.com
SSP16	Californiaherps.com	*Aspidoscelis tigris stejnegeri*	Coastal whiptail	Federal: None State: None CDFW: SSC	Moderate	This subspecies is found in coastal Southern California, mostly west of the Peninsular Ranges and south of the Transverse Ranges, and north into Ventura County. Ranges south into Baja California. Found in a variety of ecosystems, primarily hot and dry open areas with sparse foliage - chaparral, woodland, and riparian areas. Source: Californiaherps.com

Observed and Potentially Occurring Special Status Species (Continued)			
Map Key	Species	Acreage Impacted	Comments (8)
SS01	Cooper's hawk / *Accipiter cooperii*	3.4	Suitable forage throughout the survey area. Nesting unlikely at the site but possible within 500 feet.
SS02	Oak titmouse / *Baeolophus inornatus*	4.95	Suitable forage throughout the survey area. Suitable nesting habitat within oak woodland at and near the site.
		Plants	
SSP1	Fragrant pitcher sage / *Lepechinia fragrans*	0.4	Suitable habitat within chaparral in survey area.
SSP2	White-veined mondarella / *Monardella hypoleuca ssp. hypoleuca*	0.88	Suitable habitat within chaparral and oak woodland in survey area.
SSP3	Plummer's mariposa lily / *Calochortus plummerae*	0.88	Suitable habitat within chaparral and oak woodland in survey area.
SSP4	Humboldt lily / *Lilium humboldtii ssp. humboldtii*	0.88	Suitable habitat within chaparral and oak woodland in survey area.
SSP5	Ojai navarretia / *Navarretia ojaiensis*	0.94	Suitable habitat within chaparral and annual grassland in survey area.
		Birds	
SSP6	Southern California rufous-crowned sparrow / *Aimophila ruficeps canescens*	0.94	Suitable forage and nesting habitat found within chaparral and annual grassland in survey area.
SSP7	Long-eared owl / *Asio otis*	0.94	Suitable forage and nesting habitat found within chaparral and oak woodland in survey area.
		Invertebrates	
SSP8	Trask shoulderband snail / *Helminthoglypta traskii traskii*	0.4	Suitable habitat found within chaparral in survey area.

Mammals			
SSP9	Western mastiff bat (Greater bonneted bat) / *Eumops perotis californicus*	0	Suitable forage throughout the survey area. Suitable roosting habitat, including maternity roosts, present in the cliffs to the south, but not in the survey area.
SSP10	Pallid bat / *Antrozous pallidus*	0	Suitable forage throughout the survey area. Suitable roosting habitat, including maternity roosts, present in the cliffs to the south, but not in the survey area.
SSP11	Western red bat / *Lasiurus blossevillii*	0	Suitable forage throughout the survey area. Suitable roosting habitat, including maternity roosts, present in the cliffs to the south, but not in the survey area.
SSP12	Western small-footed myotis / *Myotis ciliolabrum*	0	Suitable forage throughout the survey area. Suitable roosting habitat, including maternity roosts, present in the cliffs to the south, but not in the survey area.
SSP13	Yuma myotis / *Myotis yumanensis*	0	Suitable forage throughout the survey area. Suitable roosting habitat, including maternity roosts, present in the cliffs to the south, but not in the survey area.
Reptiles			
SSP14	California glossy snake / *Arizona elegans occidentalis*	0.94	Suitable habitat found within chaparral and annual grassland in survey area.
SSP15	Coast Horned Lizard / *Phrynosoma blainvillii*	0.4	Suitable habitat found within chaparral in survey area.
SSP16	Coastal whiptail / *Aspidoscelis tigris stejnegeri*	0.4	Suitable habitat found within chaparral in survey area.

Nesting Bird Summary

Based upon the habitat conditions and avian species detected at the site during the site inspections it is the opinion of the biologist that suitable nesting conditions exist for nesting birds throughout the survey area and adjacent areas within trees, shrubs and the ground surface. Nesting bird protections are described below in Mitigation Measure 1 (MM-1).

sentinel science

Species Occurrence and Potential Occurrence Map

714 West Potrero Road
Hidden Valley, CA.

Initial Study Biological Assessment

3.3 Wildlife Movement and Connectivity

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

Restoration of the survey area may provide an enhanced ability for wildlife species to pass through the site more effectively by providing cover and reducing disturbance. The site itself does not possess any unique connective characteristics such as a watercourse, bridge, large culvert of other similar feature.

Section 4: Recommended Impact Assessment & Mitigation

4.1 Sufficiency of Biological Data

Additional information needed to make CEQA findings and develop mitigation measures:

No additional information or surveys/studies are required in order to develop findings and/or mitigation measures.

4.2 Impacts and Mitigation

A. Species Project: PS-M; Cumulative: No Impact

Special Status Plants

Suitable habitat for the following five special status plants was identified in the survey area. None of these plants were identified during the site inspections; however, the fieldwork was conducted in October, during a time of year when the plants were not in bloom and in a difficult life stage to identify.

Scientific Name	Common Name	Status	Habitat Characteristics
Lepechinia fragrans	Fragrant pitcher sage	Fed: None State: None CNPS: 4.2	Chaparral, in dry ravines, on rocky slopes and ridgetops Elevation: 20 - 1300 m Blooming Period: March - October
Monardella hypoleuca ssp. hypoleuca	White-veined mondarella	Fed: None State: None CNPS: 1B.3	Acidic and rocky soils in chaparral, cismontane woodland. Elevation: 20 - 1300 m Blooming Period: (Apr)May-Aug (Sep-Dec)
Calochortus plummerae	Plummer's mariposa lily	Fed: None State: None CNPS: 4.2	Rocky and sandy sites, usually of alluvial or granitic material, in coastal scrub, chaparral, grassland, cismontane woodland, and lower montane coniferous forest. Can be common after a fire. Elevation: 100 - 1700 m Blooming Period: May - July

Lilium humboldtii ssp. humboldtii	Humboldt lily	Fed: None State: None CNPS: 4.2	Dry shade. Openings in chaparral, cismontane woodland, lower montane coniferous forest. Elevation: 90 - 1280 m Blooming Period: May - July (August)
Navarretia ojaiensis	Ojai navarretia	Fed: None State: None CNPS: 3	Chaparral (openings), coastal scrub (openings), valley and foothill grassland. Elevation: 275 – 620 m Blooming Period: May - July

MM-1: **Rare Plant Survey Prior to Commencement of Revegetation Activities**

Purpose:

The purpose of the revegetation is to enhance the abundance and variety of native plant species on site. The purpose of MM-1 is to preserve any rare plant species that are discovered on site prior to revegetating the project area.

Requirement:

Prior to commencing native plant revegetation, a qualified biologist shall conduct a rare plant-focused pre-project survey at the survey area during the blooming season. If rare plants are identified, they will be properly labelled and protected with appropriate barriers such as fencing, flagging or natural barriers during the revegetation of the project site to avoid inadvertent harm to any such plants.

Documentation:

The qualified biologist will provide a memorandum, with photographs and results of the survey, including documentation as to whether or not rare plants were identified and if so if protective measures were taken. The memorandum will also identify if this Mitigation Measure was effective in terms of rare plant protection.

Monitoring and Reporting:

The biologist shall periodically, as needed, perform a site visit to check on the progress of the revegetation activities, assess impacts to sensitive biological resources and provide a memorandum at the end of the project containing an assessment of this mitigation measure's effectiveness.

Nesting Migratory and Special Status Birds

The survey area and surroundings offer suitable habitat for a variety of nesting birds including raptors, within trees, shrubs and on the ground surface for a wide variety of nesting migratory birds.

In addition, suitable habitat is present at the survey area for the following special status birds:

Scientific Name	Common Name	Status	Presence and / or Suitable Habitat
Cooper's hawk	*Accipiter cooperii*	Fed: None State: None CDFW: WL	Observed / Present
Oak titmouse	*Baeolophus inornatus*	Fed: None State: None CDFW: None	Observed / Present
Southern California rufous-crowned sparrow	*Aimophila ruficeps canescens*	Fed: None State: None CDFW: WL	Not detected. Suitable habitat present.
Long-eared owl	*Asio otis*	Fed: None State: None CDFW: SSC	Not detected. Suitable habitat present.

MM-2: **Nesting Bird Survey**

Purpose:

The purpose of MM-2 is to prevent impacts to nesting migratory and special status birds

Requirement:

Initial ground clearing and vegetation removal that occurs during the nesting season (Jan 1 – Aug 31) should be preceded by a nesting bird survey, conducted by a qualified biologist, no more than seven (7) days prior to the commencement of the activities. If the biologist determines that there are active nests, appropriate buffers will be established for each nest and no work will occur inside the buffer of an active nest until the fledglings are no longer dependent on the nest or until the biologist otherwise determines the nest is no longer active.

Documentation:

If the revegetation work commences during the nesting bird season the qualified biologist will provide a memorandum, with photographs and results of the nesting bird survey. The memo will include gps points and a map of active nest locations, which were flagged for avoidance. The memorandum will also identify if there is a need for further surveys and/or nest updates, and if this Mitigation Measure was effective in terms of nesting bird protection.

Monitoring and Reporting:

The qualified biologist shall update active nests periodically, as needed, when project activity could foreseeably impact nesting birds. When nests become inactive, the biologist shall remove flagging in the field and shall document these activities in memorandum at the end of the project, with an assessment of this mitigation measure's effectiveness.

Special Status Reptiles

Suitable habitat for the following three special status reptiles was identified in the survey area. None of these reptiles were identified during the site inspections.

Scientific Name	Common Name	Status	Presence and / or Suitable Habitat
California glossy snake	*Arizona elegans occidentalis*	Fed: None State: None CDFW: SSC	Not detected. However, suitable habitat found within chaparral and annual grassland in survey area.
Coast Horned Lizard	*Phrynosoma blainvillii*	Fed: None State: None CDFW: SSC	Not detected. However, suitable habitat found within chaparral in survey area.
Coastal whiptail	*Aspidoscelis tigris stejnegeri*	Fed: None State: None CDFW: SSC	Not detected. However, suitable habitat found within chaparral in survey area.

MM-3: **Worker Awareness Training for Special Status Reptiles and Invertebrates**

Purpose:

The purpose of MM-3 is to prevent impacts to special status reptiles and invertebrates

Requirement:

Prior to the commencement of the revegetation, a qualified biologist will conduct a worker awareness training at the site wherein native plant revegetation workers will be educated regarding the morphological characteristics and habitat requirements of potentially present special status reptiles and invertebrates including; Coast horned lizard (*Phrynosoma blainvillii*), Coastal whiptail (*Aspidoscelis tigris stejnegeri*), California glossy snake (*Arizona elegans occidentalis*), and Trask shoulderbrand (*Helminthoglypta traskii traskii*). The biologist will provide photographs and will instruct workers to avoid disturbance to these reptiles if they are encountered. The biologist will conduct a sweep of the site at that time and if any special status reptiles are encountered the biologist will utilize this opportunity to further educate workers regarding species identification and to relocate the reptiles off site.

Documentation:

The qualified biologist will provide a memorandum documenting that the worker awareness training was completed, and whether or not it was effective and if there are any additional items to be completed in order to protect special status reptiles.

Monitoring and Reporting:

The qualified biologist shall document these activities in a memorandum at the end of the project which contains an assessment of this mitigation measure's effectiveness and whether or not special status reptiles were impacted.

B. Ecological Communities Project: No Impact; Cumulative: No Impact

Sensitive Plant Communities

Native plant revegetation activities are expected to have no adverse impact upon Coast Live Oak (*Quercus agrifolia*) Woodland/Forest Alliance in the Survey Area. Other sensitive plant communities are absent from the site and the immediate surroundings.

Waters and Wetlands

Waters and/or wetlands under the jurisdiction of federal and state agencies (US Army Corps of Engineers, California Regional Water Quality Control Board, and California Department of Fish and Game) are absent at the site and the immediate surroundings.

Environmentally Sensitive Habitat Areas

The Survey Area is not within the Coastal Zone. No ESHA exists in and adjacent to the Survey Area.

C. Habitat Connectivity (migration corridors) Project: No Impact; Cumulative: No Impact

Wildlife movement or connectivity features, or evidence thereof, were not found within the Survey Area. The site itself does not possess any unique connective characteristics such as a watercourse, bridge, large culvert of other similar feature.

Section 5: Photos

Photos

Location	
	
Map Key	
PC5	
View Direction	
Northerly	
Description	
Annual grassland and disturbed storage area in the Survey Area.	

Location	
	
Map Key	
PC3	
View Direction	
South	
Description	
Annual grassland area with non-native eucalyptus trees in the Survey Area.	

Photos	
Location	
Map Key PC3 **View Direction** East **Description** Non-native vegetation including Spanish broom (*Spartium junceum*) is prevalent in the annual grassland portion of the Survey Area. Fence marks the eastern boundary of the Survey Area.	
Location	
Map Key PC3 / PC5 **View Direction** Northeasterly **Description** Closer view of storage yard with non-native annual grassland, non-native eucalyptus and non-native Spanish broom (*Spartium junceum*) in the background.	

Photos

Location	
	
Map Key	
PC4	
View Direction	
Northwest	
Description	
Oak woodland understory, dominated here by *Heterolmeles arbutifolia.*	

Location	
	
Map Key	
PC2 / PC4	
View Direction	
Southerly	
Description	
Transitional area where oak woodland in the foreground transitions to Mexican elderberry *Sambucus mexicana-Heteromeles arbutifolia*/Annual Grass- Herb Shrubland Association	

Location **Map Key** PC4 **View Direction** Northerly **Description** Underground wine cellar in oak woodland area at the northeast portion of the Survey Area will remain as will a small antenna pole. Revegetation will occur on top of the wine cellar.	
Location **Map Key** PC1 **View Direction** Northerly **Description** Laurel Sumac (*Malosma laurina*) Shrubland Alliance to the east of the Survey Area. This Alliance occupies a portion of the eastern margin of the Survey Area.	

Appendix One

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
Tree 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 “take” 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 “take” of any State-listed endangered or threatened 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.”

Unlike endangered, threatened, and rare species, for which a take permit may be issued, California Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.

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 Rare Plant Ranks (RPR)

Plants with 1A, 1B, 2 or 4 should always be addressed in CEQA documents. Plants with a RPR 3 do not need to be addressed in CEQA documents unless there is sufficient information to demonstrate that a RPR 3 plant meets the criteria to be listed as a RPR 1, 2, or 4.

RPR 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.

RPR 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.

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

Plants identified as RPR 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.

RPR 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.

RPR 4: A watch list for plants that are of limited distribution in California.

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 below under “Locally Important Species/Communities Regulations.”

For lists of some of the species in Ventura County that are protected by the above regulations, go to http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

Migratory 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 normally 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 or when the community is in the coastal zone and qualifies as environmentally sensitive habitat area (ESHA).

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 ESHA identification in this location, the Coastal Commission, the agency charged with administering the Coastal Act, has described the habitats that are considered ESHA. A memo from a Coastal Commission biologist that describes ESHA in the Santa Monica Mountains can be found at: http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

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 through the County’s *Oak Woodland Management Plan*.

Tree Regulations

Selected trees are protected by the Ventura County Tree Protection Ordinance, found in Section 8107-25 of the Ventura County Non-Coastal Zoning Ordinance. This ordinance, which applies in the unincorporated areas of the County outside the coastal zone, regulates—through a tree permit program—the removal, trimming of branches or

roots, or grading or excavating within the root zone of a "protected tree." Individual trees are the focus of the ordinance, while oak woodlands are additionally protected as “locally important communities.”

The ordinance allows removal of five protected trees (only three of which can be oaks or sycamores; none of which can be heritage or historical trees) through a ministerial permit process. Removal of more/other than this may trigger a discretionary tree permit.

If a proposed project cannot avoid impacts to protected trees, mitigation of these impacts (such as replacement of lost trees) is addressed through the tree permit process—**unless the impacts may affect biological resources beyond the tree itself**, such as to sensitive status species that may be using the tree, nesting birds, the tree’s role as part of a larger habitat, etc. These secondary impacts have not been addressed through the tree permit program and must be addressed by the biologist in the biological assessment in accordance with the California Environmental Quality Act (CEQA).

A tree permit does not, however, substitute as mitigation for impacts to oak woodlands. The Public Resources Code requires that when a county is determining the applicability of CEQA to a project, it must determine whether that project “may result in a conversion of oak woodlands that will have a significant effect on the environment.” If such effects (either individual impacts or cumulative) are identified, the law requires that they be mitigated. Acceptable mitigation measures include, but are not limited to, conservation of other oak woodlands through the use of conservation easements and planting replacement trees, which must be maintained for seven years. In addition, only 50% of the mitigation required for significant impacts to oak woodlands may be fulfilled by replanting oak trees.

The following trees are protected in the specified zones. Girth is measured at 4.5 feet from the midpoint between the uphill and downhill side of the root crown.

PROTECTED TREES			
Common Name/Botanical Name (Genus species)	Girth Standard (Circumference)	Applicable Zones	
		All Base Zones	SRP[1]
Alder (*Alnus* all species)	9.5 in.		X
Ash (*Fraxinus* all species)	9.5 in.		X
Bay (*Umbellularia californica)*	9.5 in.		X
Cottonwood (*Populus* all species)	9.5 in.		X
Elderberry (*Sambucus* all species)	9.5 in.		X
Big Cone Douglas Fir (*Pseudotsuga macrocarpa)*	9.5 in.		X
White Fir (*Abies concolor)*	9.5 in.		X
Juniper (*Juniperus californica)*	9.5 in.		X
Maple (*Acer macrophyllum)*	9.5 in.		X
Oak (Single) (*Quercus* all species)	9.5 in.	X	X
Oak (Multi) (*Quercus* all species)	6.25 in.	X	X
Pine (*Pinus* all species)	9.5 in.		X
Sycamore (*Platanus* all species)	9.5 in.	X	X
Walnut (*Juglans* all species)	9.5 in.		X
Historical Tree[3] (any species)	(any size)	X	X
Heritage Tree[4] (any species)	90.0 in.	X	X

X Indicates the zones in which the subject trees are considered protected trees.

1. SRP - Scenic Resource Protection Overlay Zone

2. SHP - Scenic Highway Protection Overlay Zone

3. Any tree or group of trees identified by the County or a city as a landmark, or identified on the Federal or California Historic Resources Inventory to be of historical or cultural significance, or identified as contributing to a site or structure of historical or cultural significance.

4. Any species of tree with a single trunk of 90 or more inches in girth or with multiple trunks, two of which collectively measure 72 inches in girth or more. Species with naturally thin trunks when full grown or naturally large trunks at an early age, or trees with unnaturally enlarged trunks due to injury or disease must be at least 60 feet tall or 75 years old.

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 (California Regional Water Quality Control Board)
- Streambed Alteration Agreement (California Department of Fish and Game)

For a more thorough explanation of wetland permitting, see the Ventura County's "Wetland Project Permitting Guide" at http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

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. 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.

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 special status 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.

Locally Important Species

The Ventura County General Plan defines a Locally Important Species as a plant or animal species that is not an endangered, threatened, or rare species, but is considered by qualified biologists to be a quality example or unique species within the County and region. The following criteria further define what local qualified biologists have determined to be Locally Important Species:

Locally Important Animal Species Criteria

Taxa for which habitat in Ventura County is crucial for their existence either globally or in Ventura County. This includes:

- Taxa for which the population(s) in Ventura County represents 10 percent or more of the known extant global distribution; or
- Taxa for which there are five or fewer *element occurrences*, or less than 1,000 individuals, or less than 2,000 acres of habitat that sustains populations in Ventura County; or,
- Native taxa that are generally declining throughout their range or are in danger of extirpation in Ventura County.

Locally Important Plant Species Criteria

- Taxa that are declining throughout the extent of their range AND have five (5) or fewer element occurrences in Ventura County.

The County maintains a list of locally important species, which can be found on the Planning Division website at: http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html. *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 Two

Observed Species Tables

Species Observed			
Scientific Name (Species or Genus)	Common Name	Native (1)	Notes (2)
PLANTS			
Avena fatua	Wild oats	Non native	
Bromus diandrus	Ripgut brome	Non native	
B*romus madritensis* ssp. *rubens*	Red brome	Non native	
Spartium Junceum	Spanish broom	Non native	
Brassica nigra	Black mustard	Non native	
Helminthotheca echioides	Bistly oxtongue	Non native	
Rhus ovata	Sugar bush	Native	
Cercocarpus betuloides	Birch leaf mountain mahogany	Native	
Malosma laurina	Laurel sumac	Native	
Heteromeles arbutifolia	Toyon	Native	
Diplacus auriantiacus	Bush monkey flower	Native	
Sambucus mexicanus	Mexican elderberry	Native	
Hesperoyucca whipplei	Chaparral yucca	Native	
Eriogonum cinereum	Ashy leaf buckwheat	Native	
Wild cucumber	Marah macrocarpa	Native	
Toxicodendron diversilobum	Poison oak	Native	
Clematis lasiantha	Chaparral clematis	Native	
Keckiella cordifolia	Climbing penstemon	Native	
Prunus ilicifolia	Holly-leafed cherry	Native	
Quercus agrifolia	Coast live oak	Native	
Ceanothus spinosus	Greenbark ceanothus	Native	
Gnaphalium californicum	California everlasting	Native	
Anagallis arensis	Scarlet pimpernel	Native	
Eucalyptus sp.	Eucalyptus	Native	
Quercus lobata	Valley oak	Native	
Lactuca serriola	Prckly lettuce	Non native	
ANIMALS			
Invertebrates			
Apis melliferra	Honey bee	Non native	
Papilio rutulus	Western swallowtail	Native	
Amphibians			
None			

Reptiles			
Sceloporus occidentalis	Western fence lizard	Native	
Uta stansburiana	Side-blotched lizard	Native	
Birds			
Accipiter cooperii	**Cooper's hawk**	Native	
Buteo jamaicensis	Red-tailed hawk	Native	
Baeolophus inornatus	**Oak titmouse**	Native	
Melanerpes formicivorus	Acorn woodpecker	Native	
Setophaga coronata	Yellow-rumped warbler	Native	
Callipepla californica	California quail	Native	
Streptopelia decaocto	Eurasian collared-dove	Non native	
Junco hyemalis	Dark-eyed junco	Native	
Melozone crissalis	California towhee	Native	
Toxostoma redivivum	California thrasher	Native	
Aphelocoma californica	California scrub jay	Native	
Sialia mexicana	Western bluebird	Native	
Corvus brachyrhynchos	American crow	Native	
Psaltriparus minimus	Bushtit	Native	
Chamaea fasciata	Wrentit	Native	
Carpodacus mexicanus	House finch	Native	
Thryomanes bewickii	Bewick's wren	Native	
Spinus psaltria	Lesser goldfinch	Native	
Colaptes auratus	Northern flicker	Native	
Sayornis nigricans	Black phoebe	Native	
Zenaida macroura	Mourning dove	Native	
Sitta carolinensis	White-breasted nuthatch	Native	
Calypte anna	Anna's hummingbird	Native	
Mammals			
Sciurus griseus	Western gray squirrel	Native	
Sciurus niger	Eastern fox squirrel	Non native	
Otospermophilus beecheyi	California ground squirrel	Native	
Neotoma sp.	Woodrat	Native	Woodrat houses only
Odocoileus hemionus	Mule Deer	Native	Scat and tracks – sign only
Thomomys bottae	Valley pocket gopher	Native	Mounds only

Initial Study Biological Assessment

Cover Page

Original ISBA report date: 9 November 2020

Revision/Addendum report date(s): June 4, 2021

Case number: None*

Permit type: None*

Applicant: 714 Potrero LLC*

Case Planner: Angela Georgeff and Jennifer Welch

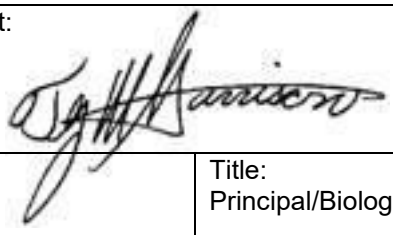
Total parcel(s) size: 56.98 acres

Assessor Parcel Number(s): 692001003

Development proposal description: Planting native vegetation on 1.43 acres of the property to resolve a claim of unpermitted vegetation removal in a Scenic Resource Protection Overlay Zone (NCZO § 8109-4.1.2(d)) *

Prepared for Ventura County Planning Division by:

As a Qualified Biologist, approved by 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.

Qualified Biologist: 		Date: June 4, 2021
Name: Ty M. Garrison	Title: Principal/Biologist	Company: Biological Assessment Services
Phone: 858-967-6508	Email: jytg@aol,com	

This report is prepared as an addendum to the above Initial Study Biological Assessment (ISBA). Ventura County reviewed the ISBA and determined that additional studies were required to accurately assess the status of Lyon's pentachaeta (*Pentachaeta lyonii*), Ojai navarretia (*Navarretia ojaiensis*) and marcescent dudleya (*Dudleya cymosa marcessens*)

The respective flowering periods for these species are Lyon's pentachaeta March - August, Ojai navarretia May-July, and marcescent dudleya May-June. A directed survey for these species was conducted on May 6, 2021. Early May was chosen as the survey date because it overlaps the flowering period for all three species but was as early as possible because the 2020-2021 winter was particularly dry and any annual species that were going to bloom were likely to do it early to take advantage of any remaining moisture in the soil.

The Natural Resources Conservation Service maps two soil types on the property Botella loam 2-9% slopes and Tongva-Cotharin Rock Outcrop complex 30-75% slopes. The loam is restricted to the valley bottom on the north end of the property and the remainder of the property belongs to the rock outcrop complex.

> Lyon's pentachaeta "occurs in saddles between hills, on the tops of small knolls, or in flat areas at the base of slopes at elevations ranging from 280 to 2,060 feet (85 to 628 meters) (Fotheringham and Keeley 1998, CNDDB 2008). It tends to occur in a patchy distribution on rocky clay soils of volcanic origin (Baier & Associates 1991, Impact Sciences 2003), within pocket grasslands that mosaic with fire-adapted chaparral and coastal sage scrub communities, although seeds do not require fire-related cues (i.e., heat, smoke, and charates) to germinate (Keeley and Baer-Keeley 1992, Keeley 1995). It does not compete well with dense annual grasses or shrubs, but occurs where there is a majority of bare ground (greater than 60 percent) and low proportion of vegetative cover (less than 25 percent) (Keeley 1995, Fotheringham and Keeley 1998)." (*Pentachaeta lyonii*) Lyon's pentachaeta 5-Year Review: Summary and Evaluation, U.S. Fish and Wildlife Service Ventura Fish and Wildlife Office Ventura, California September 2008

Though no habitat of the type described above is mapped onsite by the NRCS, their mapping is on a coarse scale and there may be patches of appropriate habitat onsite. This evaluation indicates that the area where the Lyon's pentachaeta is most likely to occur (though still unlikely) is in the lower, less steep, portion of the proposed restoration zone. Transects were walked in a zig-zag pattern over the entire area, allowing every foot of this portion of the site to be visually surveyed. No Lyon's pentachaeta was located during the survey. There may be very small patches of appropriate habitat elsewhere onsite, but these would not be impacted by the proposed revegetation project.

Habitat requirements for Ojai navarretia are similarly limited, though the species may tolerate thicker soils than Lyon's pentachaeta, their described habitats are very similar.

> *Navarretia ojaiensis* typically occurs on clayey soils, usually in grassland/forbland on north-facing slopes at the base of the slope. It does not appear to compete well with

the invasive Mediterranean grasses, such as *Bromus diandrus* and *B. hordeaceus*, as those grassland areas where these species are thick, no *Navarretia ojaiensis* can be found. California Native Plant Society Rare Plants: Navarretia ojaiensis (California Native Plant Society-Channel Islands Chapter) (cnpsci.org)

Though no habitat of the type described above is mapped onsite by the NRCS, their mapping is on a coarse scale and there may be patches of appropriate habitat onsite. However, no particularly clayey soils were noted on the project site. This evaluation indicates that the area where the Ojai navarretia is most likely to occur (though still unlikely) is in the lower, less steep, portion of the proposed restoration zone. Transects were walked in a zig-zag pattern over the entire area, allowing every foot of this portion of the site to be visually surveyed. No Ojai navarretia was located during the survey.

Dudleya species from the area are often restricted to rock outcrops and several dudleya were found on the rock outcrops south of the restoration area. Many of the dudleya in the area are subspecies of *Dudleya cymosa*, including the subject of this survey *Dudleya cymosa marcescens*. Dudleya speciation is a complex subject and many dudleya hybridize, blending traits usually used for identification. The only Dudleya on the project site are Agoura Dudleya (*Dudleya cymosa agouriensis*) and lance-leaved Dudleya (*Dudleya lanceolata*).

Agoura Dudleya on a rock face at 714 Potrero Road.

All Dudleya on the property were located on rock faces and would not be impacted by the proposed revegetation effort.