June 19, 2014

RCI Builders, Inc.
2985 E. Hillcrest Drive #107
Thousand Oaks, CA 91362

Attn: Mr. Steve Rice

Subj: Spring 2014 Rare Plant Survey
The Park at Ladyface Project Site

Dear Mr. Rice:

This letter provides the results of a springtime rare plant survey for The Park at Ladyface project site at 30800 Agoura Road in the City of Agoura Hills. In summary, one special-status plant species was found at the site during the survey, namely Ojai navarretia (*Navarretia ojaiensis*). Ojai navarretia has a California Rare Plant Rank of 1B.1, indicating that the California Native Plant Society (CNPS) and the California Department of Fish and Wildlife (CDFW) consider it to be seriously threatened in California with over 80% of occurrences threatened with a high degree and immediacy of threat. The species was found within the proposed limits of grading and potential fuel modification zones, as well as within on-site areas that would not be disturbed by the project.

METHODS

In preparation for the rare plant survey, a literature review was performed that included relevant lists and databases pertaining to the status and known occurrences of rare plant species. Other sources of information included aerial photographs and previous biological studies of the project site. The following sources were among those reviewed prior to the survey:

- Biogeographic Information and Observation System (BIOS), CDFW, data as of May 23, 2014;
- California Natural Diversity Database (CNDDB) Rarefind 5 report for the 7.5' USGS Thousand Oaks quadrangle and eight surrounding quadrangles, CDFW, data as of May 23, 2014;
- CNPS Inventory of Rare and Endangered Vascular Plants of California report for the 7.5' USGS Thousand Oaks quadrangle and eight surrounding quadrangles, CNPS, data as of May 23, 2014; and,
- List of Special Vascular Plants, Bryophytes, and Lichens, CDFW, April 2014.

The survey was conducted on May 27, 2014 by Jim Anderson, Senior Biologist, between the hours of 10:00 a.m. and 5:30 p.m. in hot and clear conditions (low-80s to 90°F) with winds of 0 to 10 m.p.h. The survey area included the entire property. The survey was performed by slowly walking transects across the site and by investigating particular areas thoroughly, as necessary. The survey methodology resulted in an investigation of all plant communities and habitats within the survey area, including oak woodland, coastal scrub, riparian woodland, riparian scrub, native grassland, non-native grassland, seasonal wetland, and disturbed areas. A complete inventory of vascular plants observed at the site was recorded, with all species identified to the taxonomic level necessary to determine their status. Vascular plant species determinations were made using Baldwin et al. (2012).[1]

[1] Baldwin, B. G., D.H. Goldman, D.J. Keil, R. Patterson, T.J. Rosatti, and D.H. Wilken, editors. 2012. The Jepson manual: vascular plants of California, second edition. University of California Press, Berkeley.

SURVEY RESULTS

During the survey, a total of 117 vascular plant species were found, including 74 native species and 43 non-native species. A list of the vascular plant species within the survey area is attached to this letter. As stated, Ojai navarretia is the only special-status plant species that was found at the site during the survey. The locations and the number of Ojai navarretia at the site are shown on **Figure 1**. No other special-status plant species are known to occur or are expected to occur at the project site, based on a potential for occurrence analysis provided in the project's *Biological Resources Inventory and Impact Analysis* (Envicom Corporation, February 28, 2014), as well as the negative results of this survey and prior botanical surveys of the site conducted in May/June 2013 and June 2006.

Ojai navarretia is a low and spreading annual species in the Phlox family (Polemoniaceae) that occurs on dry, clay soils in grassland habitats within openings and along the margins of coastal scrub, chaparral, and oak woodlands. At the project site, the species occurs in non-native and native grassland as well as along the margin of California buckwheat scrub within and in the vicinity of old roadbeds and trails, usually where the vegetative cover of other species is relatively low. Species commonly associated with the Ojai navarretia at the site include non-native herbs such as slender wild oat (*Avena barbata*), soft chess (*Bromus hordaceous*), rip-gut brome (*Bromus diadrus*), and tecolote (*Centaurea melitensis*), and native herbs such as slender tarplant (*Deinandra fasciculata*) and foothill plaintain (*Plantago erecta*). Representative photos of the Ojai navarretia at the site and its habitat are provided on **Plate 1**.

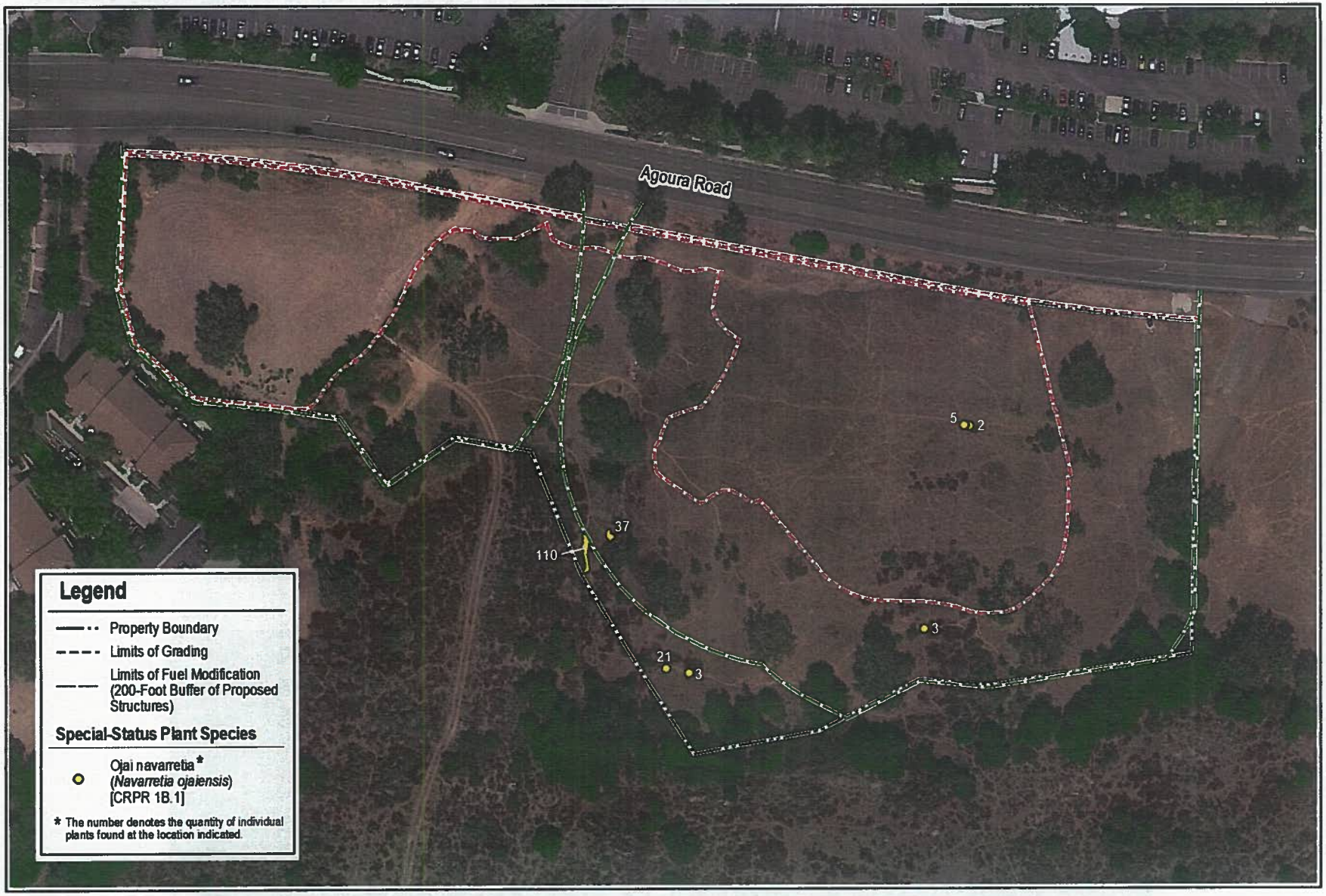
The limits of grading and fuel modification for The Park at Ladyface project are shown overlaid on a recent aerial along with the locations of the Ojai navarretia on Figure 1. The limits of grading are based on a plan provided by HMK Engineering, Inc., which is attached to this letter. As shown on Figure 1, there were seven (7) individual Ojai navarretia plants within the proposed limits of grading, and there were 40 individual plants within potential fuel modification zones. Also, a total of 134 individual plants were found on-site that were outside of the grading footprint and potential fuel modification zones. The soils in the occupied areas can be anticipated to contain Ojai navarretia seed banks and the number of individual live above ground plants can be anticipated to vary each season depending on growing conditions.

If you have further questions, please contact me at Envicom Corporation at (818) 879-4700.

Sincerely,

Jim Anderson
Senior Biologist

Attachments:
Figure 1, Spring 2014 Rare Plant Survey
Plate 1, Representative Photos of Ojai Navarretia and Occupied Habitat
Vascular Plants Observed
Project Plan, HMK Engineering, Inc.



Source: GoogleEarth Pro, Aug. 27, 2012.

THE PARK AT LADYFACE

ENVICOM CORPORATION

Spring 2014 Rare Plant Survey

0 120 Feet

FIGURE 1

Photo 1 – Two Ojai navarretia (*Navarretia ojaiensis*) are shown in bloom at the project site in May 2014. Ojai navarretia receives a California Rare Plant Rank of 1B.1 and is considered seriously threatened by the California Native Plant Society and California Department of Fish and Wildlife.

Photo 2 – Ojai navarretia occurs at the project site in non-native grassland habitats within and adjacent to old roadbeds and trails. Seven Ojai navarretia were found within the proposed grading limits at the location shown in this photo.

Photo 3 – Another Ojai navarretia is shown in bloom at the project site in May 2014. The species was previously thought to have all white flowers, but it is now recognized that some populations of Ojai navarretia contain plants with blue and white flowers (i.e., blue corolla lobes and white throats). Originally found in the Ojai, California area, this species has now also been found at several locations in the Santa Monica Mountains.

Photo 4 – Several Ojai navarretia were found along and in the vicinity of the trail shown in this photo. Some of the plants in this area fall within the potential fuel modification zone surrounding the proposed project.

Representative Photos of Ojai Navarretia and Occupied Habitat

Vascular Plants Observed
The Park at Ladyface Project Site
May 27, 2014

* indicates a non-native or introduced species

GROUP Family *Scientific Name*	Common Name
FERNS AND ALLIES	
Pteridaceae (Brake Family)	
Adiantum jordanii	maiden-hair fern
FLOWERING PLANTS-DICOTS	
Adoxaceae (Muskroot Family)	
Sambucus nigra ssp. *caerulea*	blue elderberry
Amaranthaceae (Amaranth Family)	
**Amaranthus* sp.	amaranth
Anacardiaceae (Sumac or Cashew Family)	
Malosma laurina	laurel sumac
**Schinus molle*	Peruvian peppertree
Toxicodendron diversilobum	poison oak
Apiaceae (Carrot Family)	
Sanicula crassicaulis	Pacific sanicle
Apocynaceae (Dogbane Family)	
Asclepias fascicularis	narrowleaf milkweed
Arecaceae (Palm Family)	
**Washingtonia* sp.	fan palm
Asteraceae (Sunflower family)	
Artemisia californica	California sagebrush
Baccharis pilularis	coyote brush
Baccharis salicifolia	mulefat
**Carduus pycnocephalus*	Italian thistle
**Centauria melitensis*	tocalote
Corethrogyne filaginifolia	California aster
Deinandra fasciculata	slender tarplant
Gnaphalium palustre	western marsh everlasting
Hazardia squarrosa	sawtooth goldenbush
Helianthus annuus	common wild sunflower
**Helminthotheca echioides*	bristly ox-tongue
Isocoma menziesii var. *vernonioides*	goldenbush
**Lactuca serriola*	prickly lettuce
Micropus californicus	slender cottonseed
Pseudognaphalium californicum	California everlasting
Rafinesquia californica	California chicory
**Silybum marianum*	milk thistle
**Sonchus asper*	prickly sow-thistle
Stebbinsoseris heterocarpa	grassland silverpuffs
Uropappus lindleyi	silver-puffs
Venegesia carpesoides	canyon sunflower
Boraginaceae (Borage or Waterleaf Family)	
Amsinckia intermedia	common fiddleneck

Eucrypta chrysanthemifolia	common eucrypta
Heliotropium curassavicum	alkali heliotrope
Phacelia cicutaria	caterpillar phacelia
Pholistoma auritum	blue fiesta flower
Brassicaceae (Mustard Family)	
**Brassica nigra*	black mustard
**Hirschfeldia incana*	hoary mustard
**Sisymbrium officinale*	hedge mustard
Thysanocarpus laciniatus	narrow-leaved fringe-pod
Caprifoliaceae (Honeysuckle Family)	
Lonicera subspicata var. *denudata*	chaparral honeysuckle
Caryophyllaceae (Pink Family)	
**Stellaria media*	common chickweed
Chenopodiaceae (Goosefoot Family)	
**Chenopodium* sp.	goosefoot
Chenopodium californicum	California goosefoot
Convolvulaceae (Morning-glory Family)	
**Convolvulus arvensis*	field bindweed
Cucurbitaceae (Gourd Family)	
Marah macrocarpa	wild cucumber
Euphorbiaceae (Spurge Family)	
Croton setigerus	turkey mullein
Fabaceae (Legume Family)	
Acmispon americanus var. *americanus*	spanish clover
Lupinus bicolor	dove lupine
**Medicago polymorpha*	bur-clover
**Melilotus indicus*	yellow sweet clover
Fagaceae (Oak Family)	
Quercus agrifolia	coast live oak
Quercus lobata	valley oak
Geraniaceae (Geranium Family)	
**Erodium cicutarium*	red-stemmed filaree
Grossulariaceae (Gooseberry Family)	
Ribes malvaceum	chaparral currant
Ribes speciosum	fuchsia-flowered gooseberry
Lamiaceae (Mint Family)	
**Marrubium vulgare*	horehound
Salvia leucophylla	purple sage
Malvaceae (Mallow Family)	
**Malva parviflora*	cheeseweed
Myrsinaceae (Myrsine Family)	
**Anagallis arvensis*	scarlet pimpernel
Onagraceae (Evening-Primrose Family)	
Clarkia purpurea	purple clarkia
Clarkia unguiculata	elegant clarkia
Epilobium brachycarpum	tall annual willowherb
Epilobium canum ssp. *canum*	California-fuchsia
Phrymaceae (Lepseed Family)	
Mimulus aurantiacus	bush monkeyflower
Plantaginaceae (Plantain Family)	
Plantago erecta	California plantain

Polemoniaceae (Phlox Family)	
Navarretia ojaiensis.	Ojai navarretia
Polygonaceae (Buckwheat Family)	
Eriogonum elongatum	wand buckwheat
Eriogonum fasciculatum	California buckwheat
**Polygonum aviculare* ssp. *depressum*	prostrate knotweed
**Rumex crispus*	curly dock
Ranunculaceae (Buttercup Family)	
Ranunculus californica	California buttercup
Rhamnaceae (Buckthorn Family)	
Frangula californica	coffee berry
Rhamnus ilicifolia	holly-leaf redberry
Rosaceae (Rose Family)	
Drymocallis glandulosa var. *glandulosa*	sticky cinquefoil
Heteromeles arbutifolia	toyon
Prunus ilicifolia	holly-leaf cherry
Rosa californica	California rose
Rubiaceae (Madder Family)	
Galium aparine	Annual bedstraw
Galium nuttallii	San Diego bedstraw
Salicaceae (Willow Family)	
Populus fremontii	Fremont cottonwood
Salix laevigata	red willow
Salix lasiolepis	arroyo willow
Solanaceae (Nightshade family)	
Solanum xanti	purple nightshade
Simaroubaceae (Quassia or Simarouba Family)	
**Ailanthus altissima*	tree of heaven
Ulmaceae (Elm Family)	
**Ulmus parvifolia*	Chinese elm
Violaceae (Violet Family)	
Viola pedunculata	Johnny-jump-up
FLOWERING PLANTS-MONOCOTS	
Cyperaceae (Sedge Family)	
Cyperus sp.	sedge
Eleocharis cf. macrostachya	pale spike-rush
Juncaceae (Rush Family)	
Juncus balticus ssp. *ater*	Baltic rush
Poaceae (Grass Family)	
**Avena barbata*	slender oat
**Avena fatua*	fat oat
Bromus carinatus var. *carinatus*	California brome
**Bromus diandrus*	rip-gut brome
**Bromus hordeaceus*	soft-chess
**Bromus madritensis* ssp. *rubens*	red brome
**Cynodon dactylon*	Bermuda grass
Distichlis spicata	spiked salt grass
**Ehrharta erecta*	veldt-grass
Elymus glaucus ssp. *glaucus*	blue wildrye
Elymus triticoides	creeping wildrye
**Festuca arundinacea*	tall fescue

**Festuca bromoides*	brome fescue
**Festuca myuros*	rattail fescue
**Festuca perennis*	Italian ryegrass
**Hordeum marianum* ssp. *gussoneanum*	Mediterranean barley
**Hordeum murinum*	foxtail barley
**Hordeum vulgare*	cultivated barley
Koeleria macrantha	prairie junegrass
Melica californica	California melic
Melica imperfecta	coast melic grass
**Phalaris aquatica*	Harding grass
**Polypogon monspeliensis*	annual beardgrass
**Polypogon viridis*	water beardgrass
**Schismus barbatus*	Mediterranean grass
Stipa pulchra	purple needlegrass
Themidaceae (Brodiaea Family)	
Bloomeria crocea	golden stars
Dichelostemma capitatum	blue-dicks