

Appendix B:

**Biological Constraints Report,
Williams Homes Santa Paula River Rock Development Project,
Wildscape Restoration, December 2014.**

Biological Constraints Report
Williams Homes
Santa Paula River Rock
Development Project

December 2014

Prepared For:



Williams Homes, Inc.
21080 Centre Pointe Parkway, Suite 101
Santa Clarita, California 91350

Prepared By:



2500 Channel Drive, Suite #A-1
Ventura, California 93003
805-644-6852
www.wildscaperestoration.com

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1 Introduction

Wildscape Restoration prepared this Biological Constraints and Jurisdiction Delineation Report for the Williams Homes Santa Paula River Rock development in the City of Santa Paula, Ventura County. The report provides information for the California Environmental Quality Act (CEQA) Initial Study being prepared for the project.

2 Project Location

The project site is located at 1226 Ojai Road (APN #100-0-040-015) in the City of Santa Paula, Ventura County, California (Figures 1, 2, and 3). The project site is approximately 1.7 miles north of Highway 126. It is bordered by a private road to the north and Marigold Lane to the south. The surrounding land uses include agriculture to the west and residential properties to the east, south, and north. The property is within the USGS 7.5 minute Santa Paula quadrangle map. The elevation of the residence and pasture ranges from 446 feet to 481 feet above mean sea level. The slope ranges from 446 feet to 742 feet above mean sea level.

3 Project Description

The project includes construction of 54 homes, associated access roads, debris basin, and an unpaved recreational trail on the sloped northwestern side of the property (Figure 4). The project will include retention of the existing home. Site photos are provided in Figure 5.

4 Methodology

Noreen Murano and Allyson Biskner conducted a reconnaissance survey on November 3, 2014. The survey consisted of habitat assessment, vegetation mapping, and an inspection for the necessity of any jurisdictional delineation. Prior to the survey, the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB) (CDFW 2014) was reviewed to identify special status plants, wildlife, and habitats known to occur within a nine USGS 7.5 minute quadrangle of the project site. Aerial photos were also reviewed to determine vegetation communities, which were confirmed during the field survey. A minimum mapping unit of 0.25 acre was used vegetation polygons.

5 Environmental Conditions

5.1 Setting

The city of Santa Paula is located in Ventura County, California. The foothills of the Los Padres National Forest are to the north and the Pacific Ocean 14 miles to the west. The city's population is approximately 30,000.

The property currently has a two-story Victorian style home originally built in 1884 with supplemental ranch structures including a barn and fallow farmland. Dense coastal sage scrub vegetation occurs on a 30–50 percent slope along the western edge. As was common to the residential portion of large ranch properties in the 1800s to early 1900s, a variety of exotic horticultural plant specimens were planted for landscaping, status, and shade. A specimen sized cereus cactus (*Cereus* sp.) is located on the south side of the driveway adjacent to the house. Two mature tall *Araucaria* trees are located on the northeast side of the residential yard

area. The Norfolk Island Pine (*Araucaria heterophylla*) is nearly dead. The Bunya Bunya (*Araucaria bidwillii*) is in fair health. The standing dead remnants of a specimen sized Atlas cedar (*Cedrus atlantica*) occurs to the east of the home in the residential yard

5.2 Soils

The two primary soil types of project site include Garretson loam and Castaic and Saugus soils (NRCS 2014). The Garretson loam dominates the residential and agricultural land use areas of the property. It is prime agricultural soil. The Castaic and Saugus soils are loamy and sandy loam. These soils dominate the southwestern faced slope portion of the project site covered primarily by the coastal sage scrub. The parent material is sedimentary and runoff class is high.

5.3 Vegetation Communities

Vegetation community descriptions were determined from the “Preliminary Descriptions of the Terrestrial Natural Communities of California Report” (Holland 1986) and descriptions deemed appropriate by survey personnel. Wildscape identified six plant communities on the site: ruderal pasture, coast live oak woodland, coastal sage scrub, pepper tree, and ornamental landscape. No ephemeral drainages were observed on the 19.27-acre project site; however, the hillside west of the house and agriculture land drains downhill towards the agricultural land.

The acreage of each vegetation type is listed below in Table 1. The locations of the plant communities are shown in Figure 6, the Phantom Trail Project area vegetation communities’ map. Potential impacts to vegetation are shown in Figure 7.

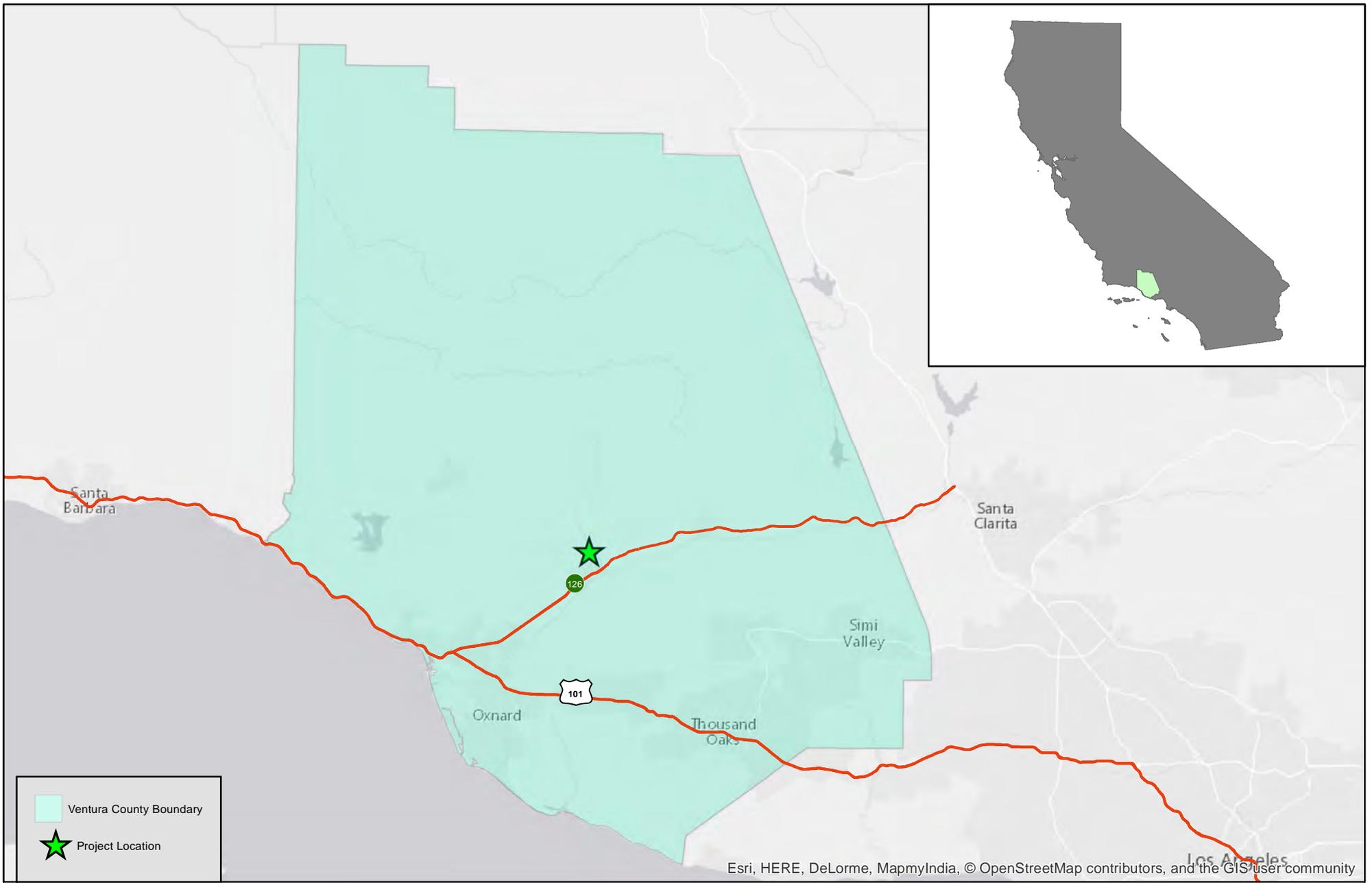
Table 1: Summary of Project Area Vegetation and Potential Impacts

Type of Habitat	Acreage Observed Onsite	Proposed Impacts (Acreage)
Coastal sage scrub	6.95	0.21
Coast live oak woodland	1.41	0.26
Ornamental landscape	1.95	0.01
Ruderal pasture	7.57	0.68
Peruvian Peppertree	1.39	0.05
Total	19.27	1.21

5.3.1 Coastal Sage Scrub

Coastal sage scrub is the second most abundant native community in the watershed. This vegetation is typically located on the southern facing lower elevation slopes and grows on rocky, well-drained soils. The coastal sage scrub on the project site is dominated by large patches of purple sage (*Salvia leucophylla*) and poison oak (*Toxicodendron diversilobum*) intermixed with smaller amounts of coyote brush (*Baccharis pilularis*), California sagebrush (*Artemisia californica*), and giant wild rye (*Elymus condensatus*). Other native species observed in these areas included: Mexican elderberry (*Sambucus caerulea*), mugwort (*Artemisia douglasiana*), Needlegrass (*Stipa* sp.), and sawtooth goldenbush (*Hazardia squarrosa*). The coastal sage scrub growing on the southeastern facing slope is dense and approximately 3- 4 feet in height.

This vegetation community is normally summer dormant and due to the continuing California drought pattern, vegetation was excessively dry and brittle.



Regional Location

Williams Homes River Rock Development

Santa Paula, California

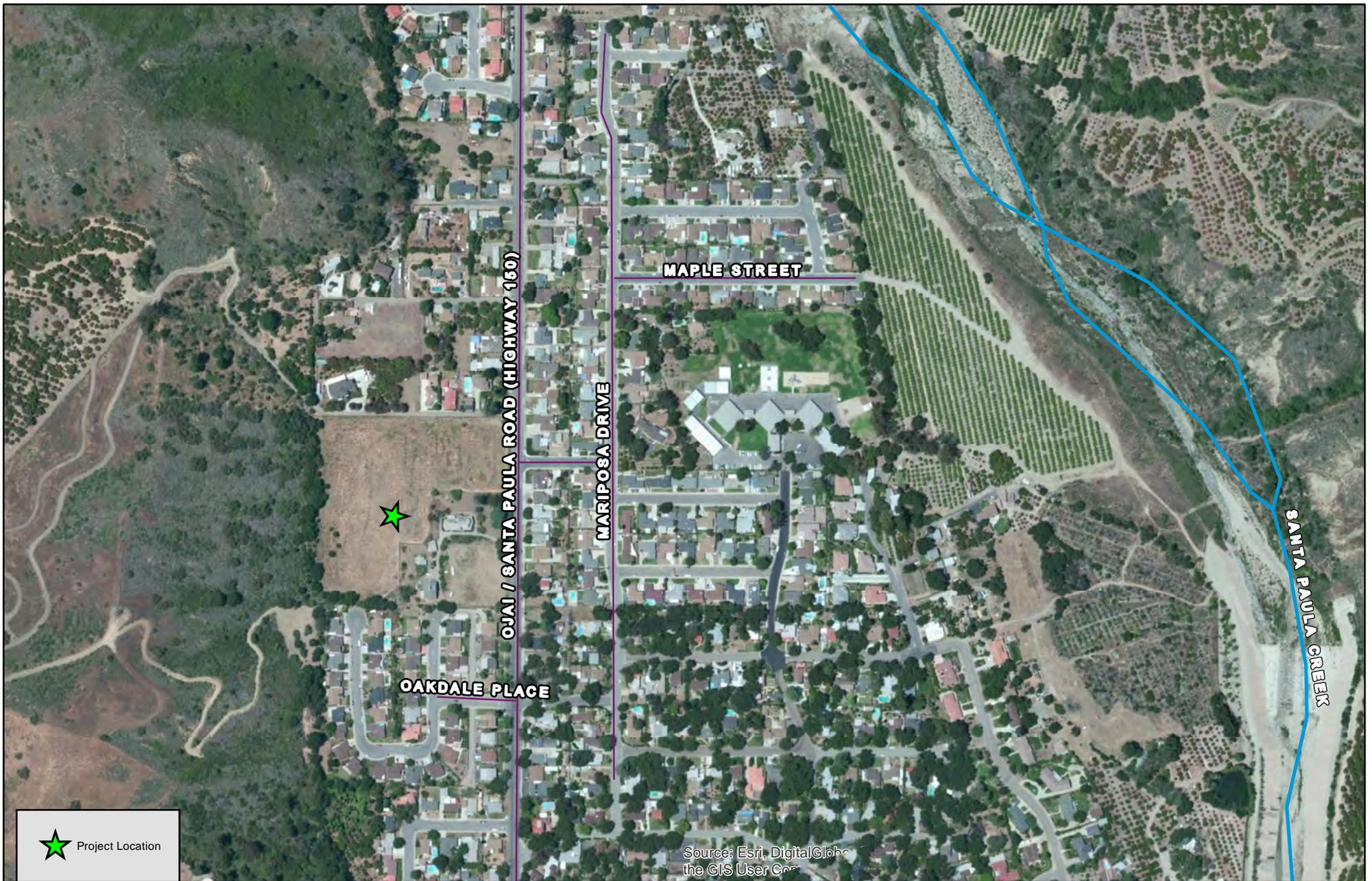
Figure 1

0 23,000 46,000 92,000 138,000 184,000 Feet



Imagery Source - Microsoft 2010
Prepared by Wildscape Restoration - November 2014

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Source: Esri, DigitalGlobe,
the GIS User Com



Local Vicinity

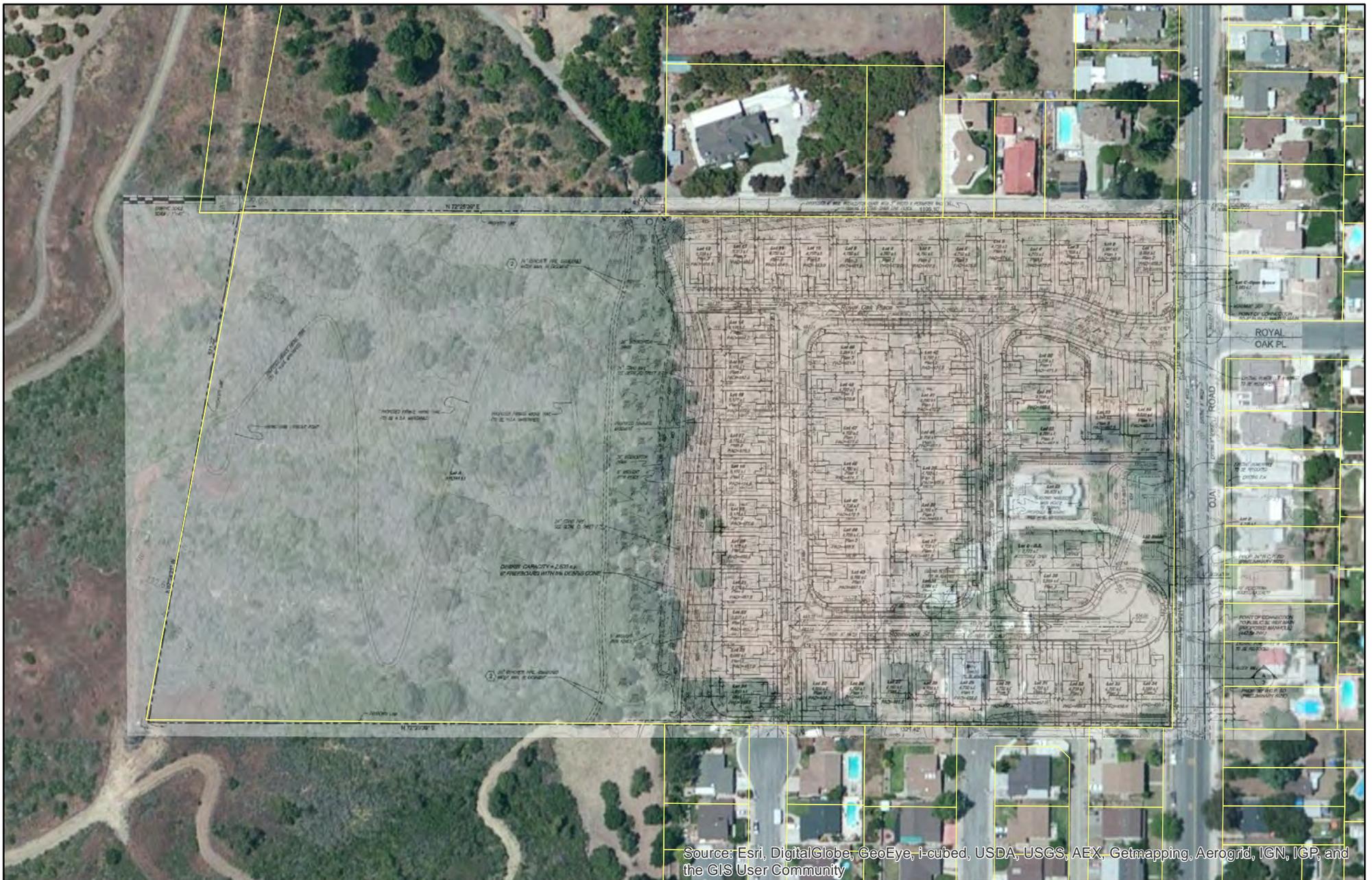
Williams Homes River Rock Development
Santa Paula, California

0 210 420 840 1,260 1,680 Feet



Figure 2

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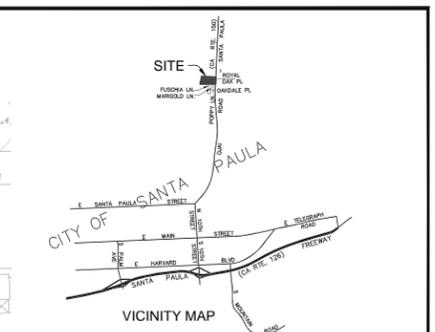
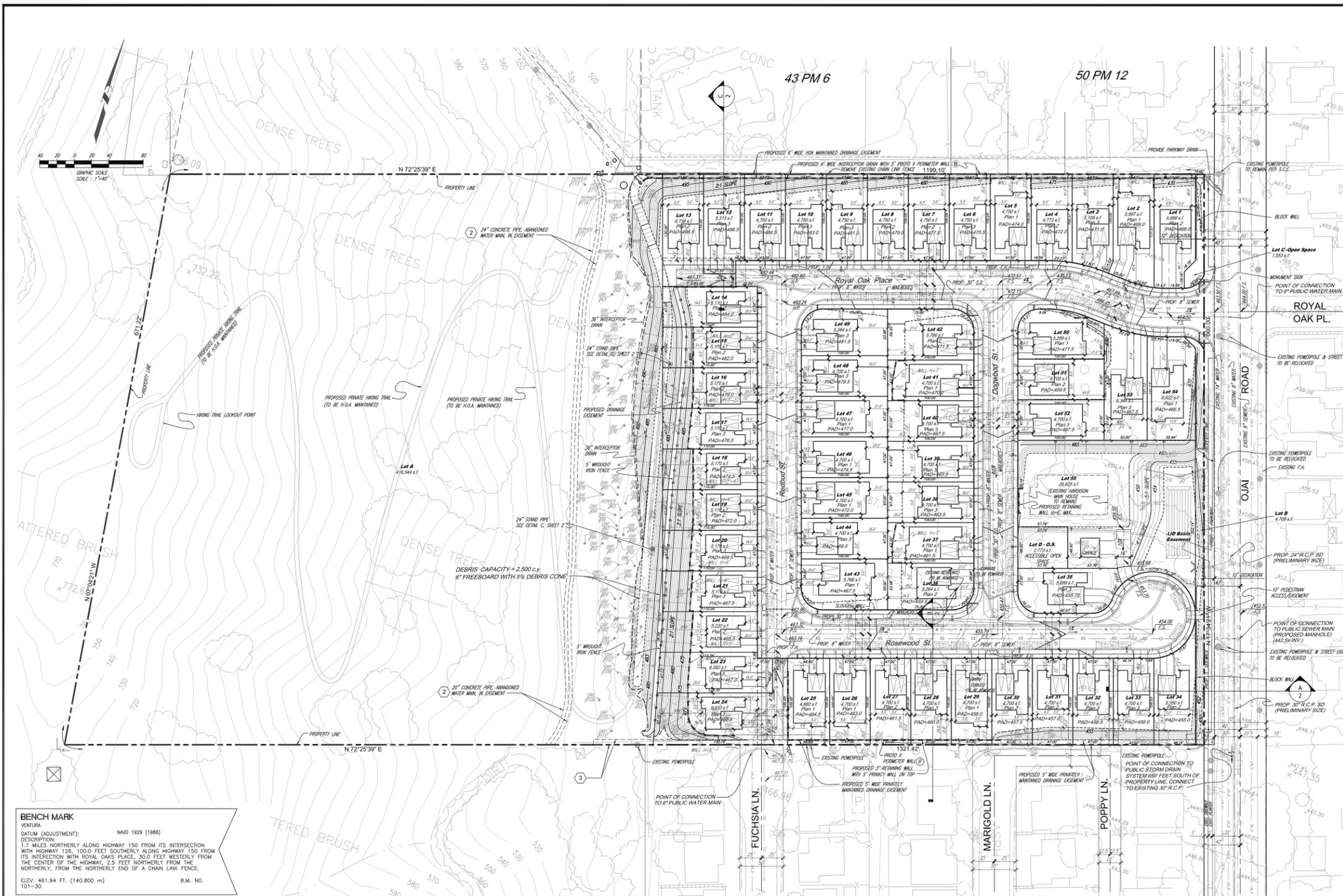
Project Site Plan

Williams Homes River Rock Development
 Santa Paula, California

Figure X



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LEGAL DESCRIPTION:
 THE FOLLOWING HAS BEEN COPIED FROM POLICY OF TITLE INSURANCE, FILE NO. 413240899, PREPARED BY LAWYERS TITLE COMPANY AND DATED JANUARY 10, 2014.

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 THAT CERTAIN TRACT OF LAND DESCRIBED, AS A PART OF AN UNNUMBERED LOT LYING NORTH OF THE CITY OF SANTA PAULA, COUNTY OF VENTURA, STATE OF CALIFORNIA, IN THE RANCHO SANTA PAULA Y SANTIAGO, ACCORDING TO THE MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, IN BOOK "A" PAGE 290 OF MISCELLANEOUS RECORDS OF SANTA BARBARA COUNTY, AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF THE PUBLIC ROAD FROM THE TOWN OF SANTA PAULA TO THE RANCHO SAN JUAN, AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED BY EDWIN SENIOR TO J. R. D. SAY, BY DEED RECORDED IN BOOK 15, PAGE 424 OF DEEDS; THENCE FROM SAID POINT OF BEGINNING:
 1ST: SOUTH 71 1/4 WEST 20.20 CHAINS TO A POINT IN RIDGE ON HILL; THENCE ALONG SAME,
 2ND: NORTH 8 1/4 WEST 10.17 CHAINS TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED BY W. L. HARDISON TO IDA H. CORBETT, BY DEED RECORDED IN BOOK 51, PAGE 564, OF DEEDS; THENCE,
 3RD: NORTH 71 1/4 EAST 18.35 CHAINS TO A POINT IN THE WEST LINE OF THE ABOVE DESCRIBED PUBLIC ROAD; THENCE ALONG SAME,
 4TH: SOUTH 18 1/4 EAST 10.00 CHAINS TO THE PLACE OF BEGINNING.
 EXCEPT THEREFROM A STRIP OF LAND 8 FEET WIDE, LYING ON EACH SIDE OF THE DITCH OF THE SANTA PAULA WATER COMPANY.
 ALSO EXCEPT THEREFROM THE MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND.

EASEMENTS:
 ITEM (2) 8" WATER EASEMENT TO SANTA PAULA WATER WORKS, LTD FOR WATER PIPELINES RECORDED OCTOBER 25, 1938, BOOK 575, PAGE 263 OF OFFICIAL RECORDS (TO BE VACATED).
 (3) 2" UTILITY EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES RECORDED JUNE 22, 1966, BOOK 3005, PAGE 160 OF OFFICIAL RECORDS (TO BE VACATED).
 (4) REVOCABLE EASEMENT FOR FENCE RECORDED JANUARY 4, 1971, BOOK 3772, PAGE 437 OF OFFICIAL RECORDS.

OWNER/SUBDIVIDER:
 WILLIAMS HOMES, INC.
 21080 Centre Pointe Parkway, Suite 101
 Santa Clarita, CA 91350
 Office: 661-222-9207

ENGINEER:
 Southland Civil Engineering & Survey, LLP
 87 N. Raymond Ave., Ste. 500
 Pasadena, CA 91103
 (626) 486-2550
 Larry L. Mar, P.E. No. 55069

ARCHITECT:
 WHA/William Hezmalhalch Architects, Inc.
 2580 Redhill Avenue, Suite 200
 Santa Ana, CA 92705
 (949) 250-0607

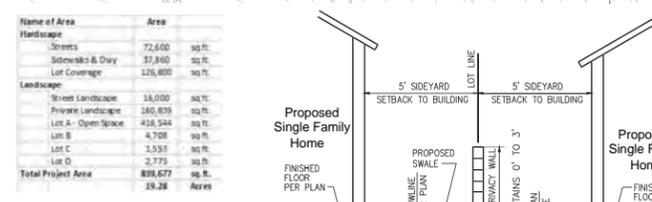
GEOTECHNICAL ENGINEER:
 RMA Geoscience, Inc.
 8884 Genesee Boulevard
 Sun Valley, CA 91352-1044
 (800) 772-4396

APN:
 100-0-040-015

SERVICES:
 SCHOOLS: Santa Paula Unified School District
 FIRE PROTECTION: City of Santa Paula
 WATER: City of Santa Paula
 ELECTRICITY: Southern California Edison
 GAS: The Gas Co.
 TELEPHONE: Verizon

BENCH MARK
 VENTURA NAD 1929 (1988)
 DATUM (ADJUSTMENT):
 DESCRIPTION:
 1.7 MILES NORTHERLY ALONG HIGHWAY 150 FROM ITS INTERSECTION WITH HIGHWAY 126, 100.0 FEET SOUTHERLY ALONG HIGHWAY 150 FROM ITS INTERSECTION WITH ROYAL OAK PLACE, 300.0 FEET WESTERLY FROM THE CENTER OF THE HIGHWAY, 2.5 FEET NORTHERLY FROM THE NORTHERLY, FROM THE NORTHERLY END OF A CHAIN LINK FENCE.
 ELEV. 461.94 FT. (140.800 m) B.M. NO. 101-30

LOT #	LOT AREA	PLAN #	LOF COVERAGE	PERCENTAGE	HOUSE & DRIVEWAY SF	PERCENTAGE
LOT 1	1,281	1	2,250	175%	2,250	175%
LOT 2	1,100	1	1,750	159%	1,750	159%
LOT 3	1,100	1	1,750	159%	1,750	159%
LOT 4	1,100	1	1,750	159%	1,750	159%
LOT 5	1,100	1	1,750	159%	1,750	159%
LOT 6	1,100	1	1,750	159%	1,750	159%
LOT 7	1,100	1	1,750	159%	1,750	159%
LOT 8	1,100	1	1,750	159%	1,750	159%
LOT 9	1,100	1	1,750	159%	1,750	159%
LOT 10	1,100	1	1,750	159%	1,750	159%
LOT 11	1,100	1	1,750	159%	1,750	159%
LOT 12	1,100	1	1,750	159%	1,750	159%
LOT 13	1,100	1	1,750	159%	1,750	159%
LOT 14	1,100	1	1,750	159%	1,750	159%
LOT 15	1,100	1	1,750	159%	1,750	159%
LOT 16	1,100	1	1,750	159%	1,750	159%
LOT 17	1,100	1	1,750	159%	1,750	159%
LOT 18	1,100	1	1,750	159%	1,750	159%
LOT 19	1,100	1	1,750	159%	1,750	159%
LOT 20	1,100	1	1,750	159%	1,750	159%
LOT 21	1,100	1	1,750	159%	1,750	159%
LOT 22	1,100	1	1,750	159%	1,750	159%
LOT 23	1,100	1	1,750	159%	1,750	159%
LOT 24	1,100	1	1,750	159%	1,750	159%
LOT 25	1,100	1	1,750	159%	1,750	159%
LOT 26	1,100	1	1,750	159%	1,750	159%
LOT 27	1,100	1	1,750	159%	1,750	159%
LOT 28	1,100	1	1,750	159%	1,750	159%
LOT 29	1,100	1	1,750	159%	1,750	159%
LOT 30	1,100	1	1,750	159%	1,750	159%
LOT 31	1,100	1	1,750	159%	1,750	159%
LOT 32	1,100	1	1,750	159%	1,750	159%
LOT 33	1,100	1	1,750	159%	1,750	159%
LOT 34	1,100	1	1,750	159%	1,750	159%
LOT 35	1,100	1	1,750	159%	1,750	159%
LOT 36	1,100	1	1,750	159%	1,750	159%
LOT 37	1,100	1	1,750	159%	1,750	159%
LOT 38	1,100	1	1,750	159%	1,750	159%
LOT 39	1,100	1	1,750	159%	1,750	159%
LOT 40	1,100	1	1,750	159%	1,750	159%
LOT 41	1,100	1	1,750	159%	1,750	159%
LOT 42	1,100	1	1,750	159%	1,750	159%
LOT 43	1,100	1	1,750	159%	1,750	159%
LOT 44	1,100	1	1,750	159%	1,750	159%
LOT 45	1,100	1	1,750	159%	1,750	159%
LOT 46	1,100	1	1,750	159%	1,750	159%
LOT 47	1,100	1	1,750	159%	1,750	159%
LOT 48	1,100	1	1,750	159%	1,750	159%
LOT 49	1,100	1	1,750	159%	1,750	159%
LOT 50	1,100	1	1,750	159%	1,750	159%
LOT 51	1,100	1	1,750	159%	1,750	159%
LOT 52	1,100	1	1,750	159%	1,750	159%
LOT 53	1,100	1	1,750	159%	1,750	159%
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LOT 58	1,100	1	1,750	159%	1,750	159%
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LOT 60	1,100	1	1,750	159%	1,750	159%
LOT 61	1,100	1	1,750	159%	1,750	159%
LOT 62	1,100	1	1,750	159%	1,750	159%
LOT 63	1,100	1	1,750	159%	1,750	159%
LOT 64	1,100	1	1,750	159%	1,750	159%
LOT 65	1,100	1	1,750	159%	1,750	159%
LOT 66	1,100	1	1,750	159%	1,750	159%
LOT 67	1,100	1	1,750	159%	1,750	159%
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LOT 72	1,100	1	1,750	159%	1,750	159%
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LOT 80	1,100	1	1,750	159%	1,750	159%
LOT 81	1,100	1	1,750	159%	1,750	159%
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LOT 92	1,100	1	1,750	159%	1,750	159%
LOT 93	1,100	1	1,750	159%	1,750	159%
LOT 94	1,100	1	1,750	159%	1,750	159%
LOT 95	1,100	1	1,750	159%	1,750	159%
LOT 96	1,100	1	1,750	159%	1,750	159%
LOT 97	1,100	1	1,750	159%	1,750	159%
LOT 98	1,100	1	1,750	159%	1,750	159%
LOT 99	1,100	1	1,750	159%	1,750	159%
LOT 100	1,100	1	1,750	159%	1,750	159%



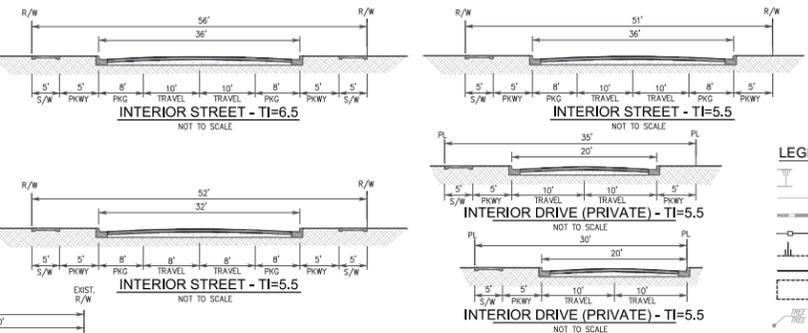
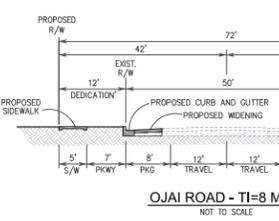
GENERAL NOTES:
 1. PROJECT ADDRESS: 1226 OJAI ROAD, CITY OF SANTA PAULA, CA.
 2. RECORD OWNER: WILLIAMS HOMES, INC.
 3. GROSS AREA: 19.27 AC. (PER COUNTY ASSESSORS OFFICE)
 NET AREA AFTER STREET DEDICATION: 19.09 AC.
 4. TOTAL NUMBER OF LOTS: EXISTING=1; PROPOSED=59 (55+4 LETTERED LOTS)
 5. EXISTING LAND USE: HI2-PD
 6. PROPOSED LAND USE: R1-PD
 7. ALL UTILITIES TO BE UNDERGROUND.
 8. ALL DIMENSIONS SHOWN HEREON ARE APPROXIMATE.
 9. UNIT SIZES, BUILDING FOOTPRINTS AND ARCHITECTURAL FLOOR PLANS THAT ARE SHOWN ON THE SUBDIVISION MAP OR ACCOMPANYING GRADING/DRAINAGE PLAN ARE FOR ILLUSTRATIVE PURPOSES. PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS, APPROVAL SHALL BE GRANTED PROVIDED THE PROPOSED BUILDING SATISFIES ALL EXISTING CODES AND ORDINANCES.
 10. SLOPES BEING CONSTRUCTED ARE NO STEEPER THAN 2:1 (H:V) UNLESS OTHERWISE NOTED.
 11. PEDESTRIAN ACCESS PROVIDED VIA ROYAL OAK PLACE AND ROSEWOOD ST.
 12. VEHICULAR ACCESS IS PROVIDED VIA ROYAL OAK PLACE FROM OJAI ROAD.
 13. ALL GRADING AND LOT DRAINAGE TO CONFORM TO THE CITY OF SANTA PAULA STANDARDS. ALL PADS TO BE GRADED AT 2% MIN. GRADE FOR DRAINAGE PURPOSES.
 14. ALL STREETS ARE TO BE PUBLIC UNLESS OTHERWISE NOTED.
 15. MULTIPLE FINAL MAPS MAY BE RECORDED FROM THIS TENTATIVE MAP AS PER SECTION 64546.1 OF THE STATE SUBDIVISION MAP ACT.
 16. LETTERED LOTS TO BE H.O.A. MAINTAINED.
 17. ALL SLOPES 2:1 UNLESS OTHERWISE NOTED.

PARKING PROVIDED:
 GARAGE (55x2) 110
 DRIVEWAY (55x1) 55
 STREET 67
 TOTAL 232

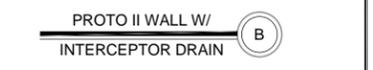
PRELIMINARY EARTHWORK QUANTITIES:

CUT 20,000 CU. YDS.
 FILL 20,000 CU. YDS.

- No import or Export is Anticipated
- QUANTITIES SHOWN HEREON ARE FOR PERMIT FEE ESTABLISHMENT PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING OR CONTRACT PURPOSES.
 - CONTRACTOR/CONSULTANTS ARE REQUIRED TO VERIFY ALL QUANTITIES.
 - VALUES PRESENTED DO NOT INCLUDE ANY SHRINKAGE, BULKING, SUBSIDENCE, UTILITY OR FOUNDATION SPOLS. VALUES PRESENTED SHOULD BE RECALCULATED DURING THE EARLY STAGES OF SITE GRADING TO VERIFY QUANTITIES.
 - PROJECT TO BE BALANCE ON-SITE DURING FINAL ENGINEERING. PROJECT MAY BE RAISED OR LOWERED UP TO 12" IN FINAL ENGINEERING TO BALANCE SITE.



LEGEND
 CUT & FILL SLOPE (2:1 MAX)
 EXISTING CONTOUR
 PROPOSED RETAINING WALL
 5' PROTO II WALL
 DAYLIGHT LINE
 LOT LINE
 BUILDING PAD
 LOCATION OF TREE. (SEE HORIZONTAL TREE REPORT PREPARED BY TREES, ETC., TREE SURVEY PERFORMED THE WEEK OF 2-17-14).



WILLIAMS HOMES
 Building Quality For A Lifetime

Southland
 Civil Engineering & Survey, LLP
 87 N. Raymond Ave., Ste. 500
 Pasadena, CA 91103
 Office: 626-486-2550
 Fax: 626-486-2553

VESTING TENTATIVE TRACT MAP 5928
RIVER ROCK
 1226 Ojai Road, City of Santa Paula, California
 CITY OF SANTA PAULA COUNTY OF VENTURA STATE OF CALIFORNIA

SCALE: as shown
 DATE: 11-19-14
 SHEET 1 OF 3

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Figure 5 Site Photos



1. Photo of existing house on property, from pedestrian gate. Mexican fan palm in mid ground. Dead non-native grass in foreground of residence



2. View of caretaker's home and barn.



3. View northeast, ornamental coleus cactus and trees.



4. View south, behind home of landscaping.

Figure 5 Site Photos (continued)



5. View southwest direction from edge of residential fencing at ruderal pasture, eastern facing slope and oaks lining the property line. Light green trees on slope are peppertrees.



6. View southeast of coastal sage scrub, peppertree, and oak woodland.



7. View northeast looking at house and supplemental ranch structures



8. View northeast looking at house and supplemental ranch structures

Figure 5 Site Photos (continued)



9. View west of coastal sage scrub and peppertrees on slope.



10. View southeast from northeast side of property, within a small opening of oak trees looking towards coastal sage scrub and White Mountain.

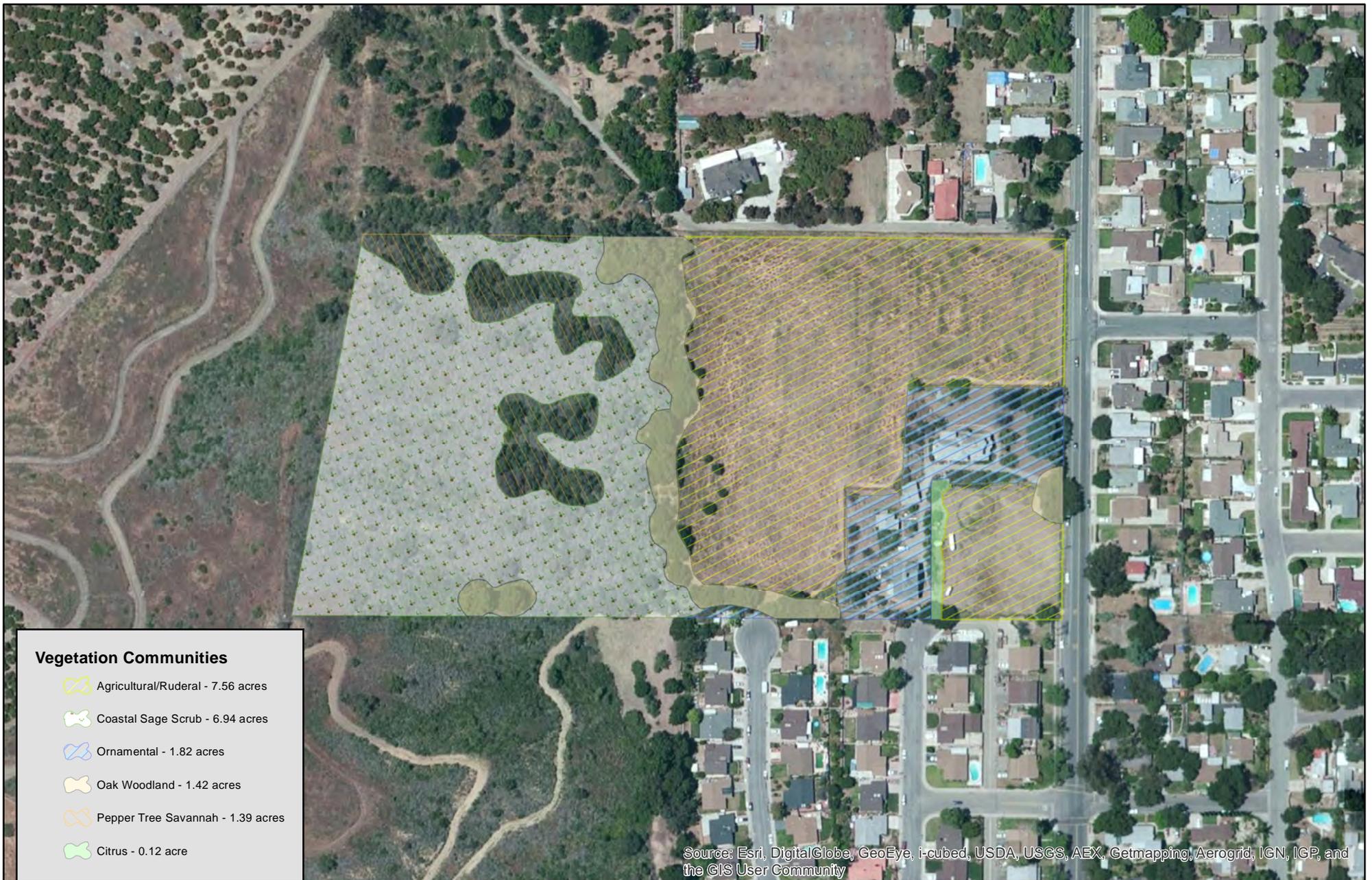


12. Typical understory of oak woodland includes poison oak, and giant wild rye



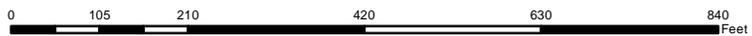
13. Typical understory of peppertree woodland on slope.

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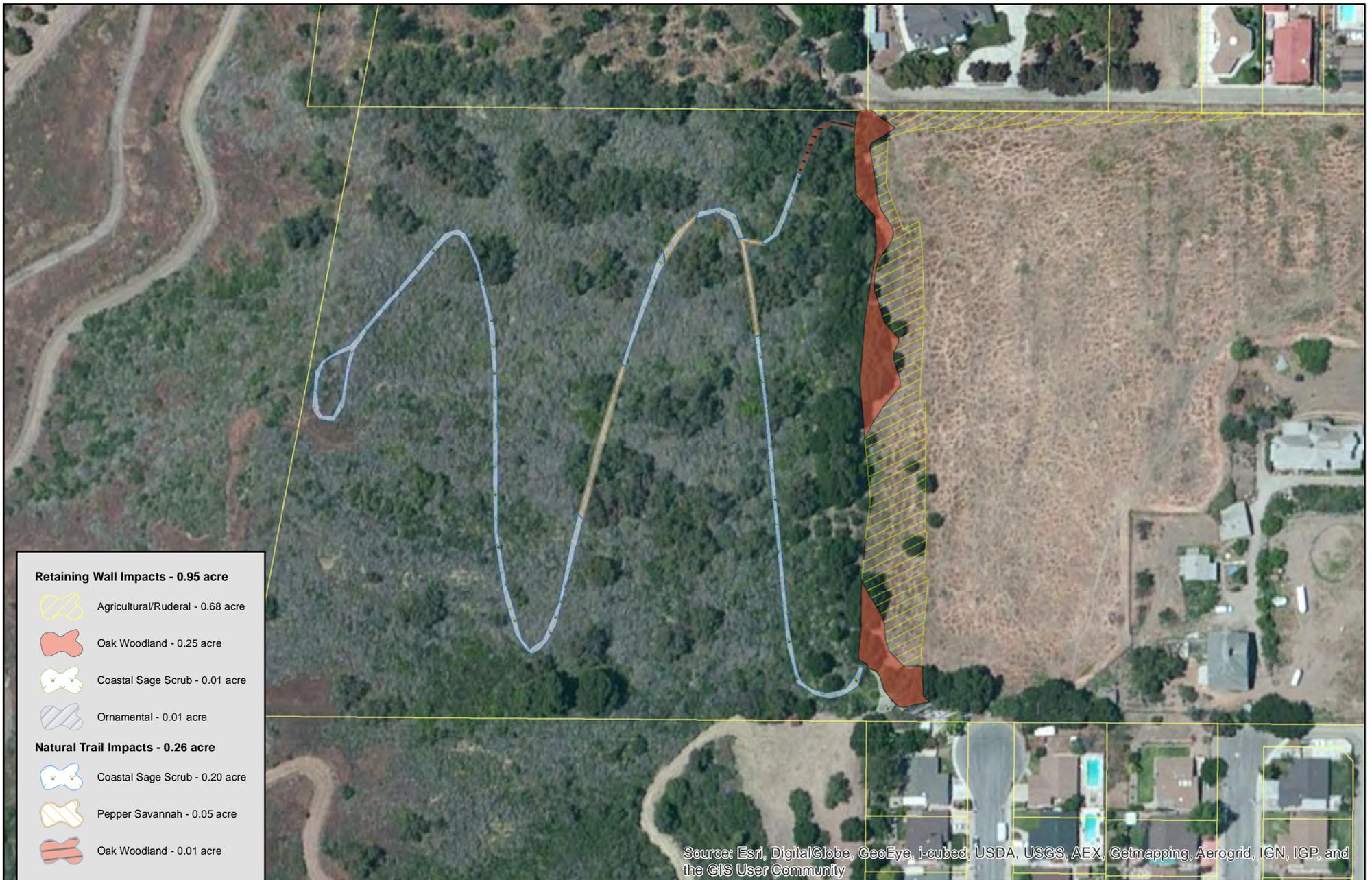


Vegetation Communities
 Williams Homes River Rock Development
 Santa Paula, California

Figure 3



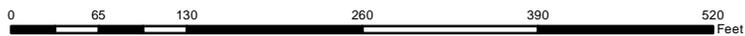
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Approximate Impacts by Vegetation Type

Williams Homes River Rock Development
 Santa Paula, California

Figure 7



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5.3.2 *Coast Live Oak Woodland*

The coast live oak woodland is dominated by coast live oaks (*Quercus agrifolia*) with some limited understory primarily composed of poison oak, giant wild rye, and an intermix of the adjacent coastal sage scrub. The oak woodland runs primarily in a north west to southeast direction at the toe of the slope meeting the flat agricultural land. Several large individual coast live oaks are also interspersed throughout the property.

The project site formerly supported commercial lemon grove growing operations, primarily terraced along the sloped area on the northwestern side of the property. There are limited non-productive individual trees still intermixed with the oak woodland.

5.3.3 *Ornamental*

Ornamental landscaping plants occur around the residential yard footprints of the home and supplemental ranch structures located on the southeast quarter of the property/project site. The species include: sago palm (*Cycad revoluta*), crape myrtle (*Lagerstroemia* sp.), various roses (*Rosa* sp.), Mexican sage (*Salvia leucantha*), spirea (*Spirea* ssp.), and Mexican fan palm (*Washingtonia robusta*). In addition, along the eastern edge of the barn structures is one linear area of remaining lemon (*Citrus limon*) trees.

5.3.4 *Ruderal Pasture*

Ruderal pasture occurs on the open and fallow farmland surrounding the residential ornamental landscape and located on the bare soil east of the barn and other supplemental ranch structures. It is typically composed of non-native species that opportunistically populate in disturbed soils. Oftentimes, an aggressive non-native single-species may become permanently established such as mustard. Non-native species observed within the fallow bare soil included: Non-native oats (*Avena* ssp.), mustard (*Brassica nigra*), tocalote (*Centaurea melitensis*), red-stemmed filaree (*Erodium cicutarium*), and horehound (*Marrubium vulgare*).

5.3.5 *Peruvian Peppertree*

Peruvian peppertree (*Schinus molle*) is a non-native, fast growing, and aggressive ornamental tree. The fruit is red with a distinctive pepper odor. Peppertree is prevalent on the eastern facing slope of the property with active new sprouts. It is intermixed between the coast live oak woodland and the coastal sage scrub.

5.4 **Plants Observed Onsite**

Plants observed onsite during the survey, November 3, 2014, are listed below in Table 2. Scientific names are from *The Jepson Manual; Higher Plants of California*, 2nd edition, (Baldwin et al. 2012).

Table 2: Plants Observed at Project Site

Native	
Scientific Name	Common Name
<i>Ambrosia psilostachya</i>	ragweed
<i>Artemisia californica</i>	California sagebrush
<i>Artemisia douglasiana</i>	mugwort
<i>Asclepias fascicularis</i>	narrow leaved milkweed
<i>Baccharis pilularis</i>	coyote brush
<i>Hazardia squarrosa</i>	goldenbush
<i>Heteromeles arbutifolia</i>	toyon
<i>Leymus condensatus</i>	giant wild rye
<i>Lonicera subspicata</i> var. <i>subspicata</i>	Santa Barbara honeysuckle
<i>Quercus agrifolia</i>	coast live oak
<i>Toxicodendron diversilobum</i>	poison oak
<i>Salvia leucophylla</i>	purple sage
<i>Sambucus caerulea</i>	blue elderberry
<i>Stipa</i> sp.	needlegrass
Non-Native	
<i>Araucaria bidwillii</i>	bunya bunya
<i>Araucaria heterophylla</i>	Norfolk island pine
<i>Brassica nigra</i>	mustard
<i>Cedrus atlantica</i>	atlas cedar
<i>Centaurea melitensis</i>	toçalote
<i>Cereus</i> sp.	cactus
<i>Citrus limon</i>	lemon tree
<i>Cupressus</i> sp.	Arizona cypress
<i>Cycad revolute</i>	sago palm
<i>Diospyros</i> sp.	persimmon tree
<i>Erodium cicutarium</i>	red-stemmed filaree
<i>Lagerstroemia</i> sp.	crape myrtle
<i>Marrubium vulgare</i>	horehound
<i>Olea europa</i>	olive
<i>Quercus robur</i>	English oak
<i>Rosa</i> sp.	rose
<i>Salvia leucantha</i>	Mexican sage
<i>Schinus molle</i>	Peruvian pepper tree
<i>Spirea</i> sp.	spirea
<i>Syzygium paniculatum</i>	brush cherry
<i>Washingtonia</i> sp.	Mexican fan palm

5.5 Common Wildlife

During the November 3, 2014 reconnaissance site visit, common wildlife observations were limited to birds. There were no fish, amphibians, or reptiles observed on site. The two-striped garter snake, south coast garter snake, and the coast horned lizard could occur on the project site due to their adaptability to soil types and available areas for sunning. A former property employee of the property stated that there is one known rattlesnake inhabiting the sloped area of the site, specifically on the northeastern edge

Bird species observed on the project site include turkey vulture (*Cathartes aura*) scrub jay (*Aphelocoma californica*), and acorn woodpecker (*Melanerpes formicivorus*). Evidence of barn owls was found in the barn. Regurgitated pellets were on the upper floor of the structure.

No mammals were observed onsite. Mammals that are common to the area include coyote (*Canis latrans*), bobcat (*Lynx rufus*), and mule deer (*Odocoileus hemionus*).

6 Special Status Plant and Wildlife Species

Plants and wildlife may be considered “special status” due to declining populations, vulnerability to habitat change, or restricted distributions. Species considered as “special status” for this report include the following:

- Federal and State listed as Threatened, Endangered, Rare, or Proposed species;
- California Fully Protected Species and Species of Special Concern; and
- California Rare Plant Ranks 1 - 4 plant species.

The database searches included the U.S. Geological Survey’s (USGS), Devils Heart Peak, Fillmore, Matilija, Moorpark, Ojai, Piru, Santa Paula, Santa Paula Peak, and Topatopa mountains 7.5-minute quadrangles. Appendix B shows a list of special status plant and wildlife species from the CDFW CNDDDB and their potential to occur in the project site.

Potential to occur classifications for this report are defined as:

Present – Species was observed on site

May Occur – CNDDDB records an occurrence within the last 10 years within the project area and/or appropriate habitat was observed on the project site.

No Potential – CNDDDB has no record of the species in the project area and/or no appropriate habitat was observed on the project site.

6.1 Special Status Plants

In addition to the Federal and State Endangered Species Act rankings, plants may also hold special status ranking within the State of California, per Section 15380 of the California Environmental Quality Act (CEQA). Data for each species was obtained from the California Native Rare Plant Society, Inventory of Rare and Endangered Plants (CNPS, 2014). Eight (8) special status species have been reported from within the surrounding 7.5-minute quadrangles. The potential for each species to occur has been assessed and is described in Table 2 below.

Present – No special status species were determined to be “Present” within the project site.

May Occur – Three (3) special status species “May Occur” within the project area. No species are protected by the federal and/or state Endangered Species Act. The remaining species are designated with California Rare Plant Ranks.

- Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*)
- Santa Barbara Honeysuckle (*Lonicera subspicata* var. *subspicata*)
- southern curly-leaved monardella (*Monardella sinuata* ssp. *sinuata*)

No Potential – Five (5) special status species were determined to have “No Potential to Occur” within the project site.

Table 3: Special Status Plants

Scientific Name	Common Name	Status	Specific Habitat Type	Potential to Occur On or Near Project Site
Monocots				
<i>Calochortus fimbriatus</i>	late-flowered mariposa-lily	SSC; 1B.2	Serpentine soils within chaparral, cismontane woodland, and riparian woodland. Elevation 902-6,250 feet (275-1,905 meters)	No potential to Occur – Habitat not present and elevation is out of known range.
<i>Fritillaria ojaiensis</i>	Ojai fritillary	SSC, 1B.2	Rocky soils within mesic broadleaved upland forest, chaparral, cismontane woodland, and lower montane coniferous forest. Elevation 738-3,274 feet (225-998 meters)	No potential to Occur – Habitat not present.
Dicots				
<i>Acanthoscyphus parishii</i> var. <i>abramsii</i>	Abrams' oxythea	SSC, 1B.2	Chaparral, sandy or shale. Elevation 3,750-6,748 feet (1,143-2,057 meters)	No potential to Occur – Habitat not present and elevation is out of known range.
<i>Delphinium umbraculorum</i>	umbrella larkspur	SSC, 1B.3	Oak forests, chaparral, and cismontane woodlands. Elevation 1,312-5,249 feet (400-1,600 meters).	No potential to Occur – Oak woodland is present, but elevation is out of known range.
<i>Lepidium virginicum</i> var. <i>robinsonii</i>	Robinson's pepper-grass	SSC, 4.3	Coastal scrub and chaparral. Elevation 3-2,903 feet (1-885 meters)	May occur- Coastal sage scrub is present
<i>Lonicera subspicata</i> var. <i>subspicata</i>	Santa Barbara Honeysuckle	1B.2,	Coastal scrub, cismontane woodland, and chaparral. Elevation 32-3,280 feet (10-1000 meters)	May occur. <i>Lonicera subspicata</i> was observed during the site visit. Subspecies could not be determined.
<i>Monardella sinuata</i> ssp. <i>sinuata</i>	southern curly-leaved Monardella	SSC, 1B.2	Coastal scrub openings, coastal dunes, chaparral and cismontane woodland. Elevation 0-984 feet (0-300 meters)	May occur within scrub openings.
<i>Monardella hypoleuca</i> ssp. <i>hypoleuca</i>	white-veined monardella	SSC, 1B.3,	Chaparral or cismontane woodland. Elevation 164-5,003 feet (50-1,525 meters)	No Potential to Occur – Habitat not present.
*Status Federal FE: Federally-listed as endangered FT: Federally-listed as threatened California State SE: State-listed as endangered ST: State-listed as threatened			California Rare Plant Ranking (CRPR) List 1A: CRPR Plants Presumed Extinct in California List 1B: CRPR Plants Rare, Threatened, or Endangered in California and Elsewhere List 2: CRPR Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere List 3: Plants About Which More Information is Needed - A Review List List 4: Plants of Limited Distribution - A Watch List	

Special status plant species that may occur are further described below.

Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*)

Federal Status: None State Status: None CNPS: 4.3

Habitat Requirements and Natural History: Robinson's pepper-grass is an Annual herb that blooms from January through July. It is found in chaparral and coastal scrub habitats between 1-885 meters elevation. The plant is not endemic to California. It has been observed in the USGS 7.5 minute Ojai quad.

Santa Barbara Honeysuckle (*Lonicera subspicata* var. *subspicata*)

Federal Status: None State Status: None CNPS: List 1B.2

Habitat Requirements and Natural History: Santa Barbara Honeysuckle is a perennial evergreen shrub that blooms from May through February. It is found in chaparral, cismontane woodlands and coastal scrub communities between 10 and 1000 meters in elevation. The plant is endemic to California and is found primarily south and west of the Transverse ranges. This plant has not been previously observed in Ventura County.

Southern curly-leaved Monardella (*Monardella sinuata* ssp. *sinuata*)

Federal Status: None State Status: None CNPS: List 1B.2

Habitat Requirements and Natural History: Southern curly-leaved Monardella is an annual herb that blooms from April through September. The plant prefers sandy soils in chaparral, cismontane woodlands, coastal dunes, and coastal scrub (openings) communities between 0 and 300 meters. The plant is endemic to California but is presumed extirpated in Ventura County.

6.2 Special Status Wildlife

In addition to the Federal and State Endangered Species Act rankings, special status wildlife hold status ranking within the State of California, per Section 15380 of CEQA. Wildlife may also be listed as California Species of Special Concern or Fully Protected. Seventeen (17) special status wildlife species have been reported from within the 7.5-minute quadrangles. The potential for each species to occur has been assessed and is described in Table 3 below.

Present – No special status species were determined to be “Present” within the project area.

May Occur – Five (5) special status species “May Occur” within the project area. One (1) species is a federal threatened and state species of special concern:

- coastal California gnatcatcher (*Polioptila californica californica*)

One (1) species is fully protected by the state:

- white-tailed kite (*Elanus leucurus*)

The remaining species are designated for state species of special concern.

- coast horned lizard (*Phrynosoma coronatum*)
- burrowing owl (*Athene cunicularia*)
- American badger (*Taxidea taxus*)

No Potential – Twelve (12) special status species were determined to have no potential to occur within the project area.

Table 4: Special Status Wildlife

Scientific Name	Common Name	Status	Specific Habitat Type	Potential to Occur On or Near Project Site
Fish				
<i>Gila orcuttii</i>	arroyo chub	FT; SSC	Aquatic, south coast flowing waters	No Potential to Occur – Habitat not present; no water present
Amphibians				
<i>Rana draytonii</i>	California red-legged frog	FT; SSC	Aquatic sites : lakes, ponds, slow streams; 0-5,000 feet in elevation	No Potential to Occur – Habitat not present; no water present
<i>Rana boylei</i>	foothill yellow-legged frog	SSC	Rocky streams and river in forest, chaparral and woodlands. 0-6,000 feet in elevation	No Potential to Occur – Habitat not present; no water present
Reptiles				
<i>Emys marmorata</i>	western pond turtle	SSC	Ponds, marshes, rivers, streams & irrigation ditches; 0-5,900 feet in elevation	No Potential to Occur – Habitat not present; no water present
<i>Phrynosoma blainvillii</i>	coast horned lizard	SSC	Frequents a wide variety of habitats; lowlands along sandy washes with scattered low bushes. 0-8,000 feet in elevation	May Occur – non-native grasslands and sage scrub present
<i>Thamnophis hammondi</i>	two-striped garter snake	SSC	In or near permanent fresh water in oak woodland, chaparral, brushland, and coniferous forest, 0-6,988 feet in elevation	No Potential to Occur – Habitat not present; no water present
<i>Thamnophis sirtalis</i> ssp.	South coast garter snake	SSC	Marsh and upland habitats near permanent water; 0-8,000 feet in elevation	No Potential to Occur – Habitat not present; no water present
Birds				
<i>Athene cunicularia</i>	burrowing owl	SSC	Open, dry annual or perennial grasslands, deserts, & scrublands characterized by low-growing vegetation.	May Occur – non-native grasslands and sage scrub present.
<i>Coccyzus americanus occidentalis</i>	western yellow-billed cuckoo	FPT;SE	Riparian forest nester, along the broad, lower flood-bottoms of larger river systems.	No Potential to Occur – Habitat not Present
<i>Elanus leucurus</i>	white-tailed kite	SFP	Rolling foothills and valley margins with scattered oaks & river bottomlands or marshes next to deciduous woodland.	May Occur – non-native grasslands and sage scrub present
<i>Empidonax traillii extimus</i>	southwestern willow flycatcher	FE, SE, SSC	Nesting habitat is dense, mesic riparian shrubs and trees with nearby water or saturated soil. Species forage in open areas,	No Potential to Occur – Habitat not Present
<i>Gymnogyps californianus</i>	California condor	FE, SE, SSC	Rocky shrubland, coniferous forests, and oak savannas.	No Potential to Occur – Habitat not Present

Table 4: Special Status Wildlife (continued)

Scientific Name	Common Name	Status	Specific Habitat Type	Potential to Occur On or Near Project Site
Birds (continued)				
<i>Polioptila californica californica</i>	coastal California gnatcatcher	FT; SSC	Obligate, permanent resident of coastal sage scrub below 2500 ft.	May Occur – non-native grasslands and sage scrub present
<i>Riparia riparia</i>	bank swallow	ST	Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean for nesting	No Potential to Occur – Habitat not present.
<i>Vireo bellii pusillus</i>	least Bell's vireo	FE;SE	Low riparian in vicinity of water or in dry river bottoms; below 2000 ft.	No Potential to Occur – Habitat not present
Mammals				
<i>Antrozous pallidus</i>	pallid bat	SSC	Chaparral, open, dry habitats with rocky areas for roosting. Roosts must protect bats from high temperatures.	No Potential to Occur – Habitat not present; no roosts.
<i>Taxidea taxus</i>	American badger	SSC	Open grasslands, fields, and pastures, deciduous woodlands, marshy areas, and deserts.	May Occur – Habitat present
*Status <u>Federal - Endangered Species Act (ESA)</u> FE: Federally-listed as endangered FT: Federally-listed as threatened			<u>California State - Endangered Species Act (ESA)</u> SE: State-listed as endangered ST: State-listed as threatened SFP: Fully Protected SSC: Species of Special Concern	

Special status species that have potential to occur are further described below.

6.2.1 Reptiles

Coast (San Diego) Horned Lizard (*Phrynosoma coronatum blainvillii*)

Federal Status: None **State Status:** Species of Special Concern

Habitat Requirements and Natural History: The coast (San Diego) horned lizard is characterized by a flat body, and five large projecting head spines. This species occurs throughout southern California and northern Baja California, Mexico in the Transverse Ranges and Peninsular Ranges in Kern, Los Angeles, Santa Barbara, San Bernardino, Ventura, Orange, Riverside, and San Diego Counties at elevations ranging from sea level to 8,000 feet (2438 m) (Brattstrom, 1997). Preferred habitats for this subspecies include coastal sage scrub, chaparral, grassland, coniferous forest, oak woodland, and riparian habitats (Grinnell, J. and H.W. Grinnell, 1907). San Diego horned lizards prefer areas with loose, fine soils, open areas for basking, and an abundance of native ants and other insects (Jennings and Hayes 1994). The San Diego horned lizard breeding season is from May to early July (Stebbins, 1985) with eggs hatching from July to early August (Jennings and Hayes 1994).

6.2.2 Birds

Burrowing Owl (*Athene cunicularia*)

Federal Status: None **State Status: Species of Special Concern**

Habitat Requirements and Natural History: The burrowing owl is a small to medium-sized raptor that occurs throughout North America, in all states west of the Mississippi Valley. Burrowing owls that occur in the northern part of the U.S. and Canada are migratory; however, in California this bird is a year-long resident. This species occurs in grasslands, deserts and scrublands with low growing vegetation and in altered landscapes such as agricultural lands and golf courses at elevations up to 5,300 feet (1600 meters) (Haug et al. 1993). Burrowing owls prefer open habitats with short vegetation and few shrubs with established small mammal burrows or areas with soft sandy soils for digging burrows for roosting and nesting (Small, 1994). This owl breeds from March to August but may begin as early as February and extend into December (Rosenberg and Haley, 2004).

White-tailed Kite (*Elanus leucurus*)

Federal Status: None **State Status: None**

The white-tailed Kite is a medium-sized hawk with long, narrow, pointed wings and a long white tail. The face and underside are white and the back is grey. It is found in virtually all lowlands of California west of the Sierra Nevada range and the southeast deserts. It is common in the Central Valley and along the entire CA coast (Dunk 1995). The average territory size: 1.6 – 21.5 hectares (Dunk and Cooper 1994). The white-tailed kite is believed to be a resident species (Stendell, 1972). Egg laying begins in February and probably peaks in March and April. Peak fledging probably occurs in May and June with most fledging complete by October (Erichsen 1995).

Coastal California Gnatcatcher (*Polioptila californica californica*)

Federal Status: Threatened **State Status: Species of Special Concern**

Habitat Requirements and Natural History: The coastal California gnatcatcher is a small, non-migratory, blue-gray songbird. This species range is restricted to coastal areas of southern California down towards Baja California, Mexico at elevations from sea level to 1,640 feet (500 meters) (Atwood and Bolsinger 1992). The coastal California gnatcatcher occurs almost exclusively in coastal sage scrub plant communities (USFWS, 1993). This species prefers low-elevation scrub characterized by an open canopy, consisting of California sagebrush (*Artemisia californica*) and California buckwheat (*Eriogonum fasciculatum*) (Mock, P. 2004).

The breeding season of the coastal California gnatcatcher occurs from February to August, with a peak of nesting activity occurring from mid-March through mid-May. The coastal California gnatcatcher was listed as federally threatened in 1993 (USFWS 1993). Designated critical habitat for this species occurs in San Diego, Orange, Riverside, San Bernardino, Los Angeles, and Ventura Counties. Within Ventura County, critical habitat occurs on the eastern slope of the Santa Susanna Mountains, which links Ventura and Los Angeles county populations and includes the only known breeding population in Ventura County (USFWS 2007).

6.2.3 Mammals

American Badger (*Taxidea taxus*)

Federal Status: None **State Status:** Species of Special Concern

Habitat Requirements and Natural History: Badgers have grey and black fur accented by a white facemask. This solitary species occurs from the Great Lakes states west to the Pacific Coast, and from Canadian Prairie Provinces, south to Mexican Plateau (Long, 1999). American badger habitat includes open grasslands, fields, and pastures, wide-open plains and deciduous woodlands, farmland, marshy areas, prairies and deserts.

American badgers breed in summer and early fall. Young are born in burrows dug in dry, sandy soil, usually in areas with sparse overstory cover. Badgers are a carnivorous species that feed on rats, mice, chipmunks, and ground squirrels. An opportunistic feeder, they also eat reptiles, insects, earthworms, eggs, birds, and carrion. This species forages for its prey by using its sharp claws to dig up the ground around burrows or by waiting in other animal's dens to attack (Long, 1999; Sullivan, 1996).

6.3 Nesting Migratory Birds

The Migratory Bird Treaty Act (MBTA) protects migratory birds, their nests, and eggs. Bird species protected under the provisions of the MBTA are identified by the List of Migratory Birds (50 Code of Federal Regulations, Section 10.13). Any impact on an active migratory bird nest would be considered a violation of the MBTA. In southern California, migratory bird nesting season is typically between March 1 and September 15 each year.

6.4 Raptors

If construction occurs during raptor breeding season, usually between February 1 and June 30, the loss of an active nest of any raptor species, including common raptors species would be considered a violation of Sections 3503, 3503.5, and 3513 of the California Fish and Game Code.

Raptors (birds of prey) have potential to nest within the taller trees such as the oaks on the project site and eucalyptus trees on adjacent properties. Raptors that are likely to nest in the area include Cooper's hawks (*Accipiter cooperii*), red-tailed hawks (*Buteo jamaicensis*), red-shouldered hawks (*Buteo lineatus*), American kestrels (*Falco sparverius*), and great horned owls (*Bubo virginianus*).

7 Jurisdictional Analysis

Drainages, which may include wetlands and "Waters of the U.S.," are protected by the Clean Water Act (CWA) and are under the jurisdiction of the U.S. Army Corps of Engineers (USACE) and Section 401 of CWA Water Quality Certification from the Regional Water Quality Control Board (RWQCB). In addition, the California Department of Fish and Wildlife (CDFW) requires a Streambed Alteration Agreement (SAA) prior to any modification of the bed, bank, or channel of streambeds on the project site, if the drainage in the project site meets the criteria established by Section 1600 of the *California Fish and Game Code*.

On November 3, 2014, Wildscape visited the project site to review the site for wetland conditions appropriate for delineation. No wetlands or "waters of the U.S." were observed.

8 Minimization and Avoidance Measures

The following minimization and avoidance measures should be utilized to reduce impacts to biological resources.

- Special status species focused surveys should be conducted no more than 3 weeks prior to the start of work. If special status species are present, additional regulatory coordination with the California Department of Fish and Wildlife and/or the U.S. Fish and Wildlife Service will be required.
- A biological survey for nesting birds, including raptors, is required no more than 5 days prior to work from February 1 to September 15 if in or adjacent to suitable habitat.
- If active bird nests are identified, work within 100-300 feet (500 feet for raptors) must be postponed until after September 15, unless the biologist determines the nest becomes inactive. Size of the buffer will be determined according to the type and level of disturbance and species.
- If it is necessary to conduct the work while sensitive species are present or in proximity to the work areas, a species protection plan shall be developed, approved by relevant agency U.S. Fish & Wildlife Services or California Department of Fish & Wildlife, then implemented.
- An approved biologist shall monitor removal of native vegetation and work within habitat areas for wildlife and relocate species as needed to minimize mortality.
- Minimize sustained construction noise adjacent to sensitive wildlife during the nesting season, as directed by the biological monitor.
- When construction noise is anticipated to affect sensitive wildlife, environmental staff shall consult with regulatory agencies regarding additional mitigation measures.

9 Habitat and Oak Tree Mitigation

Habitat restoration shall only be required if the impacted area supports native habitat; no restoration is required for barren areas or ruderal areas. An oak tree survey should be conducted to determine quantity of trees proposed to be impacted.

Habitat restoration of coastal sage scrub and coast live oak woodland should be conducted in all temporary impact areas at a 1:1 mitigation ratio after completion of construction. Habitat mitigation should be conducted for permanent impacts. The mitigation ratio for habitat restoration and oak trees shall be determined by the appropriate regulatory agency. Prior to work, a habitat restoration plan must be submitted to the regulatory agencies for approval. Proposed mitigation is listed in Table 4 below.

Table 5: Summary of Project Area Vegetation and Potential Impacts

Type of Habitat	Proposed Impacts (Acreage)	Proposed Mitigation Ratio
Coastal sage scrub	0.21	TBD
Coast live oak woodland	0.26	TBD
Total	1.21	TBD
Type of Impact	Proposed Impacts (Quantity)	Proposed Mitigation Ratio
Oak trees	TBD	TBD

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