APPENDIX G -
BIOLOGICAL RESOURCES
TECHNICAL REPORT

Biological Resources Technical Report

Camarillo Springs Golf Course Redevelopment Project, Camarillo, Ventura County, California

Prepared for

Cadence Environmental Consultants, Inc.
816 Sausalito Drive
Camarillo, California 93010
Contact: Michael Brown

Prepared by

Psomas
3 Hutton Centre Drive, Suite 200
Santa Ana, California 92707
Contact: Steve Norton

June 2020

TABLE OF CONTENTS

Section **Page**

TABLES

EXHIBITS

APPENDICES

1.0 INTRODUCTION

This Biological Technical Report has been prepared to support California Environmental Quality Act (CEQA) documentation for the Camarillo Springs Golf Course Redevelopment Project (herein referred to as the "proposed project"). This information has been reported in accordance with accepted scientific and technical standards that are consistent with the requirements of the US Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW).

1.1 PROJECT LOCATION AND PHYSICAL ENVIRONMENTAL SETTING

The proposed project is located at the Camarillo Springs Golf Course in the City of Camarillo within Ventura County, California ("project site"; Exhibit 1). It is depicted on the US Geological Survey's (USGS') Newbury Park 7.5-minute quadrangle map (Exhibit 2). Elevations on the project site range from 90 to 250 feet above mean sea level (msl). The project site occurs within the Camarillo Springs Golf Course property which encompasses approximately 182 acres of both developed and undeveloped land. The project site also includes approximately 2.7 acres of ground disturbance areas immediately adjacent to the golf course. The golf course and associated facilities include landscaped greens, trails, water features, a driving range, a clubhouse, parking lot, and maintenance facilities. The project site is generally split into three adjacent polygons separated only by paved roadways (Exhibit 3). The two northern polygons are almost exclusively occupied by the golf course and associated facilities. The third polygon occurs southwest of the other two and encompasses a separate portion of the golf course that is surrounded by undeveloped open space associated with the adjacent hills and Conejo Creek. The northern polygons are predominantly bordered by either residential development or Ridge View Street. Ridge View Street is bordered to the north by crop agriculture and US Highway 101. The southwestern polygon is predominantly bordered by extensions of the undeveloped open space onsite to the north, east, and south, but is also bordered by crop agriculture and a wastewater treatment facility to the west.

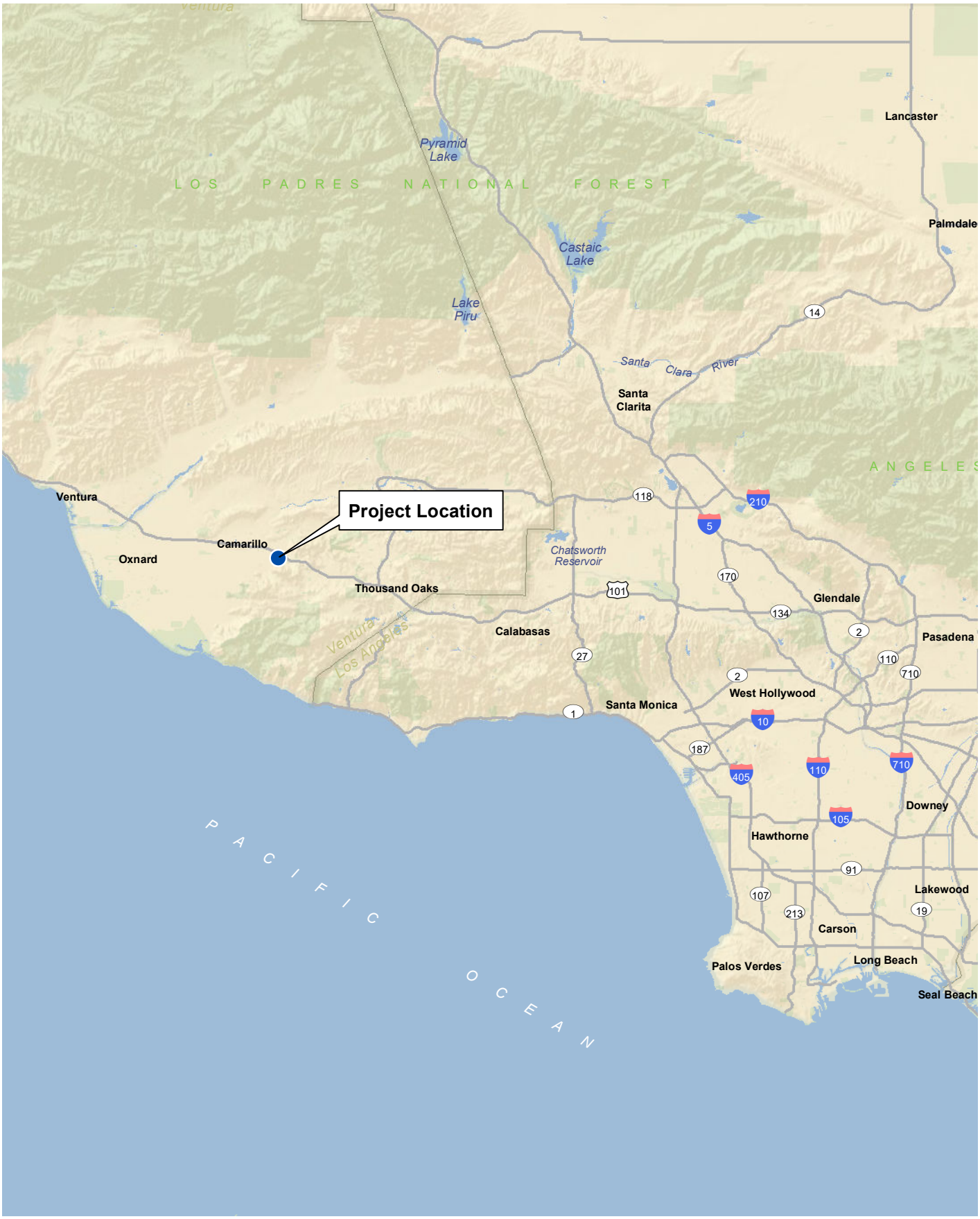
1.1.1 Regional Environmental Setting

The project site is located at the base of Conejo Mountain in Pleasant Valley east of Conejo Creek. Pleasant Valley supports a variety of different land uses including agricultural development for crop agriculture, and residential and commercial development associated with the cities of Camarillo and Oxnard. Conejo Mountain and the associated mountain ranges are predominantly composed of naturally vegetated, open space and ultimately connect to the Santa Monica Mountain National Recreation Area (SMMRA).

1.2 PROJECT DESCRIPTION

The proposed project involves the development of approximately 32 acres of the existing 182-acre Camarillo Springs Golf Course into low-to-medium density residential development and appurtenant facilities. Approximately 250 new single-family dwelling units are anticipated. The existing golf course pond and drainage features adjacent to the proposed residential development will also be re-configured. To accommodate these developments, approximately 700,000 cubic yards of earth will be collected from other portions of the project site then relocated to the proposed residential development site. Approximately 121.8 acres of the project site will be affected as part of the earth relocation. Upon completion of the earth movement, the project site will be recontoured to accommodate the newly designed golf course, which is also to be completed as part of the proposed project.

An additional 2.7 acres of land extending along the outside boundaries of the Camarillo Springs Golf course will also be developed as part of the proposed project. Exhibit 4 illustrates the



D:\Projects\3CEC\3CEC010100\MXD\ex_RL_20191008.mxd

Regional Location

Exhibit 1

Camarillo Springs Golf Course Redevelopment Project

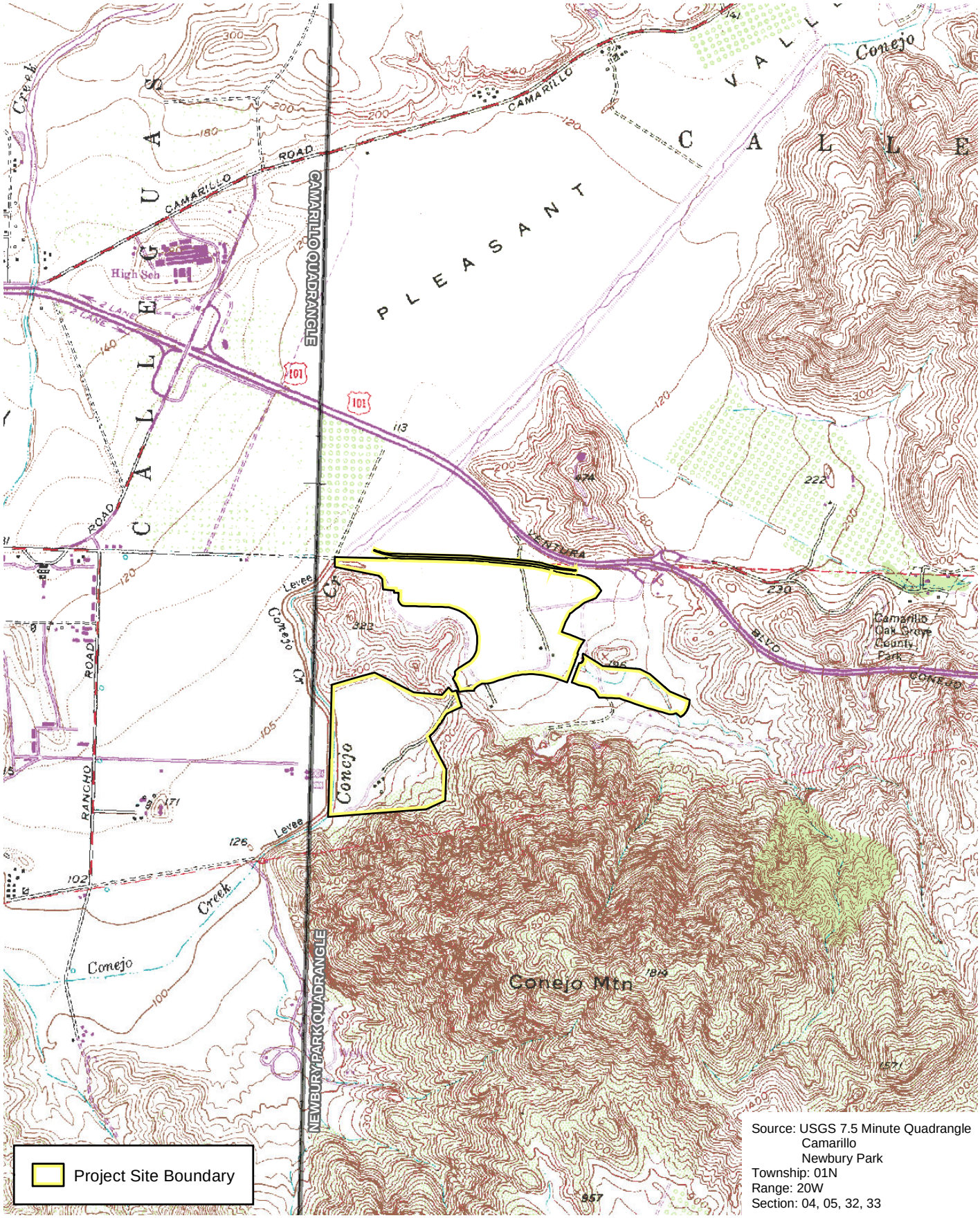
N
W E
S

10 5 0 10

Miles

PSOMAS

(Rev: 10-08-2019 RMB) R:\Projects\CEC\3CEC010100\Graphics\BioTech\ex_RL.pdf



Source: USGS 7.5 Minute Quadrangle
Camarillo
Newbury Park
Township: 01N
Range: 20W
Section: 04, 05, 32, 33

D:\Projects\3CEC\3CEC010100\MXD\BioTech\ex_LV_USGS_20191008.mxd

USGS 7.5-Minute Topographic Quadrangle

Exhibit 2

Camarillo Springs Golf Course Redevelopment Project

N
W E
S

2,000 1,000 0 2,000
Feet

PSOMAS

(Rev: 5-04-2020 RMB) R:\Projects\CEC\3CEC010100\Graphics\BioTech\ex_USGS.pdf

D:\Projects\3CEC\3CEC010100\MXD\BioTech\ex_AerialPhotograph_20191121.mxd

Local Vicinity

Exhibit 3

Camarillo Springs Golf Course Redevelopment Project

N
W E
S

750 375 0 750

Feet

PSOMAS

(Rev: 5-04-2020 RMB) R:\Projects\CEC\3CEC010100\Graphics\BioTech\ex_LocalVicinity.pdf

anticipated residential development, the reconfigured above-ground water storage, and the areas anticipated for earth movement or other grading activities.

1.3 REGULATORY SETTING

1.3.1 Federal

Federal Endangered Species Act

The Federal Endangered Species Act (FESA) protects plants and animals that the USFWS has listed as "Endangered" or "Threatened." A federally listed species is protected from unauthorized "take," which is defined in the FESA as acts to "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect or attempt to engage in any such conduct" (16 USC Sections 1532[19] and 1538[a]). In this definition, "harm" includes "any act which actually kills or injures fish or wildlife, and emphasizes that such acts may include significant habitat modification or degradation that significantly impairs essential behavioral patterns of fish or wildlife" (50 *Code of Federal Regulations* [CFR], Title 50, Section 17.3). Unless performed for scientific or conservation purposes with the permission of the USFWS, take of listed species is only permissible if the USFWS issues an Incidental Take Permit (ITP). When issuing an ITP, all federal agencies, including the USFWS, must ensure that their activities are "not likely to jeopardize the continued existence of any endangered species or threatened species or result in the destruction or adverse modification of habitat of such species" (16 USC 1536[a]). Enforcement of the FESA is administered by the USFWS.

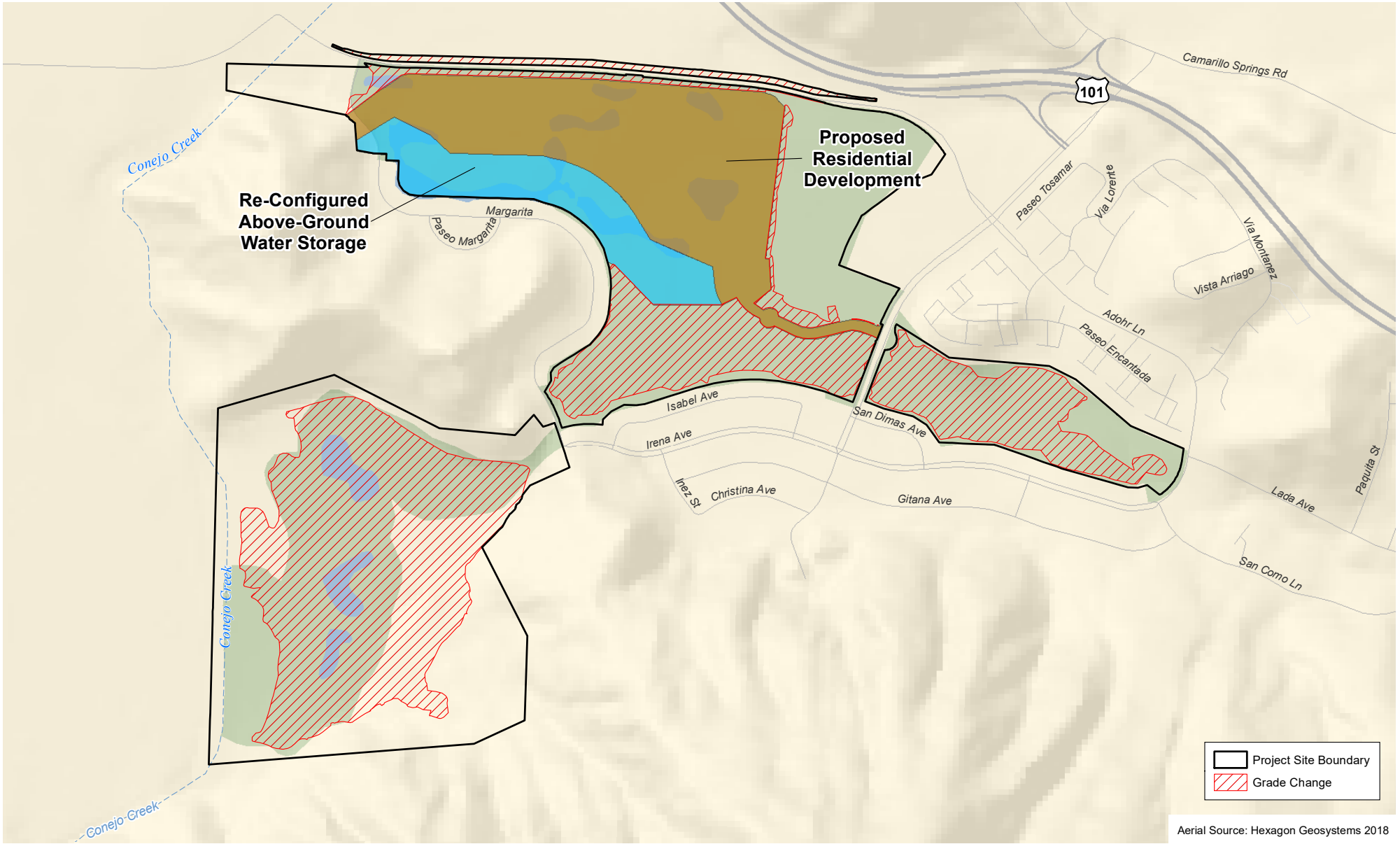
The FESA also provides for designation of Critical Habitat: specific areas within the geographical range occupied by a species where physical or biological features "essential to the conservation of the species" are found and "which may require special management considerations or protection" (16 USC 1538[5][A]). Critical Habitat may also include areas outside the current geographical area occupied by the species that are essential for the conservation of the species.

Fish and Wildlife Coordination Act

The Fish and Wildlife Coordination Act requires consultation with the USFWS and the fish and wildlife agencies of States where the "waters of any stream or other body of water are proposed or authorized, permitted or licensed to be impounded, diverted . . . or otherwise controlled or modified" by any agency under a federal permit or license. Consultation is to be undertaken for the purpose of "preventing loss of and damage to wildlife resources."

Sections 404 and 401 of the Clean Water Act of 1972

The US Army Corps of Engineers (USACE) Regulatory Branch regulates activities that discharge dredged or fill materials into waters of the United States (WOTUS) under Section 404 of the federal Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. The USACE's authority applies to all WOTUS where the material (1) replaces any portion of a WOTUS with dry land or (2) changes the bottom elevation of any portion of any WOTUS. Activities that result in fill or dredge of WOTUS require a permit from the USACE. Examples of features that qualify under this category include various types of waters and wetlands listed in the Code of Federal Regulations (33 CFR Section 328) (e.g., territorial seas, interstate waters, adjacent wetlands, etc.). However, the list of features covered under the CWA and implementing regulations was changed in 2001 as the result of a January 9, 2001 ruling by the US Supreme Court (Solid Waste Agency of Northern Cook County v. United States Army Corps of Engineers, et al.; hereafter referred to as the SWANCC decision) and a subsequent guidance memorandum issued by the USACE. Presently, WOTUS are defined to include waterways, streams, and wetlands that have a connection to Traditional Navigable Waters (TNWs), and tributaries to these waters. The



D:\Projects\3CEC\3CEC010100\MXD\BioTechIex_ProjectImpacts_20200430.mxd

Proposed Project Design

Exhibit 4

Camarillo Springs Golf Course Redevelopment Project

N W E S

750 375 0 750

Feet

PSOMAS

(Rev: 4-30-2020 RMB) R:\Projects\CEC\3CEC010100\Graphics\BioTech\ex_ProjectImpacts.pdf

USACE has interpreted the SWANCC decision very narrowly, focusing on the court's holding. As a result, the USACE no longer regulates non-navigable, isolated intra-state wetlands or other waters, but continues to regulate tributary non-navigable waterways, streams, and wetlands.

In 2015, the USACE and the US Environmental Protection Agency (USEPA) published a final rule (2015 Rule) clarifying the scope of WOTUS protected under the CWA. The 2015 Rule greatly expanded the regulatory jurisdiction of WOTUS. On January 23, 2020, the USEPA and USACE finalized Step One of the Navigable Waters Protection Rule (Step One Rule), which repeals the 2015 Rule and re-codifies the regulatory text defining WOTUS that existed prior to the 2015 Rule. The Navigable Waters Protection Rule (Step Two Rule) was published in the Federal Register on April 21, 2020; it will become effective 60 days after publication in the Federal Register (i.e., June 22, 2020). The Step Two Rule will provide new regulatory text defining WOTUS. One of the major changes to the definition of WOTUS is that ephemeral waters are no longer subject to USACE regulation under the CWA.

Under Section 401 of the CWA, an activity requiring a USACE Section 404 permit must obtain a State Water Quality Certification (or waiver thereof) to ensure that the activity will not violate established State water quality standards. The State Water Resources Control Board (SWRCB), in conjunction with the nine California Regional Water Quality Control Boards (RWQCBs), is responsible for administering the Section 401 water quality certification program.

The State Water Resources Control Board (SWRCB), in conjunction with the nine RWQCBs, is the primary agency responsible for protecting water quality in California through the regulation of discharges to surface waters under the CWA and the California Porter Cologne Water Quality Control Act (Porter-Cologne Act). The SWRCB's and RWQCBs' jurisdictions extend to all WOTUS (including wetlands), as well as waters of the State that are outside federal jurisdiction.

On August 28, 2019, the Office of Administrative Law (OAL) approved the State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to waters of the State. The procedures will go into effect on May 28, 2020. These procedures consist of four main elements: (1) a wetland definition, (2) a framework to determine if a wetland is a water of the State, (3) wetland delineation procedures, and (4) procedures for submitting and approval of applications for Water Quality Certifications and Waste Discharge Requirements. Under these new regulations, the SWRCB and its nine RWQCBs will assert jurisdiction over all existing WOTUS, and all waters that would have been considered WOTUS under the 2015 Rule (i.e., ephemeral waters). Thus, the WOTUS that would no longer be subject to USACE jurisdiction following repeal of the 2015 rule would still be subject to the SWRCB's jurisdiction.

Migratory Bird Treaty Act of 1918

The Migratory Bird Treaty Act (MBTA) of 1918 (16 USC 703–711), as amended in 1972, makes it unlawful at any time, by any means or in any manner, unless permitted by regulations, to "pursue; hunt; take; capture; kill; attempt to take, capture, or kill; possess; offer for sale; sell; offer to barter; barter; offer to purchase; purchase; deliver for shipment; ship; export; import; cause to be shipped, exported or imported; deliver for transportation; transport or cause to be transported; carry or cause to be carried; or receive for shipment, transportation, carriage, or export, any migratory bird; any part, nest, or eggs of any such bird; or any product, whether or not manufactured, which consists, or is composed in whole or part, of any such bird or any part, nest, or egg thereof. . . ." (16 USC 703).

The MBTA covers the taking of any nests or eggs of migratory birds, except as allowed by permit pursuant to 50 CFR, Part 21. This regulation seeks to protect migratory birds and active nests. The MBTA protects over 800 species, including geese, ducks, shorebirds, raptors, songbirds, and many relatively common species. Bird species protected under the provisions of the MBTA are

identified by the List of Migratory Birds (50 CFR 10.13), as updated by the 1983 American Ornithologists' Union (AOU) Checklist and published supplements by the USFWS.

In 1972, the MBTA was amended to include protection for migratory birds of prey (e.g., raptors). Six families of raptors occurring in North America were included in the amendment: *Accipitridae* (kites, hawks, and eagles); *Cathartidae* (New World vultures); *Falconidae* (falcons and caracaras); *Pandionidae* (ospreys); *Strigidae* (typical owls); and *Tytonidae* (barn owls). The provisions of the 1972 amendment to the MBTA protect all species and subspecies of these families.

On December 22, 2017, the Department of the Interior Office of the Solicitor released Memorandum M-37050 stating that the MBTA's "taking" or "killing" of migratory birds applies only to deliberate acts such as hunting intended to take a migratory bird. This administration will not seek criminal penalties against companies and individuals who incidentally take migratory birds through otherwise lawful activities. This reverses the previous administration's interpretation, which issued Memorandum M-37041 stating that the MBTA applied to both intentional and incidental take. However, because of the court's split interpretation on the MBTA, it is recommended that companies continue to implement Best Management Practices (BMPs) to mitigate impacts on migratory birds (Perkins Coie 2018; USDOI 2017).

Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act (16 USC 668) provides for the protection of the bald eagle (*Haliaeetus leucocephalus*) and the golden eagle (*Aquila chrysaetos*) by prohibiting, except under certain specified conditions, the taking, possession, and commerce of such birds. The 1972 amendments increased penalties for violating provisions of the Act and strengthened other enforcement measures. A 1978 amendment authorizes the Secretary of the Interior to permit the taking of golden eagle nests that interfere with resource development or recovery operations.

A 1994 Memorandum from President William Clinton to the heads of Executive Agencies and Departments establishes the policy concerning collection and distribution of eagle feathers for Native American religious purposes.

1.3.2 State

California Environmental Quality Act

The California Environmental Quality Act (CEQA) (13 *Public Resources Code* Sections 21000, et seq.) is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. The CEQA Guidelines (14 *California Code of Regulations* [CCR] Chapter 3) are the regulations that explain and interpret the law for both public agencies and private development required to administer CEQA.

With regards to plants and animals, Section 15380 of the CEQA Guidelines independently defines "Endangered" and "Rare" species separately from the definitions of the California Endangered Species Act (CESA). Under CEQA, Endangered species of plants or animals are defined as those whose survival and reproduction in the wild are in immediate jeopardy, while Rare species are defined as those that (1) have such low numbers that they could become Endangered if their environment worsens or (2) are likely to become endangered within the foreseeable future (i.e., "threatened" as used in the FESA). In addition, a Lead Agency can consider a non-listed species (e.g., species with a California Rare Plant Rank [CRPR], California Species of Special Concern, or species of Local Concern) to be treated as if it were Endangered, Rare, or Threatened for the purposes of CEQA if the species can be shown to meet the criteria in the definition of "Rare" or "Endangered" in the project region.

The CEQA Guidelines designates certain "trustee agencies" that have jurisdiction by law over natural resources affected by a project which are held in trust for the people of California. The CDFW is the trustee responsible for conservation, protection, and management of wildlife, native plants, and habitat necessary to maintain biologically sustainable populations. Trustee agencies are generally required to be notified of CEQA documents relevant to their jurisdiction, whether or not these agencies have actual permitting authority or approval power over aspects of the underlying project. The CDFW shall provide the requisite biological expertise to review and comment upon environmental documents and impacts arising from project activities and shall make recommendations regarding those resources held in trust for the people of California (*California Fish and Game Code* §1802).

California Endangered Species Act

The State of California implements the CESA which is enforced by the CDFW. While the provisions of the CESA are similar to the FESA, CDFW maintains a list of California Threatened and Endangered species, independent of the FESA Threatened and Endangered species list. It also lists species that are considered Rare and Candidates for listing, which also receive protection. The California list of Endangered and Threatened species is contained in Title 14, Sections 670.2 (plants) and 670.5 (animals) of the *California Code of Regulations*.

State-listed Threatened and Endangered species are protected under provisions of the CESA. Activities that may result in take of individuals (defined in CESA as acts to "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") are regulated by the CDFW. While habitat degradation or modification is not included in the definition of take under CESA, the CDFW has interpreted take to include the destruction of nesting, denning, or foraging habitat necessary to maintain a viable breeding population of protected species.

If it is determined that the take would not jeopardize the continued existence of the species, an ITP can be issued by CDFW per Section 2081 of the *California Code of Regulations*. If a State-listed species is also federally listed, and the USFWS has issued an ITP that satisfies CDFW's requirements, CDFW may issue a consistency finding in accordance with Section 2080.1 of the *California Fish and Game Code*.

California Fish and Game Code

The CDFW administers the *California Fish and Game Code*. Particular sections of the Code are applicable to natural resource management.

Native Plant Protection

Sections 1900–1913 of the *California Fish and Game Code* were developed to preserve, protect, and enhance Endangered and Rare plants in the State of California. The act requires all State agencies to use their authority to carry out programs to conserve Endangered and Rare native plants. Provisions of the Native Plant Protection Act prohibit the taking of listed plants from the wild and require notification of the CDFW at least ten days in advance of any change in land use that would adversely impact listed plants. This allows the CDFW to salvage listed plant species that would otherwise be destroyed.

Unlawful Take or Destruction of Nests or Eggs

These sections duplicate federal protection under the MBTA. Section 3503 of the *California Fish and Game Code* makes it unlawful to take, possess, or destroy any bird's nest or any bird's eggs. Further, any birds in the orders *Falconiformes* or *Strigiformes* (birds of prey, such as hawks, eagles, and owls) and their nests and eggs are protected under Section 3503.5 of the *California*

Fish and Game Code. Section 3513 of the *California Fish and Game Code* prohibits the take and possession of any migratory nongame bird, as designated in the MBTA.

California Fully Protected Species

The State of California created the "Fully Protected" classification in an effort to identify and provide additional protection to those animals that are rare or that face possible extinction. Lists were created for fish, amphibians and reptiles, birds, and mammals. Most of the species on these lists have subsequently been listed under the CESA/FESA; however, some have not been formally listed.

Various sections of the *California Fish and Game Code* provide lists of Fully Protected reptile and amphibian (§ 5050), bird (§ 3511), and mammal (§ 4700) species that may not be taken or possessed at any time, except as provided in Sections 2081.7, 2081.9, or 2835. The CDFW is unable to authorize the issuance of permits or licenses to take these species, except for necessary scientific research.

California Fish and Game Code (Sections 1600 through 1616)

California Fish and Game Code Sections 1600 et seq. establish a process to ensure that projects conducted in and around lakes, rivers, or streams do not adversely impact fish and wildlife resources or, when adverse impacts cannot be avoided, ensures that adequate mitigation and/or compensation is provided.

California Fish and Game Code Section 1602 requires any person, State, or local governmental agency or public utility to notify the CDFW before beginning any activity that will do one or more of the following:

- substantially obstruct or divert the natural flow of a river, stream, or lake
- substantially change or use any material from the bed, channel, or bank of a river, stream, or lake
- deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it can pass into a river, stream, or lake

Section 1602 of the *California Fish and Game Code* applies to all perennial, intermittent, and ephemeral rivers, streams, and lakes in the State. CDFW's regulatory authority extends to include riparian habitat (including wetlands) supported by a river, stream, or lake regardless of the presence or absence of hydric soils and saturated soil conditions. Generally, the CDFW takes jurisdiction to the top bank of the stream or to the outer limit of the adjacent riparian vegetation (outer drip line), whichever is greater. Notification is generally required for any project that will take place in or in the vicinity of a river, stream, lake, or their tributaries. This includes rivers or streams that flow at least periodically or permanently through a bed or channel with banks that support fish or other aquatic life and watercourses having a surface or subsurface flow that support or have supported riparian vegetation. A Section 1602 Lake or Streambed Alteration Agreement would be required if impacts to identified CDFW jurisdictional areas occur.

California Porter-Cologne Water Quality Control Act

Pursuant to the California Porter-Cologne Water Quality Control Act, the SWRCB and the nine RWQCBs may require permits (known as "Waste Discharge Requirements" or WDRs) for the fill or alteration of the waters of the State. The term "waters of the State" is defined as "any surface water or groundwater, including saline waters, within the boundaries of the state" (*California Water Code,* Section 13050[e]). The SWRCB and RWQCB have interpreted their authority to require

WDRs to extend to any proposal to fill or alter waters of the State, even if those same waters are not under USACE jurisdiction. Pursuant to this authority, the State and Regional Boards may require the submission of a "report of waste discharge" under Section 13260, which is treated as an application for WDRs.

The Porter-Cologne Water Quality Control Act charges the SWRCB and the nine RWQCBs statewide with protecting water quality throughout California. Typically, the SWRCB and RWQCB act in concert with the USACE under Section 401 of the CWA in relation to permitting fill of federally jurisdictional waters. SWRCB and the RWQCBs may require permits (WDRs) for the fill or alteration of the waters of the State.

1.3.3 Regional

County of Ventura Habitat Connectivity and Wildlife Corridor Project

The Ventura County Board of Supervisors directed the County Planning Division to develop regulations that would protect habitat connectivity and wildlife movement corridors within the non-coastal area of the County. The proposed project includes revisions to the Non-Coastal Zoning Ordinance (NCZO) and revisions to some County policies that deal with wildlife movement that are part of the County's General Plan. The project was officially approved by the Ventura County Board of Supervisors (Board) on March 19, 2019, when the final Habitat Connectivity and Wildlife Corridor (HCWC) map was adopted.

Habitat loss and fragmentation resulting from urban growth are the leading threats to biodiversity worldwide, and this risk is particularly severe in southern California, which is home to over 400 species of native plants and animals considered endangered, threatened or sensitive by government agencies and conservation groups. Countering these threats requires protecting connections between existing open space areas that form a regional wildland network.

Protecting these connections between wildlands allows natural ecological processes, such as migration, to continue operating as they have for millennia. Movement is essential to wildlife survival, whether it be the day-to-day movements of individuals seeking food, shelter, or mates, dispersal of offspring to find new homes, or seasonal migration to find favorable conditions.

Disruption of these natural movement patterns by roads, development, and other impediments can alter these essential ecosystem functions and lead to losses of species. These effects can cascade from one level of an ecosystem to another with the impact of one species affecting the other, for example:

- Food production: Adverse impacts to pollinators can affect food production;
- Disease transmission: Loss of diversity in plant and animal populations can result in reduced resistance to diseases and increased spread of disease; and
- Air and water purification: Loss of vegetation can increase runoff, which increases siltation in water bodies and reduces the natural purification process provided by an intact ecosystem.

The HCWC Project is administered on lands within unincorporated Ventura County. The project site is located entirely within the boundaries of the City of Camarillo and, subsequently, not subject to restrictions identified by the HCWC Project. Regardless, the HCWC has included areas beyond unincorporated County land into their regional corridor mapping. No portion of the project site or vicinity are identified as Critical Wildlife Passing Areas; however, the southern portion of the project site is mapped as occurring within the greater HCWC boundary (Ventura County 2019a).

2.0 SURVEY METHODS

This section describes the methods used to conduct a literature review; perform a general biological survey; and assess the potential the project site and vicinity to support special status species.

2.1 LITERATURE REVIEW

A literature review was performed to identify special status plants, wildlife, and habitats known to occur (or that historically occurred) in the vicinity of the project site. These searches included review of the CDFW's California Natural Diversity Database (CNDDB) (CDFW 2019a) and the California Native Plant Society's (CNPS) Electronic Inventory of Rare and Endangered Vascular Plants of California (CNPS 2020) for USGS' Newbury Park, Camarillo, Santa Paula, Point Mugu, Triunfo Pass, and Moorpark 7.5-minute quadrangles. A review of FESA critical habitat documents was used to identify any portions of the project site occurring within proposed or designated critical habitat. Additionally, relevant previous biological documentation for the project site and immediate vicinity were reviewed.

2.2 VEGETATION MAPPING AND GENERAL BIOLOGICAL SURVEYS

A general biological survey was conducted by Senior Biologist Steve Norton on October 8, 2019 to evaluate the potential of habitats to support special status plant and wildlife species. Vegetation was mapped in the field by Mr. Norton on an aerial photograph at a scale of 1-inch equals 200 feet (1″=200′). Nomenclature for native vegetation types generally matches those from the online edition of *A Manual of California Vegetation* (CNPS 2019). Representative photographs of the vegetation types observed onsite are included in Appendix A.

Plant species were identified in the field or collected for subsequent identification using keys in Baldwin et al. (2012), Hickman (1993), and Munz (1974). Nomenclature of plant taxa conform to the *Special Vascular Plants, Bryophytes, and Lichens List* (CDFW 2020b) for special status species and the Jepson eFlora (Jepson Flora Project 2020) for all other taxa; ornamental species not listed in the Jepson eFlora are named based on the *Sunset Western Garden Book* (Brenzel 2007). A list of plant species observed is included as Appendix B-1.

Active searches for reptiles and amphibians included lifting, overturning, and carefully replacing rocks and debris. Birds were identified by visual and auditory recognition. Surveys for mammals were conducted during the day and included searching for and identifying diagnostic sign, including scat, footprints, burrows, and trails. Nomenclature of wildlife taxa conform to the *Special Animals List* (CDFW 2019c) for special status species; nomenclature for non-special status wildlife generally follows Crother (2012) for amphibians and reptiles, American Ornithologists' Union (2019) for birds, and the Smithsonian National Museum of Natural History (2011) for mammals. All species observed were recorded in field notes. A list of wildlife species observed is included as Appendix B-2.

2.3 REGULATORY SURVEYS

2.3.1 Jurisdictional Assessment

Jurisdictional resources considered for this report include WOTUS under the regulatory authority of the USACE; waters of the State under the regulatory authority of the RWQCB; and the bed, bank, and channel of all lakes, rivers, and/or streams (and associated riparian vegetation), under the regulatory authority of the CDFW.

Non-wetland waters of the United States are assessed based on the limits of the ordinary high-water mark (OHWM), which can be determined by a number of factors, including the presence of a clear, natural line impressed on the bank; shelving; changes in the character of the soil; destruction of terrestrial vegetation; and the presence of litter and debris. The RWQCB shares USACE jurisdiction unless isolated conditions are present. Water resources lacking connectivity to a Traditional Navigable Water[1] (TNW) are considered isolated. If isolated waters are present, the RWQCB takes jurisdiction using the USACE's definition of the OHWM and/or the three-parameter wetlands method pursuant to the 1987 Wetlands Manual. Isolated conditions were assessed prior to the field assessment using aerial imagery from Google Earth and the National Hydrography Dataset (USGS 2017). Note that the USACE does not require continuous surface connectivity to establish jurisdiction; waters are considered a tributary even if there is a natural or constructed break along the connection to a TNW. Therefore, drainage channels disrupted by roads in the jurisdictional survey area may still be considered under the jurisdiction of the USACE and/or the RWQCB. Swales and erosional features are not considered jurisdictional (USACE 2007).

A jurisdictional resources assessment was conducted concurrently with vegetation mapping and general surveys to identify areas potentially regulated by the USACE, the RWQCB, and the CDFW. Psomas Senior Biologist Steve Norton assessed the drainage features on the project site on October 8, 2019. No jurisdictional delineation was conducted as part of this effort.

Prior to the jurisdictional assessment, the following documents were reviewed to identify areas that may fall under agency jurisdiction: USGS' Newbury Park 7.5-minute topographic quadrangle; current and historic color aerial photography and elevation data provided by Google Earth; the Web Soil Survey for Ventura County, California (USDA NRCS 2019a); and the National Hydric Soils List (USDA NRCS 2019b). During the field surveys, potentially jurisdictional areas were recorded on a 1-inch equals 100-feet scale aerial photograph.

[1] Traditional Navigable Waters are all waters that are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide.

3.0 EXISTING BIOLOGICAL RESOURCES

This section describes the biological resources that occur or potentially occur on the project site or within nearby off-site areas associated with the proposed project.

3.1 SOILS

Soil types in the project site generally consist of Camarillo loam, Cropley clay, Diablo clay, Hambright very rocky loam, Hambright rocky clay loam, Pacheco silty clay loam, Vina loam, Vina gravelly loam, Vina silty clay loam, Igneous rock land, and Riverwash (USDA NRCS 2019a) (Exhibit 5).

3.2 VEGETATION TYPES AND OTHER AREAS

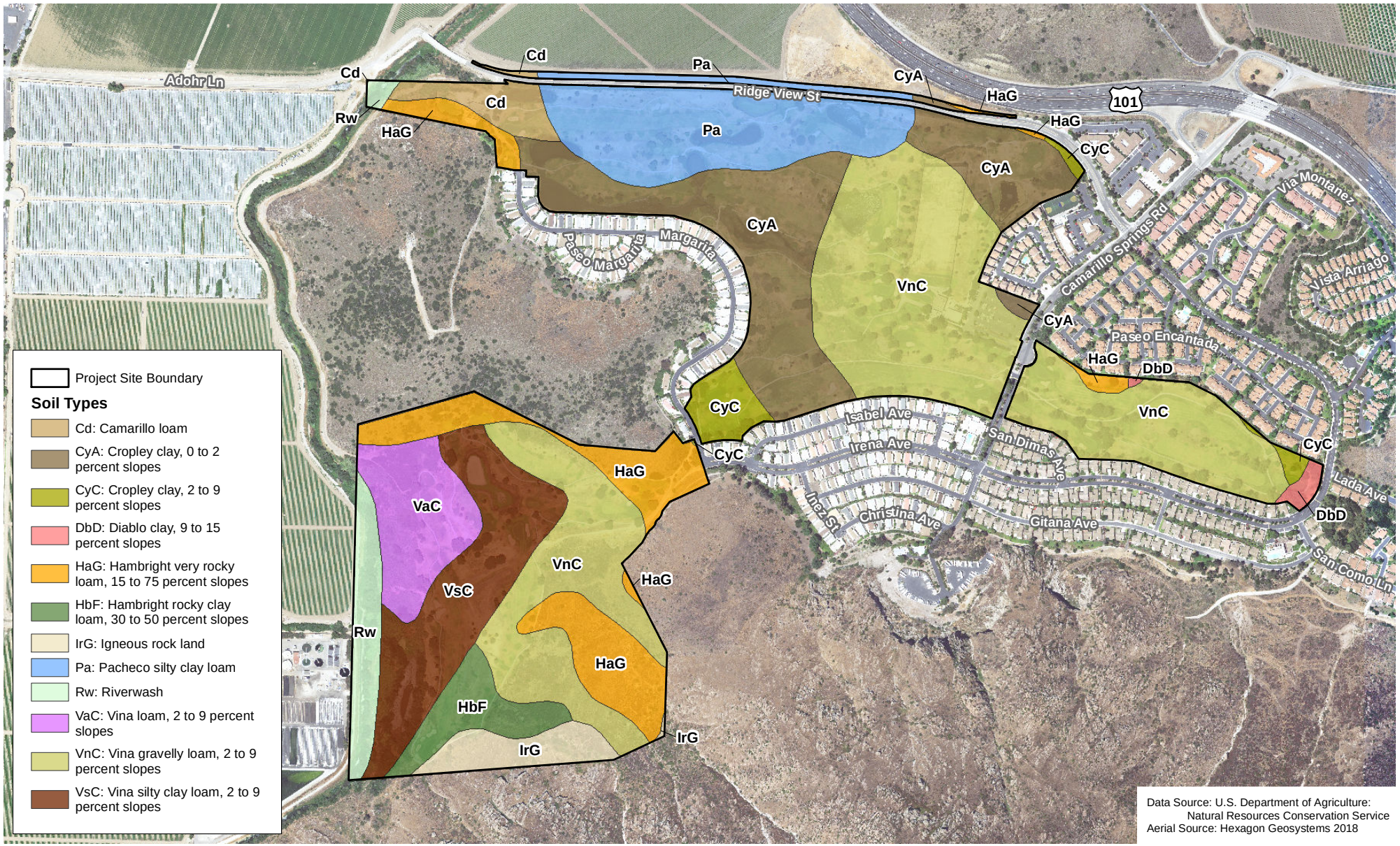
Ten vegetation types and three other areas occur on the project site (Table 1, Exhibit 6). A description of each vegetation type/other area is found below.

TABLE 1
VEGETATION TYPES AND OTHER AREAS

Vegetation Types	On-Site Total (acres)
Ashy buckwheat scrub	22.0
Coast prickly pear scrub	4.2
Lemonade berry scrub	1.8
Cocklebur patch	0.4
Upland mustards and other ruderal forbs	0.6
California bulrush marsh	2.7
Deer weed scrub	0.4
Arroyo willow thicket	12.6
Mule fat thickets	1.3
Landscaped Ornamental	117.0
Disturbed	7.1
Open water	5.6
Developed	9.0
Total	**184.7**

3.2.1 Ashy Buckwheat Scrub

Ashy buckwheat scrub occurs along the undeveloped slopes of the hills on the southern portion of the project site. This vegetation type has a high diversity of native vegetation where the co-dominant plant species include coastal wild buckwheat (*Eriogonum cinereum*), chaparral mallow (*Malacothamnus fasciculatus* var. *fasciculatus*), deerweed (*Acmispon glaber*), California sagebrush (*Artemisia californica*), laural sumac (*Malosma laurina*), California bricklebush (*Brickellia californica*), and coyote brush (*Baccharis pilularis* ssp. *consanguinea*). Other native plant species observed in this vegetation type includes seaside prickly-pear (*Opuntia littoralis*), Whipple's chaparral yucca (*Hesperoyucca whipplei*), California buckwheat (*Eriogonum fasciculatum*), bladderpod (*Peritoma arborea*), giant wild-rye (*Elymus condensatus*). Upon review of historic aerials, this vegetation type occurs in an area subject to a large fire event and



D:\Projects\3CEC\3CEC010100\MXD\BioTech\ex_Soils_20191008.mxd

Soil Types

Exhibit 5

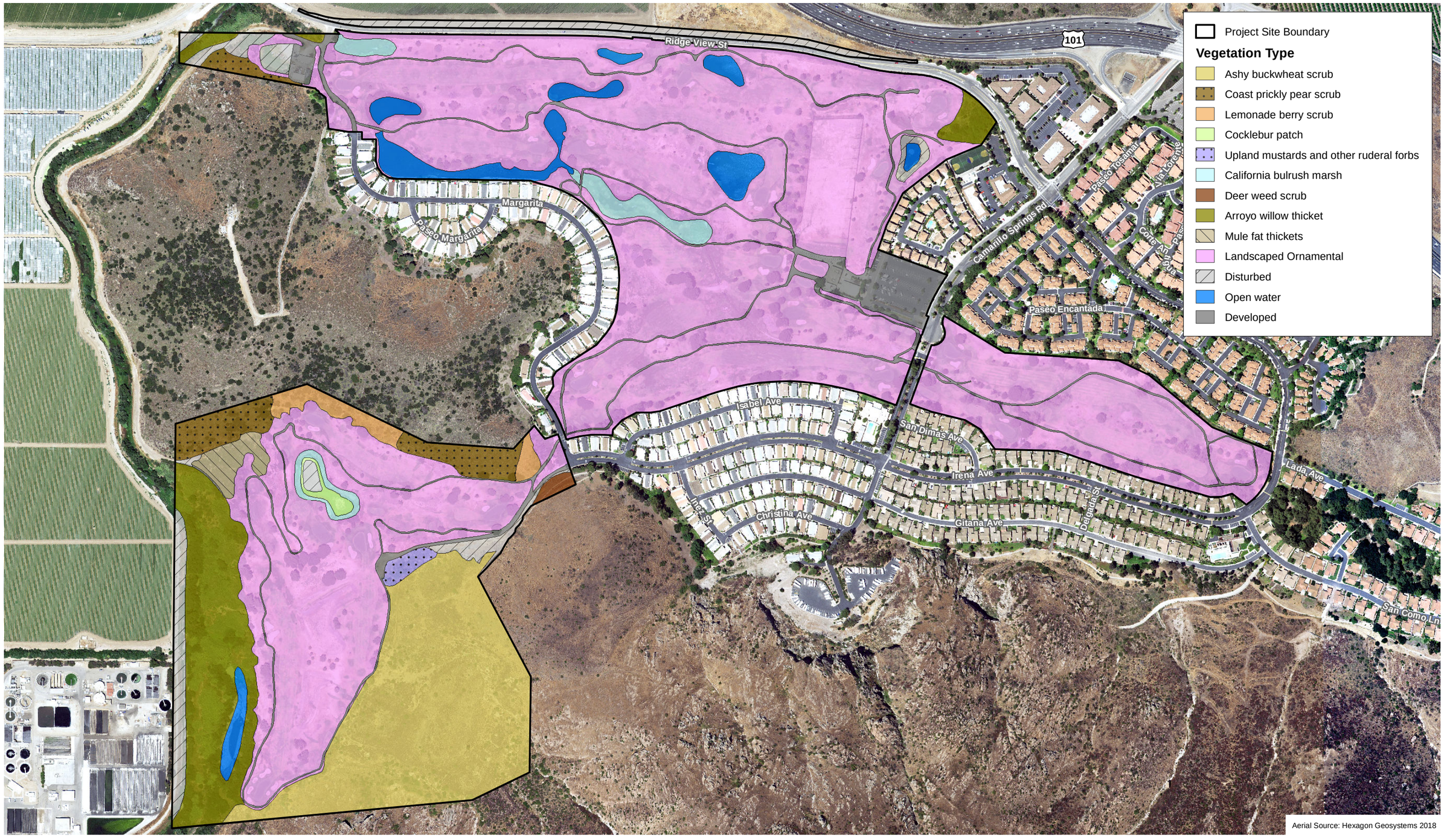
Camarillo Springs Golf Course Redevelopment Project

N W E S

750 375 0 750 Feet

PSOMAS

(Rev: 4-30-2020 RMB) R:\Projects\CEC\3CEC010100\Graphics\BioTech\ex_Soils.pdf



D:\Projects\3CEC\3CEC010100\MXD\BioTech\ex_Vegetation_20191031.mxd

Vegetation Types and Other Areas

Exhibit 6

Camarillo Springs Golf Course Redevelopment Project

N W E S

450 225 0 450 Feet

PSOMAS

(Rev: 04/30/2020 RMB) R:\Projects\CEC\3CEC010100\Graphics\BioTech\ex_Vegetation.pdf

subsequent soil erosion within the past few years. Furthermore, the lower elevation portion of this area was likely subject to minor grading activities in years past.

This vegetation type is consistent with the *Eriogonum cinereum* association (CNPS 2019); this association is considered sensitive by CDFW (CDFW 2019b).

3.2.2 Coast Prickly Pear Scrub

Coast prickly pear scrub is the dominant vegetation type on the slopes of the undeveloped hills along the northwestern boundary of the project site. This vegetation type is predominantly composed of seaside prickly-pear stands interspersed with stands of native, shrubby plant species including lemonade berry (*Rhus integrifolia*), black sage (*Salvia mellifera*), California buckwheat, California sagebrush, coyote brush, Whipple's chaparral yucca, and chilicothe (*Marah macrocarpa*).

This vegetation type is consistent with the *Opuntia littoralis*-mixed coastal sage scrub association (CNPS 2019); this association is considered sensitive by CDFW (CDFW 2019b).

3.2.3 Lemonade Berry Scrub

In addition to coast prickly pear scrub, lemonade berry scrub occurs in stands on the slopes of the undeveloped hills along the northwestern boundary of the project site. This vegetation type is predominantly composed of lemonade berry with a high diversity of other native plant species throughout including seaside prickly-pear, California buckwheat, black sage, purple sage (*Salvia leucophylla*), California sagebrush, coyote brush, and Whipple's chaparral yucca.

This vegetation type is consistent with the *Rhus integrifolia* association (CNPS 2019); this association is considered sensitive by CDFW (CDFW 2019b).

3.2.4 Cocklebur Patch

Cocklebur patch occurs within one of the retention basins within the southwestern portion of the developed golf course. This vegetation type specifically occurs near the bottom of the basin where southern bulrush (*Schoenoplectus californicus*) occupies the upper rim of the basin and the lowest portion of the basin is barren, likely from recently drained water. The vegetation in the Cocklebur Patch on the project site is composed almost entirely of cocklebur (*Xanthium strumarium*) with dead stalks of remnant, annual plant species likely black mustard (*Brassica nigra*).

This vegetation type is consistent with the *Xanthium strumarium* association (CNPS 2019). This association is not considered sensitive by CDFW (CDFW 2019b).

3.2.5 Upland Mustards and Other Ruderal Forbs

Upland mustards and other ruderal forbs occurs in an area of heavy disturbance between the developed golf course and undeveloped open space on the southern portion of the project site. This vegetation type is dominated by a variety of ruderal, non-native plant species including shortpod mustard (*Herschfeldia incana*), black mustard, fennel (*Foeniculum vulgare*), tree tobacco (*Nicotiana glauca*), and common castor bean (*Ricinus communis*). Sparsely scattered occurrences of native plant species were also observed including mule fat (*Baccharis salicifolia* ssp. *salicifolia*) and ornamentally-planted western sycamore (*Plantanus racemosa*). This area is a low point in the local topography between the open space and the golf course and potentially collects water after large storm events.

This vegetation type is consistent with the *Herschfeldia incana* association (CNPS 2019). This association is not considered sensitive by CDFW (CDFW 2019b).

3.2.6 California Bulrush Marsh

California bulrush marsh occurs within the manufactured retention basins within the developed portions of the golf course. This vegetation type is dominated by tall stands of southern bulrush (*Schoenoplectus californicus*) with scattered occurrences of other emergent wetland or riparian plant species including mule fat, cattail (*Typha* sp.), duckweed (*Lemna* sp.), and arroyo willow (*Salix lasiolepis*).

This vegetation type is consistent with the *Schoenoplectus californicus* association (CNPS 2019); this association is considered sensitive by CDFW (CDFW 2019b).

3.2.7 Deer Weed Scrub

Deer weed scrub occurs along the slopes of the hill in the center of the project site. This vegetation type is very open with sparsely scattered shrubs predominantly composed of deer weed, California sagebrush, California buckwheat, and seaside prickly-pear. Further scattered occurrences of other native plant species include giant wild-rye, laurel sumac, and chalk dudleya (*Dudleya pulverulenta*). The dominant plant cover in this vegetation type is composed of non-native, annual plant species including fennel, foxtail chess (*Bromus madritensis*), oat (*Avena* sp.), and tocalote (*Centaurea melitensis*).

This vegetation type is consistent with the *Lotus scoparius* association (CNPS 2019). This association is not considered sensitive by CDFW (CDFW 2019b).

3.2.8 Arroyo Willow Thicket

Arroyo willow thicket occurs in three locations on the project site: the northeast corner, the northwest corner, and along the southwestern boundary. This vegetation type occurs exclusively within and adjacent to perennially-wet drainage features. The arroyo willow thicket onsite is composed of mature arroyo willow trees with various co-dominant plant species across the different locations. The area mapped at the northwestern portion of the site also contains mule fat, western sycamore, unknown willow (*Salix* sp.), and giant reed (*Arundo donax*). The area mapped at the northeastern portion of the project site contains arroyo willow, coyote brush, mule fat, unknown willow, fan palm (*Washingtonia* sp.), and big saltbush (*Atriplex lentiformis*). The area mapped along the southwestern boundary of the project site predominantly contains arroyo willow, however, large stands (both monotypic and integrated) of giant reed extend throughout much of this area.

The majority of the arroyo willow thicket mapped on the project site was not accessible during the survey due to restricted access roads (the levee road along the western bank of Conejo Creek), high water levels in the creek, and time constraints during the reconnaissance-level survey. The vast majority of this vegetation type was mapped using aerial photography and notes collected during a survey of the outer perimeter of the vegetation type.

This vegetation type is consistent with the *Salix lasiolepis* association (CNPS 2019); this association is considered sensitive by CDFW (2019b).

3.2.9 Mule Fat Thickets

Mule fat thickets occur in the southwestern portion of the project site in the areas with low slope below the coast prickly pear scrub and the landscaped ornamental vegetation of the developed

golf course. This vegetation type occurs higher on the flood plain than the arroyo willow thicket associated with Conejo Creek. Two co-dominant plant species are present throughout this vegetation type: mule fat and coyote bush. Another plant species observed within this vegetation type includes arroyo willow. This vegetation type is consistent with the *Baccharis salicifolia* association (CNPS 2019). This association is not considered sensitive by CDFW (CDFW 2019b).

3.2.10 Landscaped Ornamental

Landscaped ornamental areas on the project site consist of open areas with planted vegetation regularly landscaped to support golfing activities. This includes turf grasses subject to frequent mowing and ornamental trees and shrubs subject to frequent trimming. The vast majority of plant species observed within these areas are non-native; however, confident identification of many species was limited due to the high frequency of landscaping activities (i.e., absence of cones or inflorescences resulting from trimming). Plant species observed include pine (*Pinus* sp.), pepper tree (*Schinus molle*), gum tree (*Eucalpytus* sp.), and pampas grass (*Cortaderia selloana*).

Landscaped ornamental areas are not considered sensitive by CDFW (CDFW 2019b).

3.2.11 Open water

Open Water areas are predominantly composed of pooled or slow-moving bodies water with no emergent vegetation. Portions of these water bodies as mapped on the project site may contain small stands of southern bulrush, cattail, or duckweed (*Lemna* sp.) along the edges. These stands of vegetation are all below the minimum mapping unit for vegetation types and are subsequently included in the Open Water areas. Note, the Open Water area within the arroyo willow thicket along Conejo Creek was mapped using aerial imagery due to restricted access during the survey.

3.2.12 Disturbed

Disturbed areas consist of areas subject to heavy disturbance and support little to no vegetative cover. These areas include bare ground resulting from heavily compacted soils (ex. dirt roadways or levees), frequent ponding (ex. recently emptied retention ponds), or recent soil disturbance (ex. heavy equipment use). Any vegetation present is sparse and consists of scattered occurrences of non-native weedy plant species, such as castor bean, oat, and Russian thistle (*Salsola tragus*). Disturbed areas are not considered sensitive by CDFW (CDFW 2019b).

3.2.13 Developed

Developed areas include pavement and areas that contain large structures, such as the golf course clubhouse and restaurant. The golf cart roads and trails are also included in the developed areas. Vegetation is absent throughout most of the developed areas with exceptions for landscaped planters and isolated ornamental trees and shrubs surrounded by pavement, such as trees in the parking lot. Developed areas are not considered sensitive by CDFW (CDFW 2019b).

3.3 WILDLIFE

The project site is composed primarily of open habitats and provides suitable habitat for several wildlife species. Common wildlife species observed or expected to occur in the project site are discussed below.

3.3.1 Fish

Several portions of the project site contain perennial, above-ground water. These areas include isolated ponds, wetland marshes, and the perennially-flowing water in Conejo Creek. Two fish

species were observed onsite during the survey: common carp (*Cyprinus carpio*) were observed in an isolated pond on the golf course and fathead minnow (*Pimephales promelas*) were observed in a drainage ditch adjacent to the wetland marsh on the golf course. Other common fish species are anticipated to occur in Conejo Creek include bullhead (*Ameiurus* spp.), catfish (*Ictalurus* spp.), sunfish (*Lepomis* spp.), golden shiner (*Notemigonus crysoleucas*), largemouth bass (*Micropterus salmoides*), red shiner (*Cyprinella lutrensis*), and western mosquitofish (*Gambusia affinis*) (UCD ANR 2019).

3.3.2 Amphibians

Amphibians require moisture for at least a portion of their life cycle and most require standing or flowing water for reproduction. Some species are able to survive in dry areas by aestivating (i.e., remaining beneath the soil in burrows or under logs and leaf litter and emerging only when temperatures are low and humidity is high). Many of these species' habitats are associated with water and they emerge to breed once the rainy season begins. Soil moisture conditions can remain high throughout the year in some habitat types depending on factors such as the amount of vegetation cover, elevation, and slope aspect.

No amphibian species were detected during any of the field surveys. Amphibian species expected to occur include Baja California tree frog (*Pseudacris hypochondriaca hypochondriaca*) and California toad (*Anaxyrus boreas halophilus*).

3.3.3 Reptiles

Reptilian diversity and abundance typically vary with vegetation type and character. Many species prefer only one or two vegetation types; however, most species will forage in a variety of habitats. Most species occurring in open areas use rodent burrows for cover, protection from predators, and refuge during extreme weather conditions.

An unknown turtle species was observed in one of the ponds on the golf course. The species is likely a red-eared slider (*Trachemys scripta elegans*); however, identification could not be confirmed during the survey. No other reptile species were observed during the survey. Common reptile species likely to occur on the project site include side-blotched lizard (*Uta stansburiana*), western fence lizard (*Sceloporus occidentalis*), southern alligator lizard (*Elgaria multicarinata*), and San Diego gopher snake (*Pituophis catenifer annectens*).

3.3.4 Birds

A variety of bird species are expected to be residents on the project site, using the habitats throughout the year. Other species are present only during certain seasons. For example, the white-crowned sparrow (*Zonotrichia leucophrys*) is expected to occur on the project site during the winter season and then migrate north in the spring to breed during the summer.

Common bird species observed during the surveys include mallard (*Anas platyrhynchos*), pied-billed grebe (*Podilymbus podiceps*), Anna's hummingbird (*Calypte anna*), American coot (*Fulica americana*), double-crested cormorant (*Phalacrocorax auritus*), great blue heron (*Ardea herodias*), great egret (*Ardea alba*), snowy egret (*Egretta thula*), green heron (*Butorides virescens*), Cooper's hawk (*Accipiter cooperii*), red-shouldered hawk (*Buteo lineatus*), Nuttall's woodpecker (*Picoides nuttallii*), northern flicker (*Colaptes auratus*), black phoebe (*Sayornis nigricans*), American crow (*Corvus brachyrhynchos*), bushtit (*Psaltriparus minimus*), house wren (*Troglodytes aedon*), Bewick's wren (*Thryomanes bewickii*), blue-gray gnatcatcher (*Polioptila caerulea*), northern mockingbird (*Mimus polyglottos*), scaly-breasted munia (*Lonchura punctulata*), house sparrow (*Passer domesticus*), house finch (*Haemorhous mexicanus*), lesser goldfinch (*Spinus psaltria*), California towhee (*Melozone crissalis*), white-crowned sparrow, red-

winged blackbird (*Agelaius phoeniceus*), Brewer's blackbird (*Euphagus cyanocephalus*), and yellow-rumped warbler (*Setophaga coronata*).

3.3.5 Mammals

Small mammals or their sign observed during the surveys include California ground squirrel (*Otospermophilus beecheyi*) and eastern fox squirrel (*Sciurus niger*). Medium to large-sized mammals or their sign observed include desert cottontail (*Sylvilagus audubonii*), northern raccoon (*Procyon lotor*), and southern mule deer (*Odocoileus hemionus*). Other common mammals that are likely to occur on the project site include Virginia opossum (*Didelphis virginiana*), Botta's pocket gopher (*Thomomys bottae*), California pocket mouse (*Chaetodipus californicus*), Bryant's woodrat (*Neotoma bryanti*), western harvest mouse (*Reithrodontomys megalotis*), deer mouse (*Peromyscus maniculatus*), striped skunk (*Mephitis mephitis*), and coyote (*Canis latrans*). Bat species likely to forage across the project site include canyon bat (*Parastrellus hesperus*), Yuma myotis (*Myotis yumanensis*), western mastiff bat (*Eumops perotis californicus*), and Mexican free-tailed bat (*Tadarida brasiliensis*).

3.3.6 Wildlife Movement

Wildlife corridors link areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. The fragmentation of open space areas by urbanization creates isolated "islands" of wildlife habitat. In the absence of habitat linkages that allow movement to adjoining open space areas, various studies have concluded that some wildlife species, especially the larger and more mobile mammals, will not likely persist over time because their isolation in fragmented habitat areas prohibits the infusion of new individuals and genetic information (MacArthur and Wilson 1967; Soule 1987; Harris and Gallagher 1989; Bennett 1990). Corridors mitigate the effects of this fragmentation by (1) allowing animals to move between remaining habitats, thereby permitting depleted populations to be replenished and promoting genetic exchange; (2) providing routes for wildlife to escape from fire, predators and human disturbances, thus reducing the risk that catastrophic events (such as fire or disease) will result in population or local species extinction; and (3) serving as travel routes for individual animals as they move in their home ranges in search of food, water, mates, and other necessary resources (Noss 1983; Fahrig and Merriam 1985; Simberloff and Cox 1987; Harris and Gallagher 1989).

Wildlife movement activities usually fall into one of three movement categories: (1) dispersal (e.g., juvenile animals from natal areas or individuals extending range distributions); (2) seasonal migration; and (3) movements related to home range activities (e.g., foraging for food or water, defending territories or searching for mates, breeding areas, or cover). A number of terms such as "wildlife corridor", "travel route", "habitat linkage", and "wildlife crossing" have been used in various wildlife movement studies to refer to areas in which wildlife move from one area to another. To clarify the meaning of these terms and to facilitate the discussion on wildlife movement in this analysis, these terms are defined as follows:

- **Travel Route –** a landscape feature (such as a ridgeline, drainage, canyon, or riparian strip) within a larger natural habitat area that is used frequently by animals to facilitate movement and to provide access to necessary resources (e.g., water, food, cover, den sites). The travel route is generally preferred because it provides the least amount of topographic resistance in moving from one area to another. It contains adequate food, water, and/or cover while moving between habitat areas and it provides a relatively direct link between target habitat areas.
- **Wildlife Corridor –** a piece of habitat, usually linear in nature, that connects two or more habitat patches that would otherwise be fragmented or isolated from one another. Wildlife corridors are usually bound by urban land areas or other areas unsuitable for wildlife. The

corridor generally contains suitable cover, food, and/or water to support species and to facilitate movement while in the corridor. Larger, landscape-level corridors (often referred to as “habitat linkages” or “landscape linkages”) can provide both transitory and resident habitat for a variety of species.

- **Wildlife Crossing –** a small, narrow area, relatively short in length and generally constricted in nature that allows wildlife to pass under or through an obstacle or barrier that otherwise hinders or prevents movement. Crossings typically are man-made and include culverts, underpasses, drainage pipes, and tunnels to provide access across or under roads, highways, pipelines, or other physical obstacles. These often represent “choke points” along a movement corridor, which may impede wildlife movement and increase the risk of predation.

It is important to note that, in a large open space area where there are few or no man-made or naturally occurring physical constraints to wildlife movement, wildlife corridors (as defined above) may not yet exist. Given an open space area that is both large enough to maintain viable populations of species and to provide a variety of travel routes (e.g., canyons, ridgelines, trails, riverbeds, and others), wildlife will use these “local” routes while searching for food, water, shelter, and mates and will not need to cross into other large open space areas. Based on their size, location, vegetative composition and availability of food, some of these movement areas (e.g., large drainages and canyons) are used for longer lengths of time and serve as source areas for food, water and cover, particularly for small- and medium-sized animals. This is especially true if the travel route is within a larger open space area. However, once open space areas become constrained and/or fragmented as a result of urban development or construction of physical obstacles (such as roads and highways), the remaining landscape features or travel routes that connect the larger open space areas become corridors as long as they provide adequate space, cover, food and water, and do not contain obstacles or distractions (e.g., man-made noise, lighting) that would generally hinder wildlife movement.

In general, animals discussed within the context of movement corridors typically include larger, more mobile species (such as mule deer, black bear [*Ursus americanus*], mountain lion [*Puma concolor*], gray fox [*Urocyon cinereoargenteus*], and coyote). Most of these species have relatively large home ranges through which they move to find adequate food, water, and breeding and wintering habitat. It is assumed that corridors that serve larger, more vagile species (those that can move freely, such as birds) also serve as corridors for many smaller, less mobile species, such as reptiles, amphibians, and rodents (generally discussed within the context of local movement). For smaller species, these local movements are compared to “stepping stones” as individuals move between populations; this facilitated gene flow on the regional scale.

The availability of open space corridors is generally considered less important for bird species. Most bird species are believed to fly in more or less direct paths to desired locations; however, some habitat-specific species may not move great distances from their preferred habitat types and are believed to be less inclined to travel across unsuitable areas.

Ideally, an open space corridor should encompass a heterogeneous mix of vegetation types to accommodate the ecological requirements of a wide variety of resident species in any particular region. Most species typically prefer adequate vegetation cover during movement, which can serve as both a food source and as protection from weather and predators. Drainages, riparian areas, and forested canyon bottoms typically serve as natural movement corridors because these features provide cover, food, and often water for a variety of species. Very few species will move across large expanses of open habitat (i.e., lacking vegetation cover) unless it is the only option available to them. For some species, landscape linkages must be able to support animals for sustained periods, not just for travel. Smaller or less mobile animals (such as rodents and reptiles)

require long periods to traverse a corridor, so the corridor must contain adequate food and cover for survival.

Regionally, Conejo Creek runs along the southeastern border of Pleasant Valley at the base of the adjacent, undeveloped hills. Conejo Creek also merges with Calleguas Creek and they both flow into the Pacific Ocean. One of the larger stands of riparian vegetation on both Conejo and Calleguas Creeks occurs on the project site. Large stands of this type of vegetation are increasingly rare throughout California and maintaining connectivity to other stands further up and downstream is important. Separately, the project site occurs adjacent to Conejo Mountain which is identified by Ventura County as part of a HCWC. The HCWC Project is managed by the Ventura County Planning Division to protect habitat connectivity and wildlife movement corridors at a regional scale within the non-coastal area of the county. No portion of the project site or adjacent open space is designated as a Critical Wildlife Passage Area per the HCWC Project (Ventura County 2019b).

Locally, the project site occurs between two naturally vegetated, undeveloped hillsides: Conejo Mountain to the southeast and a smaller hill to the west. The portion of the project site that extends between these two areas supports substantial vegetation and the existing development consists only of a golf cart trail, a dirt access road, and a small bathroom facility. This portion of the project site is specifically located immediately south of Margarita Avenue and likely supports a local wildlife corridor.

3.4 SPECIAL STATUS BIOLOGICAL RESOURCES

The following section addresses special status biological resources reported from the region. These resources include plant and wildlife species that have been afforded special status and/or are recognized by federal and State resource agencies, as well as private conservation organizations. In general, the principal reason an individual taxon (i.e., species, subspecies, or variety) is given such recognition is the documented or perceived decline or limitations of its population size, geographic range, and/or distribution resulting in most cases from habitat loss. This list includes species reported by the CNDDB, and CNPS and is supplemented with species from the author's experience that could occur based on the presence of suitable habitat. In addition, special status biological resources include vegetation types and habitats that are either unique, of relatively limited distribution in the region, or of particularly high wildlife value. These resources have been defined by federal, State, and local government conservation programs. Sources used to determine the special status of biological resources are listed below.

- **Habitats** – CNDDB (CDFW 2019a) and CDFW's *California Sensitive Natural Communities List* (CDFW 2019b).
- **Plants** – Electronic Inventory of Rare and Endangered Vascular Plants of California (CNPS 2020); CNDDB (CDFW 2019a); various USFWS *Federal Register* notices regarding listing status of plant species; CDFW's *Special Vascular Plants, Bryophytes and Lichens List* (CDFW 2019b).
- **Wildlife** – CNDDB (CDFW 2019a); various USFWS *Federal Register* notices regarding listing status of wildlife species; and CDFW's *List of Special Animals* (CDFW 2019c).

3.4.1 Special Status Vegetation Types

In addition to providing an inventory of special status plant and wildlife species, the CNDDB also provides an inventory of vegetation types that are considered special status by the State and federal resource agencies, academic institutions, and various conservation groups (such as the CNPS). Determination of the level of imperilment is based on the NatureServe Heritage Program Status Ranks that rank both species and vegetation types on a global (**G**) and statewide (**S**) basis

according to their rarity; trend in population size or area; and recognized threats (e.g., proposed developments, habitat degradation, and non-native species invasion). The ranks are scaled from 1 to 5. NatureServe considers **G1 or S1** communities to be critically imperiled and at a very high risk of extinction or elimination due to extreme rarity, very steep declines, or other factors; **G2 or S2** communities to be imperiled and at high risk of extinction or elimination due to very restricted range, very few populations or occurrences, steep declines, or other factors; **G3 or S3** communities to be vulnerable and at moderate risk of extinction or elimination due to a restricted range, relatively few populations or occurrences, recent and widespread declines, or other factors; **G4 or S4** communities to be apparently secure and uncommon but not rare with some cause for long-term concern due to declines or other factors; and **G5 or S5** communities to be secure (Faber-Langendoen et al. 2009).

All vegetation alliances[2] that have State ranks of S1 to S3 are considered to be highly imperiled. Currently, association ranks are not provided, but associations ranked as S3 or rarer are noted. Five of the vegetation types on the project site are considered special status: ashy buckwheat scrub, coast prickly pear scrub, lemonade berry scrub, California bulrush marsh, and arroyo willow thicket (Table 2).

TABLE 2
VEGETATION TYPES THREAT RANKINGS

Vegetation Types	CDFW Sensitive	Total (acres)
Ashy buckwheat scrub	Y	22.0
Coast prickly pear scrub	Y	4.2
Lemonade berry scrub	Y	1.8
Cocklebur patch	N	0.4
Upland mustards and other ruderal forbs	N	0.6
California bulrush marsh	Y	2.7
Deer weed scrub	N	0.4
Arroyo willow thicket	Y	12.6
Mule fat thickets	N	1.3
Landscaped Ornamental	N	117.0
Disturbed	N	7.1
Open water	N	5.6
Developed	N	9.0
	Total	**184.7**

3.4.2 Definitions of Special Status Biological Resources

A federally Endangered species is one facing extinction throughout all or a significant portion of its geographic range. A federally Threatened species is one likely to become Endangered within the foreseeable future throughout all or a significant portion of its range. The presence of any federally Threatened or Endangered species within a project impact area generally imposes severe constraints on development, particularly if a project would result in "take" of the species or its habitat. The FESA defines the term "take" as to harass, harm, pursue, hunt, shoot, wound, kill,

[2] A vegetation alliance is "a classification unit of vegetation, containing one or more associations and defined by one or more diagnostic species, often of high cover, in the uppermost layer or the layer with the highest canopy cover" (Sawyer et al. 2009).

trap, capture, collect, or attempt to engage in such conduct. Harm, in this sense, can include any disturbance of habitats used by the species during any portion of its life history.

Proposed species or Candidate species are those officially proposed by the USFWS for addition to the federal Threatened and Endangered species list. Because proposed species may soon be listed as Threatened or Endangered, the presence of a Proposed or Candidate species may impose constraints on development if they are listed prior to project implementation, particularly if the project would result in "take" of the species or its habitat.

The State of California considers an Endangered species as one whose prospects of survival and reproduction are in immediate jeopardy; a Threatened species as one present in such small numbers throughout its range that it is likely to become an Endangered species in the near future in the absence of special protection or management; and a Rare species as one present in such small numbers throughout its range that it may become Endangered if its present environment worsens. Rare species applies only to California native plants; these species are treated as State-listed species. State-listed Threatened and Endangered species are fully protected against take unless an Incidental Take Permit is obtained from the resource agencies. The presence of any State-listed Rare, Threatened, or Endangered species generally imposes constraints on project development, particularly if the project would result in "take" of the species or its habitat.

California Species of Special Concern is an informal designation used by the CDFW for some declining wildlife species that are not yet State Candidates. This designation does not provide legal protection but signifies that these species are being tracked by CDFW.

Species that are California Fully Protected and Protected include those protected by special legislation for various reasons, such as the mountain lion and white-tailed kite (*Elanus leucurus*). Fully Protected species may not be taken or possessed at any time. California Protected species may not be taken or possessed at any time except under special permit from CDFW issued pursuant to the *California Code of Regulations* (Title 14, Sections 650, 670.7) or Section 2081 of the *California Fish and Game Code*.

The California Rare Plant Rank (CRPR), formerly known as CNPS List, is a ranking system by the Rare Plant Status Review group[3] and managed by the CNPS and the CDFW. A CRPR summarizes information on the distribution, rarity, and endangerment of California's vascular plants. Plants with a CRPR of 1A are presumed extinct in California because they have not been seen in the wild for many years. Plants with a CRPR of 1B are rare, threatened, or endangered throughout their range. Plants with a CRPR of 2A are presumed extirpated from California but are more common elsewhere. Plants with a CRPR of 2B are considered rare, threatened, or endangered in California, but are more common elsewhere. Plants with a CRPR of 3 require more information before they can be assigned to another rank or rejected; this is a "review" list. Plants with a CRPR of 4 are of limited distribution or infrequent throughout a broader area in California; this is a "watch" list. The Threat Rank is an extension added onto the CRPR to designate the level of endangerment by a 1 to 3 ranking. An extension of .1 is assigned to plants that are considered to be "seriously threatened" in California (i.e., over 80 percent of the occurrences are threatened or having a high degree and immediacy of threat). Extension .2 indicates the plant is "fairly threatened" in California (i.e., between 20 and 80 percent of the occurrences are threatened or have a moderate degree and immediacy of threat). Extension .3 is assigned to plants that are considered "not very threatened" in California (i.e., less than 20 percent of occurrences are threatened or have a low degree and immediacy of threat or no current threats known). The absence of a threat code extension indicates plants lacking any threat information.

[3] A group of over 300 botanical experts from the government, academia, non-governmental organizations, and the private sector.

3.4.3 Special Status Plant Species

Many special status plant species have been reported from the project region (i.e., within the Newbury Park, Camarillo, Santa Paula, Point Mugu, Triunfo Pass, or Moorpark USGS topographic quadrangles, Table 3). Note that species are grouped alphabetically according to their scientific name. This list includes species that are protected by the CESA or FESA or have a CRPR ranking and have been reported by the CNDDB or CNPS in the vicinity. No special status plant species were observed during the survey.

TABLE 3
SPECIAL STATUS PLANT SPECIES REPORTED TO OCCUR IN THE PROJECT AREA

Scientific Name	Common Name	USFWS	CDFW	CRPR	Habitat	Potential to Occur
Astragalus brauntonii	Braunton's milk-vetch	FE	None	1B.1	Chaparral, coastal scrub, valley and foothill grassland. Recent burns or disturbed areas; usually on sandstone with carbonate layers. Soil specialist; requires shallow soils and open areas, preferably on hilltops, saddles or bowls between hills. Elevation range between 10 and 2,100 feet above msl.	Limited potential to occur; suitable habitat in ashy buckwheat scrub, coast prickly pear scrub, lemonade berry scrub, and deer weed scrub but typical soil where species is found not present.
Calochortus clavatus var. gracilis	slender mariposa-lily	None	None	1B.2	Chaparral, coastal scrub, valley and foothill grassland. Shaded foothill canyons; often on grassy slopes within other habitat. Elevation range between 690 and 5,950 feet above msl.	Not expected to occur; outside current known geographic range.
Calochortus plummerae	Plummer's mariposa-lily	None	None	4.2	Coastal scrub, chaparral, valley and foothill grassland, cismontane woodland, lower montane coniferous forest. Occurs on rocky and sandy sites, usually of granitic or alluvial material. Can be very common after fire. Elevation range between 200 and 8,200 feet above msl.	May occur; suitable habitat in the ashy buckwheat scrub, coast prickly pear scrub, lemonade berry scrub, and deer weed scrub.
Centromadia parryi ssp. *australis*	southern tarplant	None	None	1B.1	Marshes and swamps (margins), valley and foothill grassland, vernal pools. Often in disturbed sites near the coast at marsh edges; also in alkaline soils sometimes with saltgrass. Sometimes on vernal pool margins. Elevation range between 0 and 3,200 feet above msl.	May occur; suitable habitat on margins of open water and California bulrush marsh.
Chaenactis glabriuscula var. *orcuttiana*	Orcutt's pincushion	None	None	1B.1	Coastal bluff scrub, coastal dunes. Sandy sites. Elevation range between 10 and 260 feet above msl.	Not expected to occur; no suitable habitat (no sandy soils).
Chloropyron maritimum ssp. *maritimum*	salt marsh bird's-beak	FE	SE	1B.2	Marshes and swamps, coastal dunes. Limited to the higher zones of salt marsh habitat. Elevation range between 0 and 330 feet above msl.	Not expected to occur; no suitable habitat (no saline soils).
Deinandra minthornii	Santa Susana tarplant	None	Rare	1B.2	Chaparral, coastal scrub. On sandstone outcrops and crevices, in shrubland. Elevation range between 920 and 2,300 feet above msl.	Not expected to occur; no suitable habitat (outside current known elevation range).

TABLE 3
SPECIAL STATUS PLANT SPECIES REPORTED TO OCCUR IN THE PROJECT AREA

Scientific Name	Common Name	USFWS	CDFW	CRPR	Habitat	Potential to Occur
Dudleya blochmaniae ssp. *blochmaniae*	Blochman's dudleya	None	None	1B.1	Coastal scrub, coastal bluff scrub, chaparral, valley and foothill grassland. Open, rocky slopes; often in shallow clays over serpentine or in rocky areas with little soil. Elevation range between 15 and 950 feet above msl.	May occur; suitable habitat in rocky portions of ashy buckwheat scrub, coast prickly pear scrub, lemonade berry scrub, and deer weed scrub.
Dudleya cymosa ssp. *marcescens*	marcescent dudleya	FT	Rare	1B.2	Chaparral. On sheer rock surfaces and rocky volcanic cliffs. Elevation range between 475 and 2,200 feet above msl.	Not expected to occur; no suitable habitat (outside elevation range).
Dudleya cymosa ssp. *ovatifolia*	Santa Monica dudleya	FT	None	1B.1	Chaparral, coastal scrub. In canyons on volcanic or sedimentary substrates; primarily on north-facing slopes. Elevation range between 490 and 1,100 feet above msl.	Not expected to occur; no suitable habitat (outside elevation range).
Dudleya parva	Conejo dudleya	FT	None	1B.2	Coastal scrub, valley and foothill grassland. In clay or volcanic soils on rocky slopes and grassy hillsides. Elevation range between 196 and 1,250 feet above msl.	May occur; suitable habitat in ashy buckwheat scrub, lemonade berry scrub, and coast prickly pear scrub.
Dudleya verityi	Verity's dudleya	FT	None	1B.1	Chaparral, cismontane woodland, coastal scrub. On volcanic rock outcrops in the Santa Monica Mountains. Elevation range between 200 and 1,000 feet above msl.	May occur; suitable habitat in ashy buckwheat scrub, lemonade berry scrub, and coast prickly pear scrub.
Eriogonum crocatum	conejo buckwheat	None	Rare	1B.2	Chaparral, coastal scrub, valley and foothill grassland. Conejo volcanic outcrops; rocky sites. Elevation range between 196 and 1,900 feet above msl.	May occur; suitable habitat in ashy buckwheat scrub, lemonade berry scrub, and coast prickly pear scrub.
Horkelia cuneata var. *puberula*	mesa horkelia	None	None	1B.1	Chaparral, cismontane woodland, coastal scrub. Sandy or gravelly sites. Elevation range between 50 and 5,400 feet above msl.	May occur; suitable habitat in ashy buckwheat scrub, lemonade berry scrub, and coast prickly pear scrub.
Lasthenia glabrata ssp. *coulteri*	Coulter's goldfields	None	None	1B.1	Coastal salt marshes, playas, vernal pools. Usually found on alkaline soils in playas, sinks, and grasslands. Elevation range between 5 and 4,500 feet above msl.	Not expected to occur; no suitable habitat (no alkaline soils).
Lupinus paynei	Payne's bush lupine	None	None	1B.1	Coastal scrub, riparian scrub, valley and foothill grassland. Sandy. Elevation range between 720 and 1,400 feet above msl.	Not expected to occur; no suitable habitat (outside elevation range).

TABLE 3
SPECIAL STATUS PLANT SPECIES REPORTED TO OCCUR IN THE PROJECT AREA

Scientific Name	Common Name	USFWS	CDFW	CRPR	Habitat	Potential to Occur
Monardella hypoleuca ssp. *hypoleuca*	white-veined monardella	None	None	1B.3	Chaparral, cismontane woodland. Dry slopes. Elevation range between 160 and 4,200 feet above msl.	May occur; suitable habitat in ashy buckwheat scrub, lemonade berry scrub, and coast prickly pear scrub.
Monardella sinuata ssp. *gerryi*	Gerry's curly-leaved monardella	None	None	1B.1	Coastal scrub. Sandy openings. Elevation range between 590 and 700 feet above msl.	Not expected to occur; no suitable habitat (outside elevation range).
Navarretia ojaiensis	Ojai navarretia	None	None	1B.1	Chaparral, coastal scrub, valley and foothill grassland. Openings in shrublands or grasslands. Elevation range between 900 and 2,000 feet above msl.	Not expected to occur; no suitable habitat (outside elevation range).
Pentachaeta lyonii	Lyon's pentachaeta	FE	SE	1B.1	Chaparral, valley and foothill grassland, coastal scrub. Edges of clearings in chaparral, usually at the ecotone between grassland and chaparral or edges of firebreaks. Elevation range between 100 and 2,200 feet above msl.	May occur; suitable habitat in ashy buckwheat scrub, lemonade berry scrub, and coast prickly pear scrub.
Pseudognaphalium leucocephalum	white rabbit-tobacco	None	None	2B.2	Riparian woodland, cismontane woodland, coastal scrub, chaparral. Sandy, gravelly sites. Elevation range between 115 and 1,700 feet above msl.	May occur; suitable habitat in Conejo Creek within arroyo willow thickets and mulefat thickets.
Quercus dumosa	Nuttall's scrub oak	None	None	1B.1	Closed-cone coniferous forest, chaparral, coastal scrub. Generally on sandy soils near the coast; sometimes on clay loam. Elevation range between 50 and 2,100 feet above msl.	May occur; suitable habitat in ashy buckwheat scrub, lemonade berry scrub, and coast prickly pear scrub.
Senecio aphanactis	chaparral ragwort	None	None	2B.2	Chaparral, cismontane woodland, coastal scrub. Drying alkaline flats. Elevation range between 65 and 3,350 feet above msl.	May occur; suitable habitat in rocky portions of ashy buckwheat scrub, lemonade berry scrub, and coast prickly pear scrub
Suaeda esteroa	estuary seablite	None	None	1B.2	Marshes and swamps. Coastal salt marshes in clay, silt, and sand substrates. Elevation range between 0 and 260 feet above msl.	Not expected to occur; no suitable habitat (no saline soils).

TABLE 3
SPECIAL STATUS PLANT SPECIES REPORTED TO OCCUR IN THE PROJECT AREA

Scientific Name	Common Name	USFWS	CDFW	CRPR	Habitat	Potential to Occur
Texosporium sancti-jacobi	woven-spored lichen	None	None	3	Chaparral. Open sites; in California with *Adenostoma fasciculatum*, *Eriogonum*, *Selaginella*. Found on soil, small mammal pellets, dead twigs, and on *Selaginella*. Elevation range between 200 and 2,800 feet above msl.	May occur; suitable habitat in ashy buckwheat scrub, lemonade berry scrub, and coast prickly pear scrub.
Thelypteris puberula var. *sonorensis*	Sonoran maiden fern	None	None	2B.2	Meadows and seeps. Along streams, seepage areas. Elevation range between 200 and 3,000 feet above msl.	Not expected to occur; outside current known geographic range.
Tortula californica	California screw moss	None	None	1B.2	Chenopod scrub, valley and foothill grassland. Moss growing on sandy soil. Elevation range between 150 and 2,500 feet above msl.	Not expected to occur; no suitable habitat.

USFWS: US Fish and Wildlife Service; CDFW: California Department of Fish and Wildlife; CRPR: California Rare Plant Rank

Federal (USFWS)	**State (CDFW)**
FE Endangered	SE Endangered
FT Threatened	ST Threatened
	SR Rare

CRPR
1A Plants presumed extirpated in California and either rare or extinct elsewhere
1B Plants Rare, Threatened, or Endangered in California and elsewhere
2B Plants Rare, Threatened, or Endangered in California, but more common elsewhere
3 Plants about which we need more information - review list
4 Plants of limited distribution - watch list

CRPR Threat Code Extension
None Plants lacking any threat information
.1 Seriously threatened in California (over 80% of occurrences threatened; high degree and immediacy of threat)
.2 Moderately threatened in California (20–80% of 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)

3.4.4 Special Status Wildlife

Many special status wildlife species have been reported from the project region (i.e., within the Newbury Park, Camarillo, Santa Paula, Point Mugu, Triunfo Pass, or Moorpark USGS topographic quadrangles, Table 4). This list includes species protected by CESA or FESA or are listed as California Species of Special Concern and reported by the CNDDB in the vicinity. The list has been supplemented with species from the project Biologist's experience that either occur nearby or could occur based on the presence of suitable habitat.

TABLE 4
SPECIAL STATUS WILDLIFE SPECIES REPORTED FROM THE PROJECT AREA

Species	General Habitat/Range Description	USFWS	CDFW	Potential for Occurrence
Invertebrates				
Bombus crotchii Crotch bumble bee	Coastal California east to the Sierra-Cascade crest and south into Mexico. Occurs in open grassland and scrub habitats; nests underground or in downed trees. Feeds on milkweed (*Asclepias* sp.), pincushion (*Chaenactis* sp,), lupine (*Lupinus* sp.), alfalfa (*Medicago* sp.), phacelia (*Phacelia* sp.), and sage (*Salvia* sp.). Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum.	–	SC	May occur; suitable habitat in the ashy buckwheat scrub, coast prickly pear scrub, lemonade berry scrub, and deer weed scrub.
Fish				
Catostomus santaanae Santa Ana sucker	Occurs in shallow streams with flows that run from slow to swift. Stream substrates consist of boulders, gravel, and cobble.	FT	–	Not expected to occur; no records within watershed.
Gila orcuttii arroyo chub	Occurs in coastal freshwater streams and rivers with sustained flows and emergent vegetation with substrates consisting primarily of sand or mud.	–	SSC	May occur; suitable habitat in Conejo Creek and known in watershed.
Gasterosteus aculeatus williamsoni unarmored threespine stickleback	Weedy pools, backwaters, and among emergent vegetation at the stream edge in small Southern California streams. Cool (<75 F), clear water with abundant vegetation.	FE	SE	Not expected to occur; no records within watershed.
Entosphenus tridentatus pacific lamprey	Found in Pacific Coast streams north of San Luis Obispo County, however regular runs in Santa Clara River. Size of runs is declining. Swift-current gravel-bottomed areas for spawning with water temps between 53-64 F. Ammocoetes need soft sand or mud.	–	SSC	May occur; suitable habitat in Conejo Creek. Not known in watershed, but species is anadromous, and populations are known in vicinity.
Eucyclogobius newberryi tidewater goby	Brackish water habitats along the California coast from San Diego County to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels.	FE	SSC	Not expected to occur; no suitable habitat (no brackish water).
Oncorhynchus mykiss irideus pop. 10 steelhead – southern California DPS	Occurs perennial streams and rivers that connect to the ocean.	FE	–	May occur; suitable habitat in Conejo Creek and known in watershed.
Amphibians				
Spea hammondii western spadefoot	Occurs in a wide range of habitats; lowlands to foothills, grasslands, open chaparral, pine-oak woodlands. It prefers shortgrass plains, sandy or gravelly soil (e.g., alkali flats, washes, alluvial fans). It is fossorial and breeds in temporary rain pools and slow-moving streams (e.g., areas flooded by intermittent streams).	–	SSC	May occur; suitable terrestrial habitat in the ashy buckwheat scrub, coast prickly pear scrub, lemonade berry scrub, deer weed scrub, and upland mustards and other ruderal forb areas.

TABLE 4
SPECIAL STATUS WILDLIFE SPECIES REPORTED FROM THE PROJECT AREA

Species	General Habitat/Range Description	USFWS	CDFW	Potential for Occurrence
Reptiles				
Emys marmorata western pond turtle	In ponds, lakes, marshes, rivers, streams, and irrigation ditches with a rocky or muddy bottom and aquatic vegetation.	–	SSC	May occur; suitable habitat in arroyo willow thicket, mule fat thickets, California bulrush marsh, and open water areas.
Phrynosoma blainvillii coast horned lizard	Occurs in scrubland, grassland, coniferous forests, and broadleaf woodland vegetation types.	–	SSC	May occur; suitable habitat in the ashy buckwheat scrub, coast prickly pear scrub, lemonade berry scrub, deer weed scrub, and upland mustards and other ruderal forb areas.
Aspidoscelis tigris stejnegeri San Diegan tiger whiptail	Occurs in hot and dry areas with sparse foliage and open areas. Found in forests, woodland, chaparral, and riparian areas.	–	SSC	May occur; suitable habitat in the ashy buckwheat scrub, coast prickly pear scrub, lemonade berry scrub, deer weed scrub, and upland mustards and other ruderal forb areas.
Anniella sp. California legless lizard	Requires areas with loose sandy soil, moisture, warmth, and plant cover, including leaf litter. Occurs in coastal dune, valley-foothill, chaparral, and coastal scrub types at elevations between sea level and approximately 6,000 feet.	–	SSC	May occur; suitable habitat in the ashy buckwheat scrub, coast prickly pear scrub, lemonade berry scrub, deer weed scrub, arroyo willow thicket, mule fat thickets, and landscaped ornamental.
Anniella stebbinsi southern California legless lizard	In loose sandy soil of chaparral, pine-oak woodland, beach, and riparian areas. Sometimes found in suburban gardens in Southern California.	–	SSC	May occur; suitable habitat in the ashy buckwheat scrub, coast prickly pear scrub, lemonade berry scrub, deer weed scrub, arroyo willow thicket, mule fat thickets, and landscaped ornamental.
Arizona elegans occidentalis California glossy snake	Occurs most commonly in desert habitats but also occurs in chaparral, sagebrush, valley-foothill hardwood, pine-juniper, and annual grass, elevation from below sea level to 7,000 feet. Prefers open sandy areas with scattered brush, but also found in rocky areas.	–	SSC	May occur; suitable habitat in the ashy buckwheat scrub, coast prickly pear scrub, lemonade berry scrub, deer weed scrub, and upland mustards and other ruderal forb areas.
Thamnophis hammondii two-striped gartersnake	Occurs in wetlands, freshwater marsh, and riparian habitats with perennial water.	–	SSC	May occur; suitable habitat in arroyo willow thicket, mule fat thickets, California bulrush marsh, and open water areas.

TABLE 4
SPECIAL STATUS WILDLIFE SPECIES REPORTED FROM THE PROJECT AREA

Species	General Habitat/Range Description	USFWS	CDFW	Potential for Occurrence
Thamnophis sirtalis pop. 1 south coast gartersnake	Associated with permanent or semi-permanent bodies of water in habitats such as grassland, woodland, scrubland, chaparral, and forest.	–	SSC	May occur; suitable habitat in the ashy buckwheat scrub, coast prickly pear scrub, lemonade berry scrub, deer weed scrub, arroyo willow thicket, mule fat thickets, California bulrush marsh, and open water areas.
Birds				
Pelecanus occidentalis californicus California brown pelican	Colonial nester on coastal islands just outside the surf line. Nests on coastal islands of small to moderate size which afford immunity from attack by ground-dwelling predators. Roosts communally.	–	FP	Not expected to occur; no suitable habitat (no coastal habitat).
Elanus leucurus white-tailed kite	Low elevation grassland, agricultural areas, wetlands, oak woodlands, savannahs, and riparian habitat adjacent to open areas.	–	FP	May occur; suitable breeding habitat in the arroyo willow thicket and landscaped ornamental.
Aquila chrysaetos golden eagle (nesting and wintering)	Nests in open and semi-open habitats, such as tundra, shrublands, grasslands, woodland-brushlands, coniferous forests, farmland, and riparian habitats. Forages in broad expanses of open country.	–	FP	Not expected to occur; no suitable habitat.
Rallus obsoletus levipes light-footed Ridgway's rail	Found in salt marshes traversed by tidal sloughs, where cordgrass and pickleweed are the dominant vegetation. Requires dense growth of either pickleweed or cordgrass for nesting or escape cover; feeds on molluscs and crustaceans.	FE	SE	Not expected to occur; no suitable habitat (no coastal habitat).
Charadrius alexandrinus nivosus western snowy plover	Nests primarily on dune-backed beaches, barrier beaches, and salt-evaporation ponds; on the coast, it forages on beaches, tide flats, salt flats, and salt ponds.	FT	SSC	Not expected to occur; no suitable habitat (no coastal habitat).
Sternula antillarum browni California least tern	Nests along the coast from San Francisco Bay south to northern Baja California. Colonial breeder on bare or sparsely vegetated, flat substrates: sand beaches, alkali flats, land fills, or paved areas.	FE	SE	Not expected to occur; no suitable habitat (no coastal habitat).
Coccyzus americanus occidentalis western yellow-billed cuckoo (nesting)	Uncommon to rare summer resident of valley foothill and desert riparian habitats in scattered locations in California. Requires broad areas of old-growth riparian habitats dominated by willows (*Salix* spp.) and cottonwoods (*Populus* spp.) with dense understory vegetation.	FT	SE	Not expected to occur for breeding; no suitable habitat (vegetated riparian corridor not sufficiently broad).
Athene cunicularia burrowing owl	Occurs in grasslands and prefers flat to low, rolling hills in treeless terrain. Nests in burrows, typically in open habitats, most often along banks and roadsides.	–	SSC	Not expected to occur; no suitable habitat.

TABLE 4
SPECIAL STATUS WILDLIFE SPECIES REPORTED FROM THE PROJECT AREA

Species	General Habitat/Range Description	USFWS	CDFW	Potential for Occurrence
Empidonax traillii extimus southwestern willow flycatcher	Occurs in riparian habitats along rivers, streams, or other wetlands where dense growth of willows, mule fat (*Baccharis salicifolia*), arrow-weed (*Pluchea sericea*), tamarisk (*Tamarix* sp.), or other plants are present, often with a scattered overstory of cottonwood	FE	SE	May occur; marginally suitable habitat in the arroyo willow thicket and mule fat thickets.
Riparia riparia bank swallow	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert. Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	–	ST	Limited potential to occur; suitable habitat on the open (disturbed) banks along Conejo Creek.
Polioptila californica californica coastal California gnatcatcher	In California, this species is an obligate resident of several distinct sub-associations of the coastal sage scrub vegetation type. The gnatcatcher has been recorded from sea level to approximately 3,000 feet above msl (USFWS 2003); however, greater than 90 percent of gnatcatcher records are from between sea level and 820 feet above msl along the coast and between sea level and 1,800 feet above msl inland (Atwood and Bolsinger 1992).	FT	SSC	May occur; suitable habitat in the ashy buckwheat scrub, coast prickly pear scrub, and lemonade berry scrub.
Vireo bellii pusillus least Bell's vireo (nesting)	Riparian habitats dominated by willows with dense understory vegetation between sea level and 1,500 feet above msl.	FE	SE	May occur; suitable habitat in the arroyo willow thicket and mule fat thickets.
Setophaga petechia yellow warbler	Riparian habitats dominated by willows with dense understory vegetation between sea level and 9,000 feet above msl.	–	SSC	May occur; suitable habitat in the arroyo willow thicket and mule fat thickets.
Passerculus sandwichensis beldingi Belding's savannah sparrow	Inhabits coastal salt marshes, from Santa Barbara south through San Diego County. Nests in Salicornia on and about margins of tidal flats.	–	SE	Not expected to occur; no suitable habitat (no coastal areas).
Agelaius tricolor tricolored blackbird (nesting)	This colonial nesting species prefers to breed in freshwater marshes dominated by cattails and bulrushes, with willows and nettles (*Urtica* spp.) also common. The introduced mustards (*Brassica* spp.), blackberries (*Rubus* spp.), thistles (*Circium* spp.), and mallows (*Malva* spp.) have also been used for several decades.	–	ST, SSC	May occur; suitable habitat in the arroyo willow thicket, California bulrush marsh, cocklebur patch, and edges of the open water area.
Mammals				
Sorex ornatus salicornicus southern California saltmarsh shrew	Coastal marshes in Los Angeles, Orange and Ventura counties. Requires dense vegetation and woody debris for cover.	–	SSC	Not expected to occur; no suitable habitat (no coastal marsh areas).
Microtus californicus stephensi south coast marsh vole	Tidal marshes in Los Angeles, Orange and southern Ventura counties.	–	SSC	Not expected to occur; no suitable habitat (no coastal marsh areas).

TABLE 4
SPECIAL STATUS WILDLIFE SPECIES REPORTED FROM THE PROJECT AREA

Species	General Habitat/Range Description	USFWS	CDFW	Potential for Occurrence
Antrozous pallidus pallid bat	Occurs in grasslands, shrublands, and woodlands and in open habitats with rocky areas or man-made structures for roosting. Species can also roost in caves and trees. Species typically forages in rural or undeveloped, natural areas and is mostly absent in urban and suburban areas.	–	SSC	May occur; suitable foraging habitat across the site and suitable roosting habitat within rocky outcrops or buildings in the ashy buckwheat scrub, coast prickly pear scrub, and lemonade berry scrub.
Nyctinomops macrotis big free-tailed bat	Rugged, rocky habitats in arid landscapes. Found in a variety of plant associations, including desert shrub, woodlands, and evergreen forests. Roosts in crevices in high cliffs and rocky outcrops.	–	SSC	May occur; suitable foraging habitat across entire site and suitable roosting habitat occurs on the cliffs within the ashy buckwheat scrub.
Lasiurus blossevillii western red bat	Prefers riparian areas dominated by walnuts, oaks, willows, cottonwoods, and sycamores where they roost in these broad-leafed trees.	–	SSC	May occursuitable foraging habitat in arroyo willow thicket, open water, California bulrush marsh, mule fat thickets and suitable roosting habitat in the arroyo willow thicket
Eumops perotis californicus western mastiff bat	Occurs in many open semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, palm oases, chaparral, desert scrub, and urban areas. Typically forages in open areas with high cliffs and roosts in crevices on cliff faces and occasionally in man-made structures with at least 15 feet of unobstructed space below roost.	–	SSC	May occur; suitable foraging habitat across entire site; suitable roosting habitat occurs on the cliffs within the ashy buckwheat scrub.
Lepus californicus bennettii San Diego black-tailed jackrabbit	Occurs in herbaceous and desert-shrub areas and open, early stages of forest and chaparral habitats.	–	SSC	May occur; suitable habitat in the ashy buckwheat scrub, coast prickly pear scrub, lemonade berry scrub, upland mustards and other ruderal forbs, deerweed scrub, and mule fat thicket.

TABLE 4
SPECIAL STATUS WILDLIFE SPECIES REPORTED FROM THE PROJECT AREA

Species	General Habitat/Range Description	USFWS	CDFW	Potential for Occurrence
Taxidea taxus American badger	Most abundant in the drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. When inactive, occupies underground burrow.	–	SSC	May occur; suitable habitat in the ashy buckwheat scrub, coast prickly pear scrub, lemonade berry scrub, upland mustards and other ruderal forbs, deerweed scrub, and mule fat thicket.
Puma concolor mountain lion - Southern California/central coast ESU	Large home ranges that may include heterogenous habitats including riparian, chaparral, oak woodlands, coniferous forests, grasslands, and occasionally rocky desert uplands. Their foraging habitats generally require sufficient cover to aid in hunting. Require a habitat mosaic that provides sufficient space to move away from human-disturbed areas, and connect to expansive, intact, heterogeneous habitats. Denning habitat occurs at a much greater distance from human disturbance than other, non-reproductive mountain lion foraging habitat.	–	SC	May occur; suitable foraging habitat occurs throughout the site, no suitable denning habitat occurs onsite.

USFWS: US Fish and Wildlife Service; CDFW: California Department of Fish and Wildlife; USFS: US Forest Service; msl: mean sea level; DPW: distinct population segment; ESU: evolutionarily significant units

Status Definitions

Federal (USFWS) Status
FE Endangered
FT Threatened
FC Candidate

State (CDFW) Status
SE Endangered
ST Threatened
SC Candidate
SSC Species of Special Concern
FP California Fully Protected

Notes: Scientific and common names for wildlife species follow the most current list of Special Animals available from the CDFW (https://www.wildlife.ca.gov/Data/CNDDB/Plants-and-Animals).

3.4.5 Critical Habitat

The project site is not located within any federally-designated Critical Habitat.

3.4.6 Jurisdictional Resources

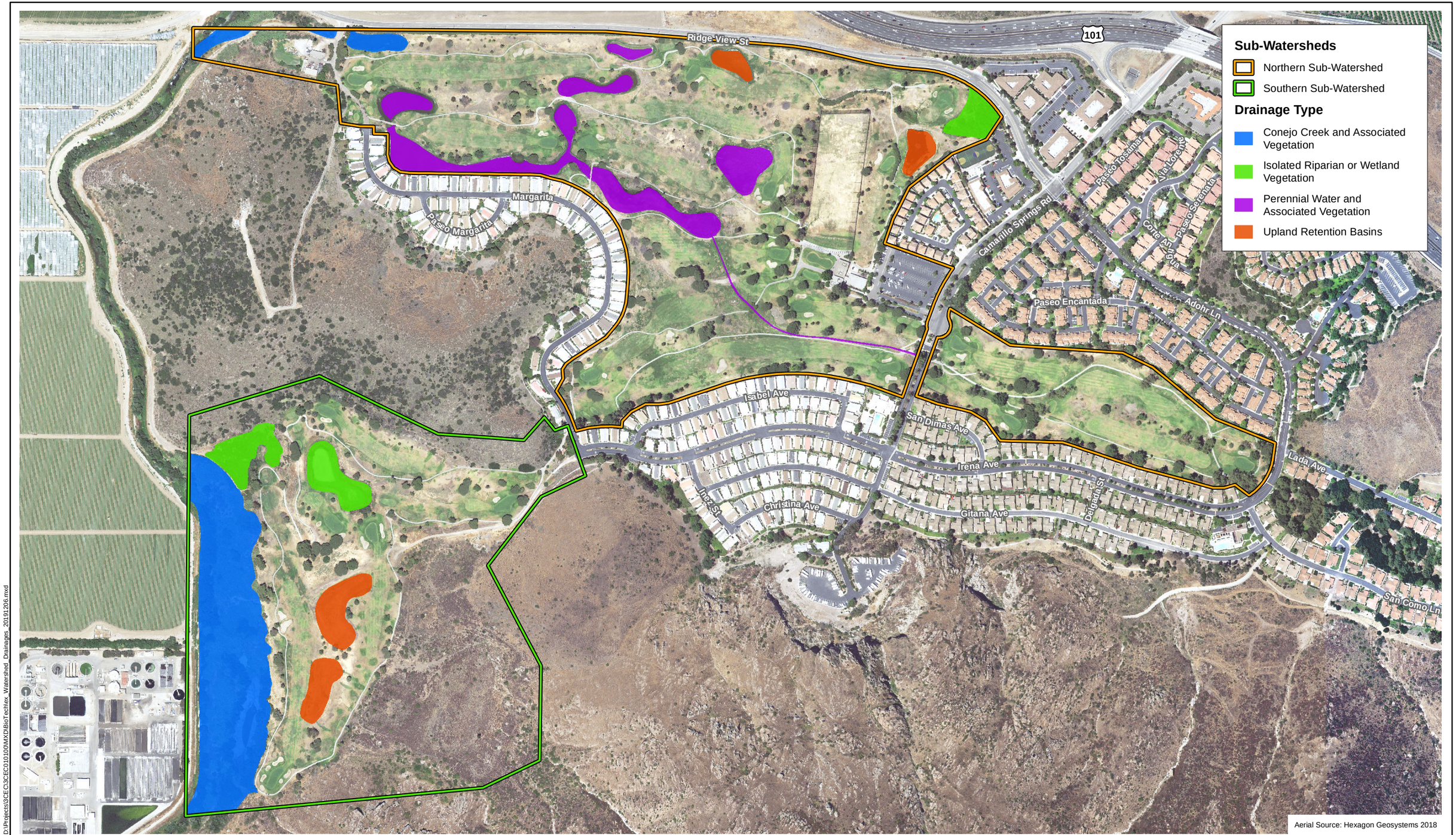
Riparian habitats are often under the jurisdiction of the USACE, the RWQCB, and/or the CDFW due to their association with wetlands, "WOTUS", or streambeds. However, it should be noted that the riparian habitats described above are not equivalent to delineated areas subject to the jurisdiction of the USACE, RWQCB, and/or CDFW. Only the portion of these habitats associated within a discernible streambed and/or adjacent wetlands that meet certain criteria are within the jurisdiction of these regulatory agencies. Similarly, upland vegetation types (e.g., non-native grassland/ruderal) or disturbed and developed areas may be within the jurisdiction of these agencies if they occur within a discernible streambed.

The project site extends west to Conejo Creek, which is a perennial drainage feature that ultimately connects to the Pacific Ocean. The majority of the project site; however, occurs on the low-gradient land between Conejo Creek and the steep-sloped mountains east of the Creek. A review of historic aerials and historical topographical maps show no discernable drainage features extending through any portion of the project site outside of Conejo Creek. Currently, the project site contains multiple water quality retention basins and some manufactured drainages that capture and disperse runoff from the golf course and adjacent areas during large storm events. Both the manufactured drainages and the retention basins retain water for extended periods of time, as evident by the riparian and wetland plant species present.

Topographically, the project site can be split into two sub-watersheds that both independently drain into Conejo Creek (Exhibit 7). The first sub-watershed is comprised of the two polygons on the northern portion of the project site. This northern sub-watershed contains some isolated retention basins but also contains several large retention basins that connect via underground pipes and ultimately drain into Conejo Creek during large storm events. The second sub-watershed is comprised of the southwestern polygon. This southern sub-watershed encompasses a large portion of Conejo Creek, but also contains isolated retention basins, swales, and isolated drainage features.

The features on the project site can be separated into four categories. The first category includes Conejo Creek and the associated vegetation. These features occur exclusively along the western edge of the project site and these features are jurisdictional to USACE, RWQCB, and CDFW. These features also include a small channel that drains directly into Conejo Creek along the northwestern border of the project site. This channel specifically drains a wetland located on the northwestern portion of the project site. The jurisdictional areas illustrated in Exhibit 7 along Conejo Creek are specific to CDFW jurisdiction with the USACE and RWQCB occurring within. The extent of the USACE and RWQCB jurisdictions are limited to the OHWM which was not mapped as part of the field effort. CDFW areas were mapped using vegetation on an aerial photograph.

The second category includes features on the project site with perennial water and associated vegetation. These areas are exclusively in the northern sub-watershed and include the retention basins that are connected via pipes. These features were manufactured to retain golf course runoff and support areas of open water and riparian and wetland vegetation. A narrow drainage ditch is also included in this category as it collects runoff from the central portion of the golf course and adjacent areas and flows directly into the retention basin(s). The drainage ditch originates beneath Camarillo Springs Road where it is fed water from a storm drain below the road. The features and associated vegetation are jurisdictional to CDFW and also potentially subject to



D:\Projects\3CEC\3CEC010100\MXD\BioTech\ex_Watershed_Drainages_20191206.mxd

Drainage Features and Associated Resources

Exhibit 7

Camarillo Springs Golf Course Redevelopment Project

N W E S

450 225 0 450 Feet

PSOMAS

(Rev: 05/04/2020 RMB) R:\Projects\CEC\3CEC010100\Graphics\BioTech\ex_DrainageFeatures_and_AssociatedResources.pdf

RWQCB jurisdiction. CDFW and RWQCB will make independent determinations based on their review of an official jurisdictional delineation report and the habitat value of these features.

The third category includes isolated riparian and wetland vegetation. These areas are independent from any other drainage feature and support large stands of riparian or wetland vegetation associated with CDFW jurisdiction. These areas include the arroyo willow thicket on the northern border of the project site adjacent to Ridge View Street, the mule fat thickets in the southern portion of the project site adjacent to the Conejo Creek, and the wetland vegetation in the retention basin in the southern sub-watershed of the project site. No above-ground water was observed during the surveys; however, the vegetation and habitat present are potentially subject to CDFW and RWQCB jurisdiction. CDFW and RWQCB will make independent determinations based on their review of an official jurisdictional delineation report and the habitat value of these features.

The final category consists of upland retention basins. These basins are located in depressions of upland areas and collect water from upland areas. None of the basins connect to any of the features described above. The basin in the northern sub-watershed was undergoing maintenance during the survey and limited above-ground water was present. The two basins on the southern sub-watershed contained no above-ground water and supported no riparian or wetland vegetation. One additional area was added to this category in the southern sub-watershed, specifically in the upland mustards and other ruderal forbs vegetation type. This area is a low point in the local topography between the open space and the golf course with potential to collect water during large storm events; however, no above-ground water was observed during the survey. None of these basins are anticipated to be jurisdictional to USACE. CDFW and RWQCB will make independent determinations based on their review of an official jurisdictional delineation report and the habitat value of these features.

4.0 PROJECT IMPACTS

4.1 INTRODUCTION

This section presents a general evaluation of impacts to biological resources resulting from the proposed project identified as potentially occurring on and in the vicinity of the project site. Impacts to biological resources can be permanent or temporary. Permanent impacts involve long term changes to the natural environment, such as permanent loss of plant or wildlife habitat. Temporary impacts include impacts to areas that may provide construction access for equipment, staging of equipment, stockpiles of soil, and be subject to minor soil disturbance.

Both direct and indirect impacts on biological resources have been evaluated. Direct impacts are those that involve the initial loss of habitats due to grading, construction, and construction-related activities. Indirect impacts are those that would be related to impacts on the adjacent remaining habitat due to construction activities (e.g., noise, dust) or operation of the proposed project (e.g., human activity, operational noise, indirect lighting).

Biological impacts associated with the proposed project were evaluated with respect to the following special status biological issues:

- Federally or State-listed Endangered or Threatened plant or wildlife species;
- Non-listed species that meet the criteria in the definition of "Rare" or "Endangered" in the CEQA Guidelines (i.e., 14 *California Code of Regulations,* Section 15380)[4];
- Species designated as California Species of Special Concern;
- Streambeds, wetlands, and their associated vegetation;
- Habitats suitable to support a federally or State-listed Endangered or Threatened plant or wildlife species;
- Habitats, other than wetlands, considered special status by regulatory agencies (e.g., the USFWS, the CDFW) or resource conservation organizations;
- Other species or issues of concern to regulatory agencies or conservation organizations.

The actual and potential occurrence of these resources on the project site was correlated with the significance criteria listed in the next section to determine whether proposed project impacts on these resources would be considered significant.

4.2 SIGNIFICANCE CRITERIA

The environmental impacts relative to biological resources are assessed using impact significance criteria that mirror the policy contained in CEQA, Section 21001(c) of the *California Public Resources Code.* Accordingly, the State Legislature has established it to be the policy of the State to:

> "Prevent the elimination of fish or wildlife species due to man's activities, ensure that fish and wildlife populations do not drop below self-perpetuating levels, and

[4] Section 15380 of the CEQA Guidelines indicates that a lead agency can consider a non-listed species (e.g., CNPS List 1B plants) to be Endangered, Rare, or Threatened if the species can be shown to meet the criteria in the definition of Rare or Endangered. For the purposes of this discussion, the current scientific knowledge on the population size and distribution for each special status species was considered in determining if a non-listed species meets the definitions for Rare and Endangered according to Section 15380 of the CEQA Guidelines.

preserve for future generations representations of all plant and animal communities…"

Determining whether a project may have a significant effect, or impact, plays a critical role in the CEQA process. According to Section 15064.7, Thresholds of Significance, of the State CEQA Guidelines, each public agency is encouraged to develop and adopt (by ordinance, resolution, rule, or regulation) thresholds of significance that the agency uses in the determination of the significance of environmental effects. A significant threshold is a quantitative, qualitative, or performance level of a particular environmental effect. The agency would normally determine an impact to be "significant" if it exceeds the threshold. In the development of significance thresholds for impacts to biological resources, CEQA provides guidance primarily in Section 15065, Mandatory Findings of Significance, and Appendix G, Environmental Checklist Form, of the State CEQA Guidelines. Appendix G of the CEQA Guidelines is more specific in addressing biological resources and encompasses a broader range of resources to be considered, including candidate, sensitive, or special status species; riparian habitat or other sensitive natural vegetation types; federally protected wetlands; fish and wildlife movement corridors; local policies or ordinances protecting biological resources; and adopted habitat conservation plans. These factors are considered through the checklist of questions answered during the Initial Study process used to determine appropriate environmental documentation for a project (i.e., Negative Declaration, Mitigated Negative Declaration, or EIR). Because these questions are derived from standards in other laws, regulations, and commonly used thresholds, it is reasonable to use these standards as a basis for defining significance thresholds in an EIR. For each of the thresholds identified below, the section of CEQA upon which the threshold was derived has been provided. For the purpose of this analysis, impacts to biological resources are considered significant (before considering offsetting mitigation measures) if one or more of the following conditions would result from implementation of the proposed project if it would:

1. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service (CEQA Guidelines, Appendix G, IV[a]).*[5]
2. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service (CEQA Guidelines, Appendix G, IV[b]).*
3. *Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal, etc.) through direct removal, filling, hydrological interruption, or other means (CEQA Guidelines, Appendix G, IV[c]).*
4. *Interfere substantially with the movement of any native or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites (CEQA Guidelines, Appendix G, IV[d]).*
5. *Conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan (CEQA Guidelines, Appendix G, IV[f]).*

[5] Endangered and threatened species as used in this threshold are those listed by the USFWS and/or CDFW as Threatened or Endangered. Section 15380 of the State CEQA Guidelines indicates that a lead agency can consider a non-listed species (e.g., CNPS List 1B plants) to be Endangered, Rare, or Threatened for the purposes of CEQA if the species can be shown to meet the criteria in the definition of "Rare" or "Endangered". For the purposes of this discussion, the current scientific knowledge of the population size and distribution for each special status species was considered in determining whether a non-listed species met the definitions for Rare and Endangered according to Section 15380 of the State CEQA Guidelines.

An evaluation of whether an impact on biological resources would result in a "substantial adverse effect" must consider both the resource itself and how that resource fits into a regional context. Analysis of impacts is based on the proposed project impact relative to the amount of the resource within the project region.

For the purposes of the impact analysis, "substantial adverse effect" is defined as the loss or harm of a magnitude which, based on current scientific data and knowledge, would (1) substantially diminish population numbers of a species or distribution of a habitat type within the region or (2) eliminate the functions and values of a biological resource in the region.

4.3 DIRECT IMPACTS

The direct impacts for the proposed project would include the impacts from grading and construction proposed project. Approximately 124.5 acres are anticipated to be impacted as a result of the proposed project (Exhibit 8).

4.3.1 Vegetation Type Impacts

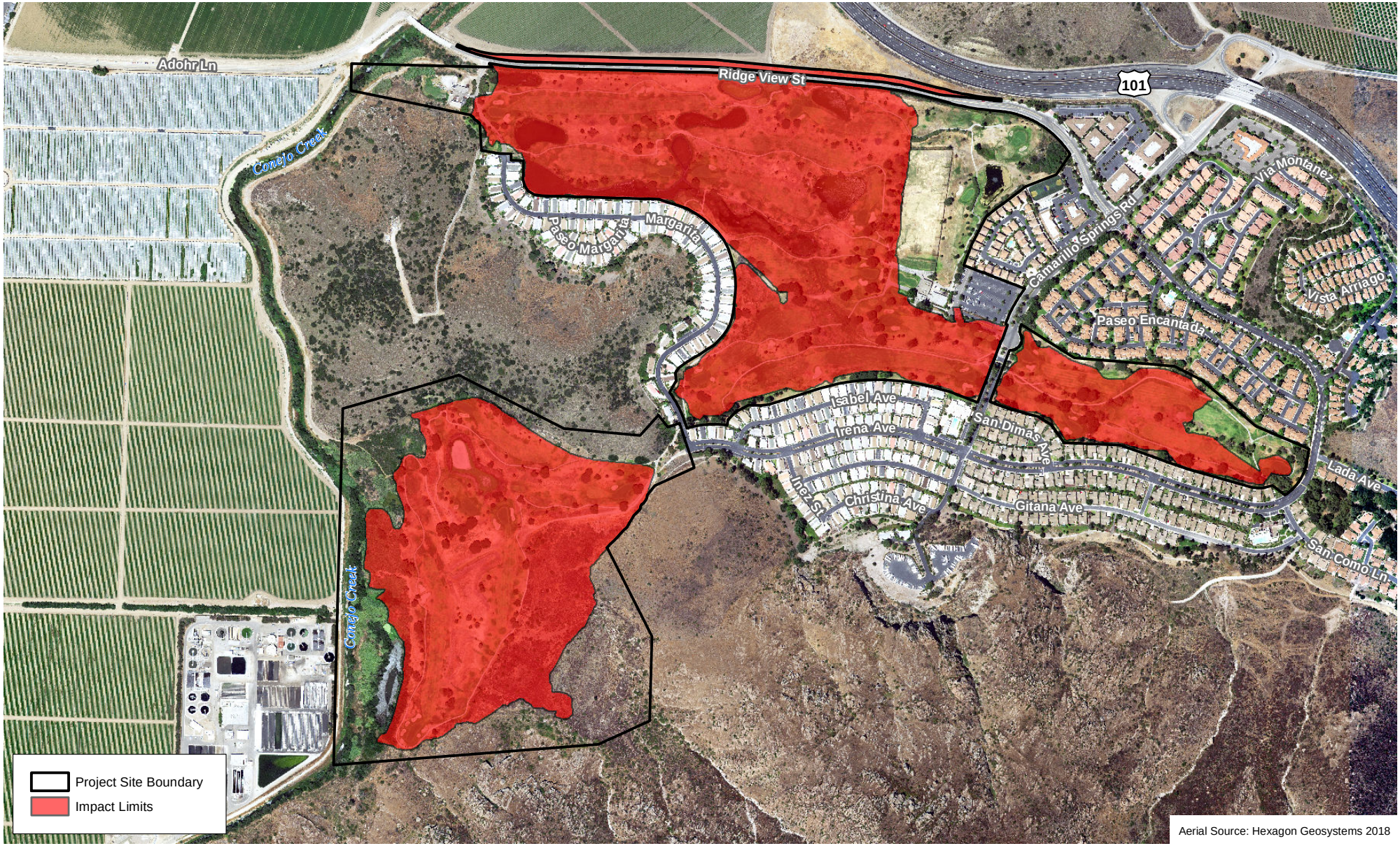
The proposed project would impact ashy buckwheat scrub, coast prickly pear scrub, lemonade berry scrub, cocklebur patch, upland mustards and other ruderal forbs, California bulrush marsh, arroyo willow thicket, landscaped ornamental, disturbed, open water, and developed areas (Table 5, Exhibit 9).

TABLE 5
VEGETATION TYPES IMPACTS

Vegetation Types	CDFW Sensitive	Onsite Total (acres)	Onsite Anticipated Impacts (acres)
Ashy buckwheat scrub	Y	22.0	9.4
Coast prickly pear scrub	Y	4.2	0.1
Lemonade berry scrub	Y	1.8	0.1
Cocklebur patch	N	0.4	0.4
Upland mustards and other ruderal forbs	N	0.6	0.6
California bulrush marsh	Y	2.7	2.6
Deer weed scrub	N	0.4	0
Arroyo willow thicket	Y	12.6	3.1
Mule fat thickets	N	1.3	0
Landscaped Ornamental	N	117.0	95.7
Disturbed	N	7.1	3.5
Open water	N	5.6	4.6
Developed	N	9.0	4.4
	Total	**184.7**	**124.5**

Ashy Buckwheat Scrub

The proposed project would impact approximately 9.4 acres of ashy buckwheat scrub. This vegetation type is considered sensitive by CDFW. However, a large stand of ashy buckwheat scrub adjacent to the area impacted by the proposed project will remain unaffected on the project site. Furthermore, the slopes adjacent to the project site also support ashy buckwheat scrub. Although the ashy buckwheat scrub is considered a sensitive vegetation type, the loss resulting



D:\Projects\3CEC\3CEC010100\MXD\BioTechIex_Impact_Limits_20200430.mxd

Impact Limits

Exhibit 8

Camarillo Springs Golf Course Redevelopment Project

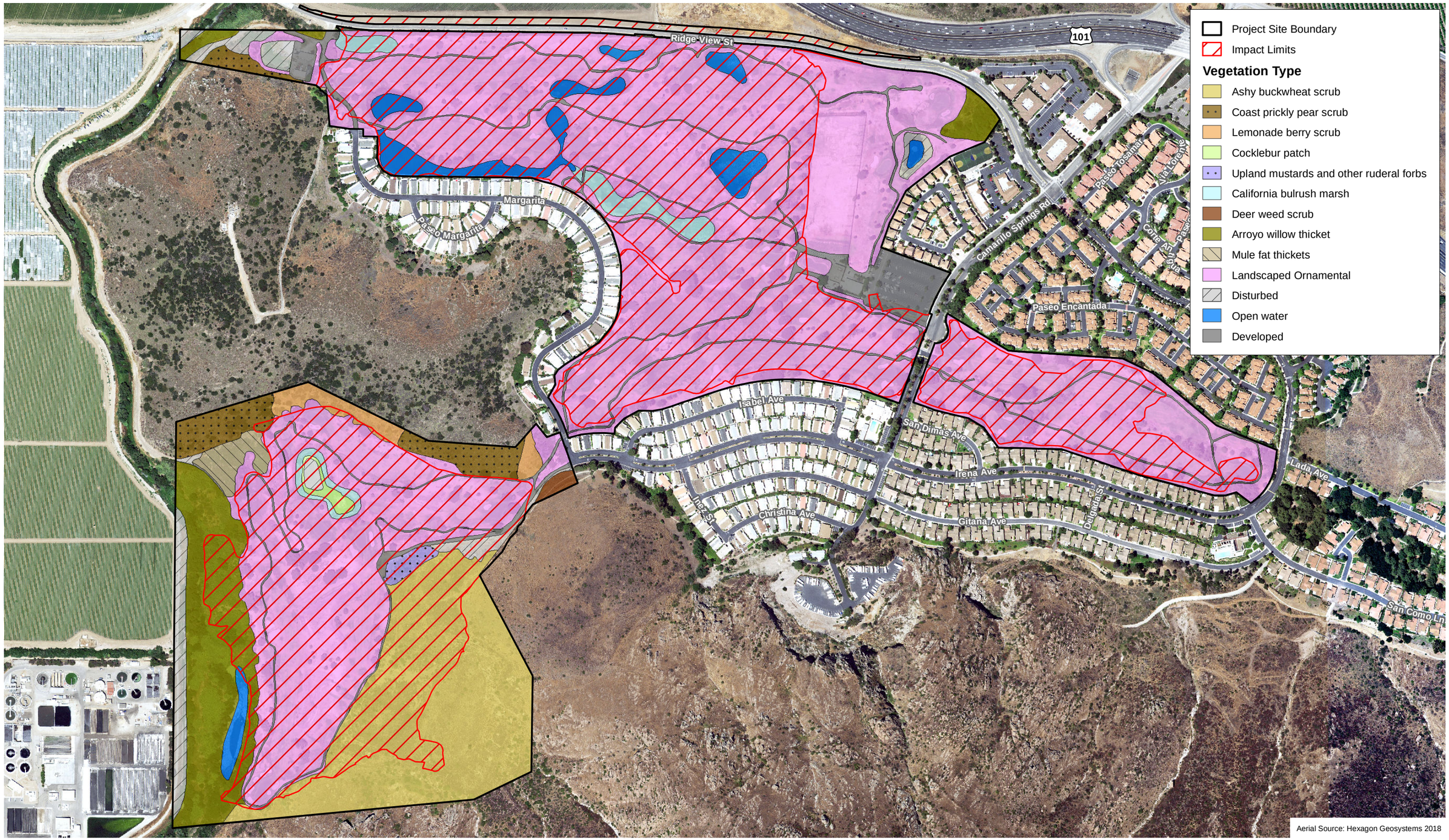
N
W E
S

750 375 0 750

Feet

PSOMAS

(Rev: 4-30-2020 RMB) R:\Projects\CEC\3CEC010100\Graphics\In_House\ex_ImpactLimits.pdf



Aerial Source: Hexagon Geosystems 2018

D:\Projects\3CEC\3CEC010100\MXD\BioTechEx_VegetationImpacts_20200430.mxd

Vegetation Impacts

Exhibit 9

Camarillo Springs Golf Course Redevelopment Project

N W E S

450 225 0 450 Feet

PSOMAS

(Rev: 04/30/2020 RMB) R:\Projects\CEC\3CEC010100\Graphics\InHouse\ex_VegetationImpacts.pdf

from the proposed project would be considered less than significant with respect to the amount of the vegetation type in the immediate vicinity. Therefore, no mitigation would be required.

Coast Prickly Pear Scrub

The proposed project would impact approximately 0.1 acres of coast prickly pear scrub. This vegetation type is considered sensitive by CDFW; however, the loss of coast prickly pear scrub resulting from the proposed project would be considered less than significant in relation to the total amount of this vegetation on and adjacent to the project site. Therefore, no mitigation would be required.

Lemonade Berry Scrub

The proposed project would impact approximately 0.1 acres of lemonade berry scrub. This vegetation type is considered sensitive by CDFW; however, the loss of lemonade berry scrub resulting from the proposed project would be considered less than significant in relation to the total amount of this vegetation on and adjacent to the project site. Therefore, no mitigation would be required.

Cocklebur Patch

The proposed project would impact approximately 0.4 acres of cocklebur patch. This vegetation type is not considered sensitive by CDFW. Impacts to this vegetation type would be less than significant and no mitigation is necessary.

Upland Mustards and Other Ruderal Forbs

The proposed project would impact all 0.6 acres of upland mustards and other ruderal forbs. This vegetation type contains limited native plant species and is not considered sensitive by CDFW. Impacts to this vegetation type would be less than significant and no mitigation is necessary.

California Bulrush Marsh

The proposed project would impact approximately 2.6 acres of California bulrush marsh. This vegetation type is considered sensitive by CDFW. Almost the entire extent of the California bulrush marsh located on the project site would be removed by the proposed project. Additionally, this vegetation type is frequently associated with features under the jurisdiction of Section 1602 of the California Fish and Game Code, the California Porter-Cologne Water Quality Control Act, and the CWA. Therefore, impacts to this vegetation type would be considered significant. Implementation of Mitigation Measure (MM) 1 would reduce the impacts to less than significant.

Arroyo Willow Thicket

The proposed project would impact approximately 3.1 acres of arroyo willow thicket. As noted in the detailed description in Section 3.1.8, this vegetation type contains large stands of giant reed which are predominantly located along the eastern side of the stand within Conejo Creek. Many of the project-related impacts to arroyo willow thicket will occur on areas supporting the stands of giant reed. Giant reed is a highly invasive, noxious plant species and removal of these stands will benefit the remainder of the vegetation type along Conejo Creek. Regardless, impacts to the native plant species within this vegetation type are anticipated and this vegetation type is considered sensitive by CDFW. Additionally, this vegetation type is frequently associated with features under the jurisdiction of Section 1602 of the California Fish and Game Code, the California Porter-Cologne Water Quality Control Act, and the CWA. Impacts to this vegetation

type would be considered significant. Implementation of MM 1 will reduce potential impacts to this vegetation type to less than significant.

Landscaped Ornamental

The proposed project would impact approximately 95.7 acres of the landscaped ornamental areas. This is not a native vegetation type and is not considered sensitive by CDFW. Impacts to this vegetation type are considered less than significant and no mitigation is necessary.

Open Water

The proposed project would impact approximately 4.6 acres of man-made open water areas. This area contains limited vegetation and is not explicitly considered sensitive by CDFW. Regardless, this area is frequently associated with features under the jurisdiction of Section 1602 of the California Fish and Game Code, the California Porter-Cologne Water Quality Control Act, and the CWA. Therefore, impacts to this vegetation/habitat type would be considered significant. Implementation of MM 1 would reduce the impacts to less than significant.

Disturbed and Developed Areas

The proposed project would impact approximately 3.5 acres of disturbed and 4.4 acres of developed areas. These areas are of limited biological value. Therefore, impacts on these areas would be considered less than significant and no mitigation would be required.

Jurisdictional Resources

The proposed project is anticipated to impact waters under the jurisdiction of the USACE, RWQCB, and CDFW. Jurisdictional resources are protected by Sections 404 and 401 of the CWA and by the *California Fish and Game Code* (Sections 1600 through 1616). Impacts on jurisdictional resources would be significant and would require permitting with each of the resource agencies. Implementation of MM 1 would determine the extent of these impacts and reduce impacts to less than significant levels.

4.3.2 Wildlife

To assess impacts on wildlife, the total impact on particular vegetation types that provide habitat for wildlife was assessed. The following discussion of wildlife impacts focuses on the common species occurring in the project site.

General Habitat and Wildlife Loss

Native and non-native vegetation provide nesting, foraging, roosting, and denning opportunities for a variety of wildlife species. The proposed project would permanently impact approximately 117.5 acres of open or vegetated habitat, including landscaped ornamental areas. Removing or altering habitat on the project site would likely result in the loss of small mammals, reptiles, amphibians, and slow-moving wildlife that live in the proposed project's direct impact area. More mobile wildlife species that are now using the project site would be forced to move into the remaining areas of open space, which would consequently increase competition for available resources in those areas. This situation would result in the loss of individuals that cannot successfully compete. The loss of native and non-native habitat on the project site would not be expected to reduce populations of common wildlife species below self-sustaining levels in the project region. Therefore, this impact would be considered adverse but less than significant, and no mitigation would be required.

The loss of foraging habitat for bird and bat species would contribute to the ongoing regional and local loss of foraging habitat. Although impacts on foraging habitat would be considered adverse, they would not be expected to appreciably affect the overall population of these species given the amount of suitable foraging habitat immediately adjacent to the project site and in the project region. Therefore, impacts on foraging habitat for these species would be considered adverse but less than significant and no mitigation would be required.

Several common and special status bat species have potential to roost within the impact areas on the project site. Impacts to an active bat maternity site during maternity season for any bat species could be considered significant. Implementation of MM 2 would reduce potential impacts to less than significant levels.

Several common bird species have the potential to nest in the vegetation or on the ground. The loss of an active migratory bird nest, including nests of common species, would be considered a violation of the Migratory Bird Treaty Act (MBTA) and Sections 3503, 3503.5, and 3513 of *California Fish and Game Code*. The MBTA and *California Fish and Game Code* prohibits the taking of migratory birds, nests, and eggs. Implementation of MM 3 would ensure active nests would be avoided, reducing potential impacts to less than significant levels.

Wildlife Movement and Habitat Fragmentation

The proposed project would result in temporary and permanent loss of open, vegetated areas. The permanent loss of open vegetated areas is concentrated on areas supporting landscaped ornamental vegetation associated with golf course. No significant habitat fragmentation or effects on wildlife movement would likely result from this loss. Other permanent loss of open vegetated areas occurs on the open water and California bulrush marsh portions of the project site. While these areas are comprised of native habitat suitable for native wildlife species, they not located in between two or more areas of similar vegetation or habitats and would not isolate any habitat. Therefore, the permanent loss of vegetation associated with the proposed project would result in less than significant impacts and no mitigation is necessary.

Although the vast majority of project site will remain open and vegetated, additional infrastructure (such as fencing) may be installed as part of the proposed project. Because the southern portion of the project site is surrounded by naturally vegetated, open areas, certain site improvements or developments may fragment habitat. Implementation of MM 4 will reduce potential impacts to wildlife corridors and habitat fragmentation to less than significant levels.

The temporary construction-related impacts to open, vegetated areas are anticipated. Large portions of the project site are anticipated to be in construction for long periods (greater than six months). The undeveloped hill side along the western boundary of the project site will likely be isolated from larger tracts of habitat to the east throughout construction duration. Wildlife capable of flight will not likely be subject to any habitat fragmentation, but other wildlife may be affected. Construction activities are anticipated to occur during the daytime and larger wildlife species requiring large home ranges typically move during the night. Regardless this movement may still be restricted if temporary construction barriers block corridors to the larger tracks of open vegetated areas to the east. Implementation of MM 5 will reduce the potential temporary impacts to wildlife corridors and habitat fragmentation to less than significant levels.

4.3.3 Special Status Biological Resource Impacts

Implementation of the proposed project would result in impacts on special status plant and wildlife species that occur on the project site and vicinity. Potential impacts on special status species were evaluated by determining the impacts on habitat that the species are expected to occupy or based on the results of focused surveys.

Special Status Plants

Four plant species listed as Threatened or Endangered on FESA and/or CESA have potential to occur on the project site and all four have potential to occur in the ashy buckwheat scrub, coast prickly pear scrub, and lemonade berry scrub vegetation types (approximately 9.6 acres would be impacted). Lyon's pentachaeta (*Pentachaeta lyonii*) is a State and federally-listed endangered plant species, Braunton's milk-vetch (*Astragalus brauntonii*) is a federally-listed endangered plant species, and both Verity's dudleya (*Dudleya verity*) and Conejo dudleya (*Dudleya parva*) are federally-listed threatened plant species. If present, any impact on these species would be considered significant. Implementation of MM 6 would determine if these species were present and provide guidance on mitigating impacts to less than significant levels.

Eight CRPR 1B and 2B species have potential to occur on the project site: southern tarplant (*Centromadia parryi* ssp. *australis*), Blochman's dudleya (*Dudleya blochmaniae* ssp. *blochmaniae*), conejo buckwheat (*Eriogonum crocatum*), mesa horkelia (*Horkelia cuneata* var. *puberula*), white-veined monardella (*Monardella hypoleuca* ssp. *hypoleuca*), Nuttall's scrub oak (*Quercus dumosa*), white rabbit-tobacco (*Pseudognaphalium leucocephalum*), and chaparral ragwort (*Senecio aphanactis*). All but two of the species, southern tarplant and white rabbit-tobacco, have potential to occur in the ashy buckwheat scrub, coast prickly pear scrub, and lemonade berry scrub vegetation types (approximately 9.6 acres would be impacted). Suitable habitat for southern tarplant occurs along the margins of the open water and California bulrush marsh (up to approximately 7.2 acres would be impacted) and suitable habitat for white rabbit-tobacco occurs in the arroyo willow thicket (approximately 3.1 acres would be impacted). Impacts to any of these eight plant species would be potentially significant depending on the number of individuals that would be impacted compared with the number of individuals in the project region. Implementation of MM 6 would determine if these species are present and provide guidance on mitigating impacts to less than significant levels.

Two CRPR 3 and 4 species have potential to occur on the project site: woven-spored lichen (*Texosporium sancti-jacobi*) and Plummer's mariposa-lily (*Calochortus plummerae*). The proposed project would impact approximately 9.6 acres of suitable habitat for woven-spored lichen and Plummer’s mariposa-lily (ashy buckwheat scrub, coast prickly pear scrub, and lemonade berry scrub). The presence or number of individuals of either species in the proposed impact area is unknown without focused surveys. Impacts on either of these two species would be considered adverse; however, the impact would be considered less than significant due to the relative abundance throughout southern California and the availability of suitable habitat unaffected by the proposed project in the immediate vicinity. Therefore, no mitigation would be required.

Special Status Wildlife

Invertebrates

Crotch bumble bee (*Bombus crotchii*) is listed as a candidate for Endangered status under the CESA and it may occur on the project site. During the candidate-review phase, species listed as candidates are granted the same protections as Threatened or Endangered species. Therefore, impacts to this species would be considered significant. The proposed project would impact 9.6 acres of habitat for this species (ashy buckwheat scrub, coast prickly pear scrub, and lemonade berry scrub) and may result in direct mortality of individuals and colonies if they occur within the impact area. Implementation of MM 7 would determine if the species is present and provide guidance on mitigating impacts to less than significant levels.

Fish

One fish species listed as endangered under FESA has potential to occur on the project site: the southern California distinct population segment of steelhead (*Oncorhynchus mykiss irideus* pop. 10). Suitable habitat for this species occurs in the perennially flowing waters of Conejo Creek. This habitat is limited to portions of the arroyo willow thicket and open water areas along the western boundary of the project site. A portion of the arroyo willow thicket and open water will be impacted by the proposed project; however, the impact to perennially flowing waterways is currently unknown. Any impact to Conejo Creek would be temporary and is not expected to reduce any suitable spawning or foraging habitat. Furthermore, no temporary or permanent alteration or redirection of water flow will occur as part of the proposed project. Therefore, no direct impacts to steelhead are anticipated. Construction activities may affect the water quality (via increased sedimentation, etc.) in Conejo Creek resulting in potential indirect impacts to steelhead. Any impact to the species, including indirect impacts, would be considered significant. Implementation of MMs 8 and 9 would prevent sedimentation from leaving the project site and prevent any impacts to active flowing waterways. Subsequently, no impact would be anticipated.

Two fish species designated as California Species of Special Concern, arroyo chub (*Gila orcuttii*) and pacific lamprey (*Entosphenus tridentatus*), have potential to occur on the project site. As with the steelhead, suitable habitat for these species occurs in the perennially flowing waters of Conejo Creek. This habitat is limited to portions of the arroyo willow thicket and open water areas along the western boundary of the project site. A portion of the arroyo willow thicket and open water will be impacted by the proposed project; however, the impact to perennially flowing waterways is currently unknown. No temporary or permanent alteration or redirection of water flow will occur as part of the proposed project. Construction activities may affect the water quality (via increased sedimentation, etc.) in Conejo Creek resulting in potential indirect impacts to both species. Implementation of MMs 8 and 9 would prevent sedimentation from leaving the project site and prevent any impacts to active flowing waterways. Subsequently, no impact would be anticipated.

Amphibians

One amphibian species listed as a California Species of Special Concern, western spadefoot (*Spea hammondii*), has potential to occur on the project site. The proposed project would impact 10.2 acres of habitat for this species (ashy buckwheat scrub, coast prickly pear scrub, lemonade berry scrub, and upland mustards and other ruderal forb areas) and may result in direct mortality of individuals occurring within the impact area. Although the loss of western spadefoot would be adverse, the impact would be considered less than significant because of the limited amount of habitat lost compared to the habitat available for this species throughout its range. Therefore, no mitigation would be required.

Reptiles

Eight reptile species listed as California Species of Special Concern have potential to occur on the project site: western pond turtle (*Emys marmorata*), coast horned lizard (*Phrynosoma blainvillii*), San Diegan tiger whiptail (*Aspidoscelis tigris stejnegeri*), California legless lizard (*Anniella* sp.), southern California legless lizard (*Anniella stebbinsi*), California glossy snake (*Arizona elegans occidentalis*), two-striped gartersnake (*Thamnophis hammondii*), and south coast gartersnake (*Thamnophis sirtalis* pop. 1). The proposed project would impact 15.1 acres of habitat for western pond turtle (arroyo willow thicket, California bulrush marsh, and open water) and may result in direct mortality of individuals occurring within the impact area. Although western pond turtle is designated as a species of special concern, the habitat requirements for this species are more restricted than many other reptile species of special concern. In 2015, the USFWS published a finding that the listing of this species may be warranted and requested that information on this species be submitted to the USFWS for review (USFWS 2015). Currently, the species

status is “under review” (USFWS 2019) but not formally a “candidate” species. Therefore, direct impacts and loss of suitable habitat would be considered significant. Implementation of MM 10 would determine if any of the species are present and provide guidance on mitigating impacts to less than significant levels.

The proposed project would impact 10.2 acres of suitable habitat for coast horned lizard, San Diegan tiger whiptail, and California glossy snake (ashy buckwheat scrub, coast prickly pear scrub, lemonade berry scrub, and upland mustards and other ruderal forb areas). The proposed project would also impact 108.3 acres of suitable habitat for California legless lizard and southern California legless lizard (ashy buckwheat scrub, coast prickly pear scrub, lemonade berry scrub, arroyo willow thicket, and landscaped ornamental), 10.3 acres of suitable habitat for two-striped gartersnake (arroyo willow thicket, California bulrush marsh, and open water areas) and 19.9 acres of suitable habitat for south coast gartersnake (ashy buckwheat scrub, coast prickly pear scrub, lemonade berry scrub, arroyo willow thicket, California bulrush marsh, and open water areas). These impacts may result in direct mortality of individuals occurring within the impact area and loss of habitat for these species. Although the loss of these species would be adverse, the impact would be considered less than significant because of the limited amount of habitat lost compared to the habitat available for these species throughout their range and in the vicinity of the project site. Therefore, no mitigation would be required.

Birds

Five bird species listed as threatened or endangered in CESA and/or FESA have potential to occur on the project site: southwestern willow flycatcher (*Empidonax traillii extimus*), bank swallow (*Riparia riparia*), coastal California gnatcatcher (*Polioptila californica californica*), least Bell’s vireo (*Vireo bellii pusillus*), and tricolored blackbird (*Agelaius tricolor*). The proposed project would impact approximately 3.1 acres of suitable habitat for southwestern willow flycatcher and least Bell’s vireo (arroyo willow thickets), 10.7 acres of suitable habitat for tricolored blackbird (arroyo willow thickets, California bulrush marsh, cocklebur patch, and open water areas), 9.6 acres of suitable habitat for coastal California gnatcatcher (ashy buckwheat scrub, coast prickly pear scrub, and lemonade berry scrub). Indirect impacts to these species may also occur if these species are present in the suitable habitat adjacent to the impact areas. Potentially suitable habitat for bank swallow also occurs along the open and disturbed banks of Conejo Creek and indirect impacts may occur to this species. Any impacts to any of these species would be considered significant. Implementation of MM 11 would determine if any of the species are present and provide guidance on mitigating impacts to less than significant levels for species protected by CESA or FESA.

One California Fully Protected bird species, white-tailed kite (*Elanus leucurus*), has potential to occur on the project site. The proposed project would impact approximately 98.8 acres of landscaped ornamental areas and arroyo willow thickets that contain trees adjacent to open areas suitable for nesting. No impact to any Fully Protected species is authorized even with mitigation. Implementation of MM 11 would determine if the species is present and would ensure impacts would be avoided.

Yellow warbler (*Setophaga petechia*) is a California Species of Special Concern and has potential to occur in the arroyo willow thicket and mule fat thickets on the project site (approximately 3.1 acres of arroyo willow thicket would be directly impacted). Although the loss of habitat for this species would be adverse, the impact would be considered less than significant because of the limited amount of habitat lost compared to the habitat available for the species throughout its range.

Active nests of any of the bird species noted in this section are protected by the MBTA and *California Fish and Game Code*; the loss of an active nest would be considered a significant impact. Implementation of MM 3 would reduce this impact to a less than significant level.

Mammals

The southern California/central coastal evolutionarily significant unit (ESU) of mountain lion (*Puma concolor*) is listed as a candidate for Threatened status under the CESA and it may occur on the project site. During the candidate-review phase, species listed as candidates are granted the same protections as Threatened or Endangered species. The following analysis is based upon a review of the CDFW petition evaluation report (CDFW 2020a).

Mountain lions require vast areas with of relatively undisturbed, heterogeneous habitats to hunt, find mates, and rear young. Their foraging habitats generally require sufficient cover (such as stands of dense vegetation) to remain hidden while hunting. The primary prey for mountain lion are large ungulates (especially deer) but mountain lion are also opportunistic hunters and subsidize their diet with smaller prey, including coyote, turkey, northern raccoon, and rodent species. Southern mule deer were observed foraging in the landscaped portions of the project site during survey and portions of the landscaped areas may provide foraging habitat for mountain lion. Due to the extensively large home ranges of mountain lions, the negligible loss of foraging habitat associated with the project would not adversely affect the species. Mountain lions den and rear young in remote areas far from human disturbance. Den locations are unlikely to occur on the project site and no impact to mountain lion den or rearing locations are anticipated.

Significant threats to mountain lion include limiting movement and genetic flow between populations (habitat fragmentation), and indirect poisoning of mountain lions with rodenticide. Impacts to habitat connectivity are generally discussed in the Wildlife Movement and Habitat Fragmentation Section. Implementation of MMs 4 and 5 would prevent habitat fragmentation from occurring to mountain lion and no impact to any genetic flow would be anticipated. Potential impacts to mountain lion associated with rodenticide may occur as a result of the proposed project. Implementation of MM 12 would prevent the use of rodenticide (specifically anticoagulant rodenticide) during operation of the proposed project and, therefore, no impacts would be anticipated.

Six California Species of Special Concern have potential to occur on the project site: pallid bat (*Antrozous pallidus*), big free-tailed bat (*Nyctinomops macrotis*), western red bat (*Lasiurus blossevillii*), western mastiff bat (*Eumops perotis californicus*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), and American badger (*Taxidea taxus*). Suitable foraging habitat for all these species generally occurs across the entire project site, however, the proposed project would impact suitable breeding habitat of approximately 3.1 acres for western red bat (arroyo willow thicket), 9.6 acres for pallid bat (ashy buckwheat scrub, coast prickly pear scrub, and lemonade berry scrub) and approximately 10.2 acres of suitable habitat for San Diego black-tailed jackrabbit and American badger (ashy buckwheat scrub, coast prickly pear scrub, lemonade berry scrub, upland mustards and other ruderal forbs). Suitable breeding and roosting habitat for big free-tailed bat and western mastiff bat occur within the rocky cliffs within the ashy buckwheat scrub located south of the project impact area; no direct impacts to these cliffs are anticipated. Although the loss of habitat for these species would be adverse, the impact would be considered less than significant because of the limited amount of habitat lost compared to the habitat available for these species throughout their range. Therefore, no mitigation would be required.

Impacts to an active bat maternity site during maternity season for any bat species including special status bat species could be considered significant. Implementation of MM 2 would reduce potential impacts to less than significant levels.

4.3.4 Habitat Conservation Plan/Natural Community Conservation Plan

The project site is not located within an approved habitat conservation plan (HCP) or natural community conservation plan (NCCP). Furthermore, the project site is not located within the coastal zone.

4.4 INDIRECT IMPACTS

Indirect impacts are those related to disturbance by construction (such as noise, dust, and urban pollutants), long-term use of the project site, and the proposed project's operational effect on adjacent habitat areas. Generally, the northern, central, and eastern portions of the project site are adjacent to large tracts of development, including residential, commercial, and significant roadways. The southern and western portions of the project site are located adjacent to undeveloped, naturally vegetated open areas. The indirect impact discussion below includes a general assessment of the potential indirect effects (noise, increased dust and urban pollutants, night lighting, and human activity) of the construction and operation of the proposed project.

4.4.1 Noise Impacts

Noise levels in adjacent habitats resulting from the proposed project operations is anticipated to remain the same as existing levels and no long-term indirect impact is anticipated. Noise levels would temporarily increase substantially over existing levels, however, during construction of the proposed project. Increased noise impacts have the potential to disrupt foraging, nesting, roosting, and/or denning activities for a variety of wildlife species occurring adjacent to the project site. The temporary increase in construction noise would be considered adverse but less than significant to California Species of Special Concern and common wildlife species because similar habitat is present in the immediate vicinity where the animals may disperse. Indirect noise impacts to wildlife species listed as candidate, threatened, or endangered that are breeding in the near vicinity of the proposed project could result in significant impacts. Implementation of MMs 3, 5, and 11 would reduce the impact to less than significant levels.

4.4.2 Increased Dust and Urban Pollutants

Grading and other construction activities would disturb soils and result in the accumulation of dust on the surface of the leaves of trees, shrubs, and herbs within or immediately adjacent to the project site. The respiratory function of the plants in these areas could be impaired if dust accumulation is excessive. With implementation of standard fugitive dust abatement measures, this impact is expected to be less than significant. Therefore, no mitigation would be required.

During construction and operation, excess silt, petroleum, or chemicals on the soil surface from the project site could be washed into drainages during storms and may affect areas downstream of the project site. Adverse effects on water quality could indirectly impact species that use riparian areas within the watershed by affecting the food web interactions (e.g., abundance of insects or other prey) or through biomagnification (i.e., the buildup of pesticides to toxic levels in higher trophic levels). This impact is potentially significant. Implementation of MM 8 would prevent potential impacts.

4.4.3 Night Lighting

Night lighting may impact the behavioral patterns of nocturnal and crepuscular (i.e., active at dawn and dusk) wildlife adjacent to night lighting. Of greatest concern is the effect on wildlife that use the darkness to hide from nocturnal predators. Project lighting is unknown at this time and new lights may be installed that would result in illuminating native habitat. These additional light sources may negatively affect wildlife in the surrounding open space, including effects on regional

wildlife movement and breeding activities in Conejo Creek. This impact is potentially significant. Implementation of MMs 4 and 5 would reduce this impact to a less than significant level.

4.4.4 Invasive Plant Species

Landscaping that includes the installation of non-native, invasive plant species (e.g., species listed in the California Invasive Plant Council's [Cal-IPC's] invasive plant inventory) can be detrimental to surrounding native habitat. Invasive species have the potential to spread into the surrounding natural open space and displace native species, hybridize with native species (thereby impacting the genetic integrity of the native species), alter biological communities, or alter ecosystem processes (e.g., salt cedar [*Tamarix* sp.] affects hydrology). This could degrade the quality of the adjacent vegetation, including vegetation communities that provide suitable habitat for Threatened or Endangered species. All landscaping included as part of the proposed project could be a potentially significant impact on adjacent habitat. Implementation of MM 4 would prohibit the use of non-native, invasive plant species in landscaping associated with the proposed project. This measure would reduce this potential impact to a less than significant level.

Non-native invasive species are present on the project site and would be removed by the proposed project (e.g., giant reed), which would be a beneficial impact of the project. However, the physical disturbance related to the removal of these species could spread the seeds to adjacent areas. Construction equipment can also introduce non-native weed seeds to the area if equipment is not properly cleaned. Additionally, construction activities create disturbance, which in turn provides a place for non-native weedy species to spread. Weeds from the construction may then spread to adjacent habitat areas, which would degrade habitat quality for native species. In addition to the negative effects on habitat quality, non-native weeds can also increase the potential for large fires to spread. This impact would be considered potentially significant. MM 5 would require use of Best Management Practices associated with prevention of the spread of weed seeds to reduce this potential impact to a less than significant level.

4.4.5 Human Activity

Human activity adjacent to undeveloped open areas during operation of the proposed project is anticipated to remain the same as current levels. Temporary increases to human activity would occur during construction activities. Increased human activity during construction could result in increased pedestrian, vehicle, and equipment traffic in adjacent undeveloped areas. This may cause trampling of special status plant species and disruption of foraging activities of native wildlife species. Increases in human activity can also result in increased food waste and trash onsite. Unless property contained and frequently removed from the site, increased food waste and trash can attract more urban-tolerant wildlife (such as coyotes) to the project site. Implementation of MM 5 would restrict the amount of human activity in adjacent areas and reduce the impact to less than significant.

5.0 MITIGATION MEASURES

Strategies to mitigate each impact to a less than significant level are identified and described below.

5.1 MM BIO 1 – JURISDICTIONAL DELINEATION AND PERMITTING

A survey identifying and delineating all drainage features and associated vegetation on the project site under the jurisdiction of the Regional Water Quality Control Board (RWQCB), California Department of Fish and Wildlife (CDFW), and US Army Corps of Engineers (USACE) shall be conducted. The results shall be used to determine the location of all "WOTUS," including wetlands, and/or "waters of the State" within the boundaries of the project's proposed impact area.

Where feasible, the proposed project shall be redesigned to avoid or minimize impacts to the Conejo Creek. For all features identified as jurisdictional that cannot be avoided, the applicant shall obtain permits from the respective agencies prior to the initiation of construction activities. These permits include a CWA section 404 permit from the USACE Section, a CWA section 401 water quality certification from the RWQCB, and CDFW Section 1602 Notification of Lake or Streambed Alteration. If any Threatened and/or Endangered species are determined to occur within these areas, the Section 404 permit would involve a Section 7 Consultation between the USACE and US Fish and Wildlife Service (USFWS) under the Federal Endangered Species Act.

The applicant shall implement and comply with all measures required by the jurisdictional permits. Mitigation for the loss of jurisdictional resources shall be negotiated with the resource agencies (USACE, CDFW, and the RWQCB) during the regulatory permitting process. Potential mitigation options shall include one or both of the following: (1) payment to a resource agency-approved mitigation bank or regional riparian enhancement program (e.g., invasive vegetation or wildlife species removal); and/or (2) establishment of riparian habitat (on site or off site) at a ratio of no less than 1:1, determined through consultation with the above-listed resource agencies. This will ensure no net loss of jurisdictional resources and that mitigation areas shall be equivalent or higher quality habitat value than those impacted.

If in-lieu mitigation fees are required, prior to the initiation of any construction-related activities, the applicant shall pay the in-lieu mitigation fee to a mitigation bank/enhancement program for the replacement of impacted jurisdictional resources. If a riparian habitat establishment program is required, the applicant shall (1) develop a habitat mitigation and monitoring plan (HMMP) in conformance with the USACE 2015 Guidelines; (2) submit the HMMP to the resource agencies for review; and (3) obtain resource agency approval of the HMMP, prior to the initiation of any construction-related activities. The HMMP shall be prepared by a qualified Restoration Ecologist and shall be implemented by a qualified Restoration Contractor (as defined below) under the supervision of the Restoration Ecologist. The applicant shall be responsible for implementing the HMMP and ensuring that the mitigation program achieves the approved performance criteria. The applicant shall implement the HMMP per its specified requirements, materials, methods, and performance criteria. The HMMP shall include the following items:

- **Responsibilities and Qualifications.** The responsibilities and qualifications of the applicant, ecological specialists, and restoration (landscape) contracting personnel who will implement the plan shall be specified. At a minimum, the HMMP shall specify that the ecological specialists and contractors have performed successful installation and long-term monitoring and maintenance of California native habitat mitigation/restoration programs, implemented under USACE, CDFW, and RWQCB permit conditions. A successful program shall be defined as one that has been signed off on by the resource agencies.

- **Performance Criteria.** Mitigation performance criteria to be specified in the HMMP shall conform to the resource agency permit conditions. The HMMP shall state that the use of the mitigation site by special status plant or wildlife species, though not a requirement for site success, would be regarded by the resource agencies as a significant factor in considering eligibility for program sign-off.
- **Site Selection.** The mitigation site(s) shall be determined in coordination with the resource agencies. The site(s) shall be in dedicated open space areas and shall be contiguous with other natural open space areas. The soils, hydrology/hydraulics, and other physical characteristics of the potential mitigation sites shall be analyzed to ensure that proper conditions exist for the establishment of riparian habitat.
- **Seed Materials Procurement.** At least one year prior to mitigation implementation, the Project Applicant or its consultants/contractors shall initiate collection of the native seed materials specified in the HMMP. All seed mixes shall be of local origin; i.e., collected within 20 miles, and within the same watershed, as the selected restoration/enhancement site(s), to ensure genetic integrity. No seed materials of unknown or non-local geographic origin shall be used. Seed collection shall be prioritized per habitat area, in the following order: (a) project impact areas (highest priority); (b) other on-site habitat areas; and (c) off-site habitat areas (lowest priority), assuming availability of seed species in multiple locations.
- **Wildlife Surveys and Protection.** The HMMP shall specify any wildlife surveys (i.e., nesting bird surveys, focused/protocol surveys for special status species and biological monitoring that are required to avoid adverse impacts to wildlife species during the performance of mitigation site preparation, installation, or maintenance tasks. The HMMP shall also describe potential restrictions on these tasks due to sensitive wildlife conditions on the mitigation site (e.g., suspension of these tasks during the nesting bird season, as defined in project permits).
- **Site Preparation and Plant Materials Installation.** Mitigation site preparation shall include all of the following: (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) installation of protective fencing and/or signage (as needed); (c) initial trash and weed removal (outside the nesting bird season) and methods; (d) soil treatments, as needed (i.e., imprinting, de-compacting); (e) installation of erosion-control measures (i.e., fully natural/bio-degradable [not 'photo-degradable' plastic mesh] fiber roll); (f) application of salvaged native plant materials (i.e., coarse woody debris), as available and supervised by a biological monitor; (g) temporary irrigation installation; (h) a minimum one-year preliminary weed abatement program (prior to the installation of native plant and seed materials)—including specification of approved herbicides; (i) planting of container plant and cutting species; and (j) seed mix application.
- **Schedule.** An implementation schedule shall be developed that includes planting and seeding to occur in the fall and winter (i.e., between November 1 and January 31) and the frequency of long-term maintenance and monitoring activities (including the dates of annual quantitative surveys, as described below) for five years or until the mitigation program achieves the approved performance criteria.
- **Maintenance Program.** The Maintenance Program shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) maintenance of protective fencing and/or signage; (c) trash and weed removal—including specification of approved herbicides; (d) maintenance of erosion-control measures; (e) inspection/repairs of irrigation components; (f) replacement of dead container plant and cuttings (as needed); (g) application of remedial seed mixes (as needed); (h) herbivory control; and (i) removal of all non-vegetative materials (i.e., fencing, signage, irrigation components) upon project completion. The mitigation site shall be maintained for a period

of five years to ensure successful riparian habitat establishment within the restored/enhanced sites; however, the Project Applicant may request to be released from maintenance requirements by the resource agencies prior to five years if the mitigation program has achieved all performance criteria.

- **Monitoring Program.** The Monitoring Program shall include (a) qualitative monitoring (i.e., general habitat conditions, photo-documentation from established photo stations); (b) quantitative monitoring (in conformance with the USACE 2015 Guidelines); (c) annual monitoring reports, which shall be submitted to the City and the resource agencies for five years or until project completion; and (d) wildlife surveys and monitoring as described above. The annual monitoring reports shall include a detailed discussion of mitigation site performance (e.g., measured vegetation coverage and diversity) and compliance with required performance criteria, a discussion of wildlife species' use of the restored and/or enhanced habitat area(s), and a list of proposed remedial measures to address noncompliance with any performance criteria. The site shall be monitored for five years or until the City has been released from maintenance requirements by the resource agencies.
- **Long-term preservation.** Long-term preservation of the mitigation site(s) shall be outlined in the HMMP to ensure that the mitigation sites are not impacted by future development. The appropriate real estate agreement to ensure long-term preservation shall be enacted prior to implementation of the mitigation program.

5.2 MM BIO 2 – BAT MATERNITY ROOSTING

A focused survey shall be conducted on the project site to determine the species of bat roosting on the project site during the maternity season (April 1 through August 31). If any potential maternity colonies are identified within the project impact area (including tree roosting bat species), those locations will be mapped and a protective buffer shall be delineated by a qualified bat biologist. A protective buffer zone (minimum of 50 feet) shall be used to protect the potentially active maternity roost until the end of maternity season. The size of the buffer shall be established at the discretion of the qualified bat biologist based on site topography, existing disturbance, status of the species, and the type of construction activity. No construction activities shall be allowed in the designated buffer until end of maternity season, unless the qualified bat biologist can determine bats are no longer roosting within potential maternity roost. If the roost must be removed or temporarily excluded, a project-specific Bat Roost Eviction and Mitigation Plan shall be prepared and submitted to CDFW for review, approval, and implementation.

5.3 MM BIO 3 – NESTING BIRDS

To the extent possible, the applicant shall schedule all vegetation removal and grading activities during the non-breeding season (i.e., September 1 to January 31) to avoid impacts on active nests for common and special status birds. If project timing requires that vegetation clearing or grading occur between February 1 and August 31, the applicant shall retain a qualified Biologist (one with experience conducting nesting bird surveys) to conduct a pre-construction survey for nesting birds and raptors. A pre-construction survey shall be conducted by the qualified Biologist within 72 hours prior to vegetation clearing or the initiation of work during the breeding season. The pre-construction nesting bird survey area shall include the project site (i.e., disturbance footprint) plus a 250-foot buffer to search for nesting birds and a 500-foot buffer to search for nesting raptors. If no active nests are found, no further mitigation would be required.

If an active nest is observed during the survey, the Biologist shall delineate an appropriate buffer to protect the nest. A protective buffer zone (25 feet to 500 feet for nesting birds, 300 feet to 500 feet for nesting raptors) shall be used to protect nesting birds and nesting raptors. The size of the

buffer shall be established at the discretion of the Biologist based on site topography, existing disturbance, status of the species, sensitivity of the individuals (established by observing the individuals at the nest), and the type of construction activity. No construction activities shall be allowed in the designated buffer until the Biologist determines that nesting activity has ended. Encroachment into the buffer area around a known nest will only be allowed if the Biologist determines that the proposed activity would not disturb the nest occupants. Construction may proceed within the buffer once the Biologist determines that nesting activity has ceased (i.e., fledglings have left the nest or the nest has failed). The designated buffer will be clearly marked in the field and will be mapped as Environmentally Sensitive Areas (ESAs) on construction plans.

5.4 MM BIO 4 – HABITAT ADJACENCY (PROJECT DESIGN)

The following measures shall be incorporated into the final project design and shall be enforced throughout the operational life of the project.

- **Night Lighting:** Outdoor night-lighting shall be focused and shielded to avoid illuminating undeveloped areas supporting native vegetation.
- **Perimeter Fencing:** No permanent fencing impermeable to wildlife shall be installed on the southern portion of the project site (southwest of Margarita Street) that has potential to limit wildlife movement across the site to adjacent, undeveloped areas. Examples of impermeable fencing include electric, chain link, welded wire, mesh fence (plastic or wire material), wrought iron, and any fencing with a solid surface such as wood panel fencing or cinderblock).
- **Landscaping:** The applicant shall retain a qualified Biologist (one with botanical expertise) to review and approve the final landscaping plan to ensure that the project does not include planting invasive species that would potentially degrade the quality of the surrounding naturally vegetated areas. The Biologist shall review the proposed plant pallet to ensure that it does not contain any invasive plant species (i.e., those on the California Invasive Plant Council's [Cal-IPC's] Invasive Plant Inventory rated as Moderate or High). Landscaping installed on the project site shall include only species on the approved plant palette. No invasive plant species shall be incorporated into any future change to the landscaping plan or subsequent landscaping throughout the operational life of the project.

5.5 MM BIO 5 – HABITAT ADJACENCY (CONSTRUCTION)

The following measures shall be implemented during construction of the project.

- **Night-Time Construction:** No construction activities shall occur at night (beginning 30 minutes before sunset and ending at sunrise. No temporary construction or security lighting shall illuminate any undeveloped areas adjacent to the project impact area.
- **Trash Disposal:** All trash and food waste associated with construction or construction personnel shall be disposed of in sealed containers. These containers shall be emptied daily or prior to reaching their capacity. Any trash container observed to be attracting wildlife (ravens, rats, coyotes, etc.) shall be replaced with a more secure container and emptied at a higher frequency.
- **Project Limits and Fencing:** All project limits shall be staked, flagged, or fenced to clearly delineate the boundaries of the project construction area. All ingress and egress routes shall be identified prior finalizing the project limits and prior to conducting required pre-construction biological surveys. No construction activities (including staging, stockpiling, or vehicle and equipment access or turn-arounds) shall occur in unpaved areas outside of the identified project limits. No fencing shall be installed between the undeveloped hill southwest of Margarita Avenue and the undeveloped open space south of Irena Avenue.

A minimum of 200 feet shall remain passable by wildlife between these two areas so connectivity may remain between these two open space areas.

- **Importing Invasive Plant Seeds on Equipment:** All construction vehicles and heavy equipment shall be washed (including treads, wheels, and undercarriage) prior to delivery to the project site to minimize weed seeds entering the construction area via vehicles. Additionally, any straw wattles used for erosion control shall be certified as weed-free.
- **Removing Existing Invasive Plant Species:** Invasive plant species (such as giant reed) located on the project site to be removed during construction shall be removed using best management practices that contain and properly dispose of the species' seeds and plant materials (which may reproduce asexually). Transport of any invasive plant material offsite shall be stored in securely covered containers or vehicles and disposed of at facilities that shall properly eliminate the ability of these materials to grow or colonize new areas.

5.6 MM BIO 6 – SPECIAL STATUS PLANT SPECIES

The applicant shall retain a qualified Biologist (one with experience conducting botanical surveys) to conduct a focused survey for special status plant species. The survey shall be performed during the target species' peak blooming period in accordance with the most current protocols approved by the CDFW and the CNPS. If focused surveys determine that no special status plant species are present in the project impact area, then no future measures are necessary.

If any plant species listed as threatened or endangered by FESA or CESA is determined to be present and take of individuals cannot be avoided, then the applicant shall obtain take authorization from the listing agencies before impacting the species (FESA Consultation with the USFWS and CESA Section 2080 from the CDFW). Consultation with the listing agencies shall determine the appropriate conservation measure(s) to mitigate for impacts on the species. The mitigation may include collecting seed from individuals in the impact area and planting them within a mitigation site with the appropriate microhabitat for this species and/or paying a fee to a mitigation bank and/or a qualified Plant Science Program to conduct germination or other research studies on the species. The applicant shall retain a qualified Biologist to prepare a detailed Special Status Plant Species Conservation Plan for approval by the USFWS and/or the CDFW. The conservation plan shall include the following topics: (1) responsibilities and qualifications of the personnel to implement and supervise the plan; (2) mitigation site selection criteria; (3) site preparation and planting implementation; (4) implementation schedule; (5) maintenance plan/guidelines; (6) monitoring plan; (7) long-term preservation. The applicant shall implement the Plan as approved.

If focused surveys determine that CNPR List 1 or List 2 species are present and the necessary take of individuals would be greater than ten percent of species' population within a one-mile radius of the project site, then compensatory mitigation shall be required. Mitigation may include collection of seed from individuals in the impact area and planting them within a mitigation site with the appropriate microhabitat for this species. If project timing requires that ground disturbance of potentially suitable habitat be performed prior to the species' peak blooming period and focused surveys cannot be performed, then the species shall be presumed present in the impact area. The applicant shall retain a qualified Biologist to prepare a detailed Special Status Plant Species Conservation Plan for approval by CDFW. The conservation plan shall include the following topics: (1) responsibilities and qualifications of the personnel to implement and supervise the plan, (2) mitigation site selection criteria, (3) site preparation and planting implementation, (4) implementation schedule, (5) maintenance plan/guidelines, (6) monitoring plan, (7) long-term preservation. The applicant shall implement the Plan as approved.

5.7 MM BIO 7 – CROTCH BUMBLE BEE

The applicant shall have a qualified biologist conduct a focused survey for Crotch bumble bee prior to any native vegetation removal. The survey methods shall include the following:

- Time of Year – Pre-construction surveys must be conducted during the peak flight period from May through July, for the highest detection probability.
- Weather – Preconstruction surveys shall take place when temperatures are above 60°F and not during wet conditions (e.g., foggy, raining, or drizzling). Wait at least 1 hour after rain subsides before conducting a survey. Sunny days with low wind speeds (less than 8 mph) are optimal. Partially cloudy days or overcast conditions are permissible if a person's shadow is visible.
- Time of Day - Surveys shall be conducted at least two hours after sunrise and three hours before sunset.
- Result Expiration - Focused survey results are only valid for one year and will need to be repeated if the survey results expire.

If the species is determined to be absent, then the no further mitigation is necessary. If the species is determined to be nesting or foraging on the project site, then a one-half mile protective buffer zone shall be delineated to avoid impacts to the species. No construction activities shall be allowed in the protective buffer zone. If a nest is detected, the nest shall be monitored for activity by a qualified biologist. Once nesting activity has ceased and the colony is no longer active, the buffer shall be removed and construction activities may proceed within the buffer between September 1 – October 1, when temperatures are high, and the likelihood of an overwintering queen is low. If implementation of the protective buffer zone is not feasible for construction, the applicant shall prepare a Bumble Bee Mitigation and Avoidance Plan and submit to CDFW for approval. No construction activities may occur within the protective buffer zone beyond what outlined in this measure until the CDFW has issued written approval of the Plan and all the relevant measures of the Plan have been implemented.

5.8 MM BIO 8 – BEST MANAGEMENT PRACTICES

During construction and project implementation, the applicant shall incorporate Best Management Practices (BMPs), including applicable measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged by proposed project activities does not adversely affect habitats adjacent to the project site. Specifically, the BMPs incorporated during construction of the project shall require all stormwater runoff be captured and treated to remove pollutants and sediment prior to release offsite. BMPs shall also be used to minimize erosion.

5.9 MM BIO 9 – CONEJO CREEK

No ground disturbing impacts to any portion of the wetted width of Conejo Creek shall occur as part of the project. This includes removal of any subsurface vegetation, such as root masses. Furthermore, no diversion or rerouting of water within Conejo Creek shall occur as part of this project.

5.10 MM BIO 10 – WESTERN POND TURTLE

The applicant shall have a qualified biologist conduct a focused survey for western pond turtle in all suitable habitat within the impact area. If western pond turtle is determined to be absent, then no further mitigation is necessary. If the species is present within the project impact area, the

applicant shall have a qualified biologist prepare and submit a Pond Turtle Relocation Plan to CDFW for review and written approval. The approved Plan shall be implemented prior to any impacts within 500 feet of any suitable habitat for the species.

5.11 MM BIO 11 – SPECIAL STATUS BIRD SPECIES

The applicant shall have a qualified biologist conduct a focused survey for least Bell's vireo, southwestern willow flycatcher, bank swallow, tricolored blackbird, and white-tailed kite in their respective habitats onsite and within a 500-foot buffer. Focused surveys for least Bell's vireo and southwestern willow flycatcher shall follow the State and/or federal protocol for conducting these surveys. The biologist conducting the survey for southwestern willow flycatcher shall possess the State and Federal permits required to perform the surveys. If the survey results determine that any of these species are present onsite or in the vicinity and have potential to be adversely affected by the project, then the applicant shall not initiate project construction activities until CDFW (and USFWS for potential impacts to least Bell's vireo or southwestern willow flycatcher) have provided a written determination that all potential project-related impacts have been sufficiently mitigated or that all impacts shall be avoided and no mitigation is necessary.

5.12 MM BIO 12 – RODENTICIDE USE

No use of anticoagulant rodenticide shall be used on any portion of project site during the operational life of the project. Anticoagulant rodenticides are typically used to control rodent populations, however, they have resulted in adversely affecting mountain lion populations and shall not be used in association with project activities unless new application methods are developed and subsequently proven to have no direct or secondary exposure effect on carnivore species, including mountain lion.

6.0 REFERENCES

American Ornithologists' Union (AOU). 2019. *Check-list of North American Birds* (7th ed., as revised through 59th Supplement). Washington, D.C.: AOU. http://checklist.aou.org/ taxa/.

Baldwin, B.G., D.J. Keil, R. Patterson, T.J. Rosatti, and D.H. Wilken (Eds.). 2012. *The Jepson Manual: Vascular Plants of California* (Second ed.). Berkeley, CA: University of California Press.

Bennett, A.F. 1990. Habitat Corridors and the Conservation of Small Mammals in the Fragmented Forest Environment. *Landscape Ecology* 4:109–122. New York, NY: International Association for Landscape Ecology.

Brenzel, K.N. (Ed.), 2007. *Sunset Western Garden Book* (Eighth ed.). Menlo Park, CA: Sunset Publishing Corporation.

California Department of Fish and Wildlife (CDFW). 2020a (January 31). *Evaluation Of A Petition From The Center For Biological Diversity And The Mountain Lion Foundation To List The Southern California/Central Coast Evolutionarily Significant Unit (ESU) Of Mountain Lions As Threatened Under The California Endangered Species Act*. Sacramento, CA: CDFW, Natural Heritage Division.

———. 2020b (January). *Special Vascular Plants, Bryophytes, and Lichens List.* Sacramento, CA: CDFW, Natural Heritage Division.

———. 2019a (December 2 access date). California Natural Diversity Database. Records of Occurrence for the USGS Newbury Park, Camarillo, Santa Paula, Point Mugu, Triunfo Pass, and Moorpark 7.5-minute quadrangles. Sacramento, CA: CDFW, Natural Heritage Division.

———. 2019b (November 8). *California Sensitive Natural Communities List*. Natural Communities List Arranged Alphabetically by Life Form (PDF). Sacramento, CA: CDFW Biogeographic Data Branch. https://www.wildlife.ca.gov/Data/VegCAMP/Natural-Communities.

———. 2019c (August). *Special Animals.* Sacramento, CA: CDFW, Natural Heritage Division.

California Native Plant Society (CNPS). 2020. (accessed February 13). Taxonomic Inventory of Rare and Endangered Vascular Plants of California (online edition, v8-03. Records of Occurrence for the USGS Newbury Park, Camarillo, Santa Paula, Point Mugu, Triunfo Pass, and Moorpark 7.5-minute quadrangles. Sacramento, CA: CNPS. http://www.rareplants.cnps.org/.

———. 2019 (December 16 access date). A Manual of California Vegetation, Online Edition. Sacramento, CA: CNPS. http://www.cnps.org/cnps/vegetation/.

Crother, B.I. 2012. Scientific and Standard English Names of Amphibians and Reptiles of North America North of Mexico, with Comments Regarding Confidence in our Understanding. *SSAR Herpetological Circular* 39:1–92. Shoreview, MN: SSAR. https://ssarherps.org/wp-content/uploads/2014/07/HC_39_7thEd.pdf.

Faber-Langendoen, D., L. Master, J. Nichols, K. Snow, A. Tomaino, R. Bittman, G. Hammerson, B. Heidel, L. Ramsay, and B. Young. 2009. *NatureServe Conservation Status Assessments: Methodology for Assigning Ranks*. Arlington, VA: NatureServe. http://www.natureserve.org/publications/ConsStatusAssess_RankMethodology.pdf.

Farhig, L. and G. Merriam. 1985. Habitat Patch Connectivity and Population Survival. *Ecology* 66:1792–1768. Washington, D.C.: The Ecological Society of America.

Garrett, K. and J. Dunn. 1981. *Birds of Southern California: Status and Distribution*. Los Angeles, CA: Los Angeles Audubon Society.

Hall, E.R. 1981. *The Mammals of North America* (2nd ed.). New York, NY: John Wiley & Sons.

Harris, L.D. and P.B. Gallagher. 1989. New Initiatives for Wildlife Conservation: The Need for Movement Corridors. *Preserving Communities and Corridors* (pp. 11–34) (G. Mackintosh, Ed.). Washington, D.C.: Defenders of Wildlife.

Hickman, J.C. Ed. 1993. *The Jepson Manual Higher Plants of California*. Berkeley, CA: University of California Press.

Jepson Flora Project. 2020 (Accessed Feburary 22). Jepson eFlora. Berkeley, CA: Jepson Herbarium. http://ucjeps.berkeley.edu/IJM.html.

Kaufman, K. 1996. *Lives of North American Birds*. Boston, MA: Houghton Mifflin Company.

MacArthur, R.H. and E.O. Wilson. 1967. *The Theory of Island Biogeography*. Princeton, NY: Princeton University Press.

Munz, P.A. 1974. *A Flora of Southern California*. Berkeley, CA: University of California Press.

Noss, R.F. 1983. A Regional Landscape Approach to Maintain Diversity. *BioScience* 33:700–706. Washington, D.C.: American Institute of Biological Sciences.

Perkins Coie, LLC. 2018 (January 2). “Department of Interior Reverses MBTA’s Take Definition in a New Solicitor’s Opinion.” https://www.perkinscoie.com/en/news-insights/department-of-interior-reverses-mbta-s-take-definition-in-a-new.html.

Reed, P.B., Jr. 1988. *National List of Plant Species That Occur In Wetlands: National Summary* (Biological Report 88 [24]). Washington, D.C.: USFWS.

Sawyer, J.O., T. Keeler-Wolf, and J.M. Evens. 2009. *A Manual of California Vegetation (Second Edition)*. Sacramento, CA: CNPS.

Simberloff, D. and J. Cox. 1987. Consequences and Costs of Conservation Corridors. *Conservation Biology* 1(1):63–71. Boston, MA: Blackwell Scientific Publications.

Smithsonian National Museum of Natural History (SNMNH). 2011. Mammal Species of the World (3rd ed.) (a database based on Wilson, D.E., and D. M. Reeder’s 2005 publication entitled *Mammal Species of the World, A Taxonomic and Geographic Reference*, 3rd ed.). Washington, D.C.: SNMNH. https://www.departments.bucknell.edu/biology/resources/msw3.

Soule, M.E. 1987. *Viable Populations for Conservation*. New York, NY: Cambridge University Press.

Stebbins, R.C. 2003. *A Field Guide to Western Reptiles and Amphibians* (3rd ed.). Boston, MA: Houghton-Mifflin Company.

University of California, Agriculture and Natural Resources (UC ANR). 2019. California Fish Website. Fish species by Watersheds: Lower Conejo Arroyo – 180701030105. Pieces Database: Feb. 26, 2014. http://calfish.ucdavis.edu/location/?ds=698&reportnumber=1293&catcol=4712&category search= Lower Conejo Arroyo%2D180701030105%27

U.S. Army Corps of Engineers (USACE). 2008. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0).* (J.S. Wakeley, R.W. Lichvar, and C.V. Noble, Eds.). Vicksburg, MS: U.S. Army Engineer Research and Development Center.

_____. 2007 (June 5). *Clean Water Act Jurisdiction Following the U.S. Supreme Court's Decision in Rapanos v. United States & Carabell v. United States*. Washington, D.C.: USACE.

U.S. Department of Agriculture, Natural Resources Conservation Service (USDA NRCS). 2019a (December 16 access date). Web Soil Survey. Lincoln, NE: USDA NRCS. http://websoilsurvey.nrcs.usda.gov/.

_____. 2019b (December 16, access date). State Soil Data Access Hydric Soils List. Washington, D.C.: USDA, NRCS. http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/use/hydric/.

United States Department of the Interior, Office of the Solicitor (USDOI). 2017 (December 22). Memorandum M-37050: "The Migratory Bird Treaty Act Does Not Prohibit Incidental Take." Washington, D.C.: DOI. https://www.doi.gov/sites/doi.gov/files/uploads/m-37050.pdf.

United States Fish and Wildlife Service (USFWS). 2019 (Accessed September 10, 2019). ECOS Environmental Conservation Online System. Species Profile for western pond turtle (*Actinemys marmorata*). https://ecos.fws.gov/ecp0/profile/speciesProfile?spcode=C06B.

———. 2015 (April 10). 90-Day Findings on 10 Petitions. *Federal Register* 80 (69). Pp 19259-19263.

U.S. Geological Survey (USGS). 2017. The National Hydrography Dataset. U.S. Department of the Interior. Washington, D.C.: USGS. https://nhd.usgs.gov/NHD_High_Resolution.html.

Ventura County Resource Management Agency (Ventura County). 2019a (August 26, access date). *Habitat Connectivity and Wildlife Corridor FAQ*. Ventura, CA: Ventura County. https://vcrma.org/habitat-connectivity-and-wildlife-corridor-faq

———. 2019b (August 26, access date). *Habitat Connectivity and Wildlife Corridors Map*. Ventura, CA: Ventura County. http://rma.maps.arcgis.com/apps/webappviewer

Williams, D.F. 1986. *Mammalian Species of Special Concern in California* (Administrative Report 86-1). Sacramento, CA: CDFG.

Appendix A

Site Photographs

Photo 1: View of the landscaped ornamental vegetation type associated with the golf course taken facing northeast on the northern portion of the project site.

Photo 2: One of the many man-made ponds located across the golf course. Almost no wetland or riparian vegetation occurs along the margins of the water feature.

Photo 3: Several of the man-made ponds on the golf course support small stands of wetland vegetation along the margins. The stands of California bulrush shown in this photograph are not large enough to meet the minimum mapping units used for vegetation mapping. These areas are subsequently mapped as Open Water.

Photo 4: View of the California bulrush marsh mapped on the northern portion of the project site facing east.

Photo 5: View of the open drainage ditch that extends through the center of the northern portion of the golf course before connecting to the large California bulrush marsh and other open water features onsite.

Photo 6: View of Conejo Creek on the north-western portion of the project site facing south.

Photo 7: View of the southernmost portion of the project site facing northwest. The golf course is shown in the foreground with the arroyo willow thicket along Cajon Creek shown in the background to the left.

Photo 8: View of the ashy buckwheat scrub facing northwest from the southern portion of the project site.

Photo 9: View of the open rocky cliffs located along the southern border of the project site. These cliffs are not anticipated to be directly impacted as a result of construction activities.

Photo 10: View of the coast prickly pear scrub on the hillside facing north on the southern portion of the project site. The large shrubby vegetation in the foreground is part of the mule fat thicket on the southern portion of the project site.

Appendix B

Plant and Wildlife Compendia

PLANT SPECIES OBSERVED

Species	
Scientific Name	**Common Name**
GYMNOSPERMS	
PINACEAE – PINE FAMILY	
Pinus sp.	pine
EUDICOTS	
ANACARDIACEAE – SUMAC FAMILY	
Malosma laurina	laurel sumac
Rhus integrifolia	lemonade berry
*Schinus molle**	pepper tree
*Schinus terebinthifolius**	Brazilian pepper tree
APIACEAE – CARROT FAMILY	
*Foeniculum vulgare**	fennel
ASTERACEAE – SUNFLOWER FAMILY	
Artemisia californica	California sagebrush
Baccharis pilularis ssp. *consanguinea*	coyote brush
Baccharis salicifolia ssp. *salicifolia*	mule fat
Brickellia californica	California brickellbush
*Centaurea melitensis**	tocalote
Xanthium strumarium	cocklebur
BRASSICACEAE – MUSTARD FAMILY	
*Brassica nigra**	black mustard
Brassica sp.	mustard
CACTACEAE – CACTUS FAMILY	
Opuntia littoralis	seaside prickly-pear
CHENOPODIACEAE – GOOSEFOOT FAMILY	
Atriplex lentiformis	big saltbush
*Salsola tragus**	Russian thistle
CLEOMACEAE – SPIDERFLOWER FAMILY	
Peritoma arborea	bladderpod
CRASSULACEAE – STONECROP FAMILY	
Dudleya pulverulenta	chalk dudleya
EUPHORBIACEAE – SPURGE FAMILY	
*Ricinus communis**	common castor bean
FABACEAE – LEGUME FAMILY	
Acmispon glaber	deerweed
LAMIACEAE – MINT FAMILY	
Salvia leucophylla	purple sage
Salvia mellifera	black sage
MALVACEAE – MALLOW FAMILY	
Malacothamnus fasciculatus var. *fasciculatus*	chaparral mallow
MYRTACEAE – MYRTLE FAMILY	
Eucalyptus sp.*	gum tree
PLATANACEAE – SYCAMORE FAMILY	
Platanus racemosa	western sycamore
POLYGONACEAE – BUCKWHEAT FAMILY	
Eriogonum cinereum	coastal wild buckwheat

PLANT SPECIES OBSERVED

Species	
Scientific Name	**Common Name**
Eriogonum fasciculatum	California buckwheat
SALICACEAE – WILLOW FAMILY	
Salix lasiolepis	arroyo willow
Salix sp.	willow
SOLANACEAE – NIGHTSHADE FAMILY	
*Nicotiana glauca**	tree tobacco
MONOCOTS	
AGAVACEAE – AGAVE FAMILY	
Hesperoyucca whipplei	Whipple's chaparral yucca
ARACEAE – ARUM FAMILY	
Lemna sp.	duckweed
ARECACEAE – PALM FAMILY	
*Washingtonia robusta**	Mexican fan palm
CYPERACEAE – SEDGE FAMILY	
Schoenoplectus californicus	southern bulrush
POACEAE – GRASS FAMILY	
*Arundo donax**	giant reed
Avena sp.*	oat
*Bromus madritensis**	foxtail chess
*Cortaderia selloana**	pampas grass
Elymus condensatus	giant wild-rye
TYPHACEAE – CATTAIL FAMILY	
Typha sp.	Cattail
* Non-native species	

WILDLIFE SPECIES OBSERVED

Species	
Scientific Name	**Common Name**
FISH	
CYPRINIDAE - MINNOW FAMILY	
*Pimephales promelas**	fathead minnow
*Cyprinus carpio**	common carp
SNAKES	
COLUBRIDAE - COLUBRID SNAKE FAMILY	
Pituophis catenifer	gopher snake
BIRDS	
ANATIDAE - SWAN, GOOSE, AND DUCK FAMILY	
Anas platyrhynchos	mallard
PODICIPEDIDAE - GREBE FAMILY	
Podilymbus podiceps	pied-billed grebe
TROCHILIDAE - HUMMINGBIRD FAMILY	
Calypte anna	Anna's hummingbird
RALLIDAE - RAIL AND COOT FAMILY	
Fulica americana	American coot
PHALACROCORACIDAE - CORMORANT FAMILY	
Phalacrocorax auritus	double-crested cormorant
ARDEIDAE - HERON FAMILY	
Ardea herodias	great blue heron
Ardea alba	great egret
Egretta thula	snowy egret
Butorides virescens	green heron
ACCIPITRIDAE - HAWK FAMILY	
Accipiter cooperii	Cooper's hawk
Buteo lineatus	red-shouldered hawk
PICIDAE - WOODPECKER FAMILY	
Picoides nuttallii	Nuttall's woodpecker
Colaptes auratus	northern flicker
TYRANNIDAE - TYRANT FLYCATCHER FAMILY	
Sayornis nigricans	black phoebe
CORVIDAE - JAY AND CROW FAMILY	
Corvus brachyrhynchos	American crow
AEGITHALIDAE - BUSHTIT FAMILY	
Psaltriparus minimus	bushtit
TROGLODYTIDAE - WREN FAMILY	
Troglodytes aedon	house wren
Thryomanes bewickii	Bewick's wren
POLIOPTILIDAE - GNATCATCHER FAMILY	
Polioptila caerulea	blue-gray gnatcatcher
MIMIDAE - MOCKINGBIRD AND THRASHER FAMILY	
Mimus polyglottos	northern mockingbird
ESTRILIDAE - WAXBILL AND MANNIKIN FAMILY	
*Lonchura punctulata**	scaly-breasted munia*

WILDLIFE SPECIES OBSERVED

Species	
Scientific Name	**Common Name**
PASSERIDAE - OLD WORLD SPARROW FAMILY	
*Passer domesticus**	house sparrow*
FRINGILLIDAE - FINCH FAMILY	
Haemorhous mexicanus	house finch
Spinus psaltria	lesser goldfinch
PASSERELLIDAE - NEW WORLD SPARROW FAMILY	
Melozone crissalis	California towhee
Zonotrichia leucophrys	white-crowned sparrow
ICTERIDAE - BLACKBIRDS AND ORIOLES	
Agelaius phoeniceus	red-winged blackbird
Euphagus cyanocephalus	Brewer's blackbird
PARULIDAE - WOOD-WARBLER FAMILY	
Setophaga coronata	yellow-rumped warbler
MAMMALS	
SCIURIDAE - SQUIRREL FAMILY	
*Sciurus niger**	eastern fox squirrel
Otospermophilus beecheyi	California ground squirrel
LEPORIDAE - HARE AND RABBIT FAMILY	
Sylvilagus audubonii	desert cottontail
PROCYONIDAE - PROCYONID FAMILY	
Procyon lotor	northern raccoon
CERVIDAE - CERVID FAMILY	
Odocoileus hemionus	southern mule deer
* Non-native species	