

June 3, 2022

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City of Moorpark
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Subject: Biological Resources Reconnaissance Assessment for the Pentair Expansion Project

Chambers Group, Inc. (Chambers Group) was retained by the City of Moorpark (City) to conduct a literature review and biological reconnaissance-level survey for the Pentair Expansion Project (Project). The purpose of this survey was to document existing vegetation communities, identify special status species with a potential for occurrence, and map habitats that could support special status wildlife species as well as evaluate potential impacts of the Project to these resources.

Project Site Location and Description

The approximately 5.65-acre Project site is located in the undeveloped lot directly east of Pentair Pool Products, located at 10951 Los Angeles Ave., within the City of Moorpark, Los Angeles County, California. South of the Project site, across East Los Angeles Ave., is Muranaka Farm. To the east the Project site is bordered by a vacant vegetated lot, and to the north across the train tracks is a citrus orchard. The elevation at the Project site is approximately 440 feet above mean sea level (amsl). Maps of the Project Location and Project Vicinity are provided in Attachment 1: Figure 1.

The proposed Project is the development of a 90,566 square-foot industrial building for Pentair Pool Products. Of this total square footage, 3,000 square feet is planned for office space and 87,566 square feet for warehousing. Pentair is proposing 21 truck-loading spaces with 3 grade-level doors. and will include 185 parking spaces. The site will also include onsite underground storm drain chambers for retention of rainwater. Primary vehicular access to the Project site will be provided through Montair Drive, which is an existing 30-foot to 40-foot wide easement across the Pentair site directly to the northwest corner of the Project site. Montair Drive connects to Los Angeles Avenue via an existing intersection with turn lanes in each direction. Secondary (emergency) vehicular access to the Project site will be provided via a new 35-foot wide access road spanning the S Gabbert Canal as a driveway off Los Angeles Avenue that would provide both truck and vehicle access. In addition, the Project will involve improvements to the channel for approximately 60 linear feet.

Methods

The Survey Area encompasses the Project Site which includes the entirety of the 5.65-acre parcel.

Literature Review

Prior to performing the biological reconnaissance survey, Chambers Group staff conducted a literature review for soils, jurisdictional water features that contribute to hydrology, and special status species known to occur within the vicinity (approximately 5 miles) of the Survey Area.

Soils

Prior to performing the biological reconnaissance survey, soil maps for the Survey Area were referenced in accordance with categories set forth by the U.S. Department of Agriculture (USDA) Soil Conservation Service and the USDA Natural Resources Conservation Service (NRCS) Web Soil Survey (USDA 2022).



Hydrology

A general assessment of waters potentially regulated by the U.S. Army Corps of Engineers (USACE), California Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW) was conducted for the Survey Area. Pursuant to Section 404 of the Clean Water Act, USACE regulates the discharge of dredged and/or fill material into waters of the United States. The State of California (State) regulates discharge of material into waters of the State pursuant to Section 401 of the Clean Water Act and the California Porter-Cologne Water Quality Control Act (California Water Code, Division 7, §13000 et seq.). Pursuant to Division 2, Chapter 6, Sections 1600-1602 of the California Fish and Wildlife (CDFW) Code, CDFW regulates all diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake, which supports fish or wildlife. A desktop assessment was conducted of available data prior to the biological reconnaissance survey in the field.

Special Status Habitats and Species

The most recent records of the California Natural Diversity Database (CNDDDB) managed by CDFW (2021) and the California Native Plant Society's Electronic Inventory (CNPSEI) of Rare and Endangered Vascular Plants of California (CNPS 2021) were reviewed for the following quadrangles containing and surrounding the Project: *Piru, Fillmore, Simi, Moorpark, Santa Paula Peak, Santa Paula, Thousand Oaks, Camarillo, and Newbury Park*, California U.S. Geological Survey (USGS) 7.5-minute quadrangles. These databases contain records of reported occurrences of federally or State-listed endangered or threatened species, California Species of Concern (SSC), or otherwise special status species or habitats that may occur within or in the immediate vicinity of the Survey Area.

Biological Reconnaissance Survey

The biological reconnaissance survey was conducted on foot within the Survey Area. During the survey, the biologists identified and mapped all vegetation communities found within the Survey Area onto aerial photographs (Figure 2). Plant communities were determined in accordance with the *Manual of California Vegetation, Second Edition* (Sawyer et al. 2009). Plant nomenclature follows that of *The Jepson Manual, Vascular Plants of California, Second Edition* (Baldwin et al. 2012). Plant and wildlife species observed or detected within the Survey Area were recorded (Attachments 2 and 3) Site photographs were taken depicting current site conditions (Attachment 4).

Results

Chambers Group biologists Heather Franklin and Jessica Calvillo conducted the biological reconnaissance survey within the Survey Area to identify vegetation communities, the potential for occurrence of special status species, and/or habitats that could support special status wildlife species. The survey was conducted on foot between 1030 and 1230 hours on December 16, 2021. Weather conditions during the survey included temperatures ranging from 47 to 53 degrees Fahrenheit, wind speeds between 2 and 5 mile per hour, with 90 percent cloud cover, and no precipitation.

Biological Site Conditions

Soils

According to the results from the USDA NRCS Web Soil Survey (USDA 2022), the Project Site is located in the Ventura, CA674 area of the soil map. Three soil types are known to occur within and/or adjacent to the site (Figure 3). These soil types are described below.

- Metz Loamy Sand 2 to 9 percent slopes occurs throughout the majority of the Survey Area. The parent material is stratified alluvium derived from sedimentary rock. The available water storage is classified as low (approximately 5.3 inches) with a depth to the water table of more than 80 inches (USDA 2022).
- Sandy Alluvial Land occurs in the northeastern portion of the Survey Area. The parent material is alluvium. The available water storage is classified as low (approximately 4.7 inches) with a depth to the water table of more than 80 inches (USDA 2022).



- Pico Sandy Loam 0 to 2 percent slopes occurs in a small section near the southwest portion of the Survey Area. The parent material is alluvium derived from stratified rock. The available water storage is classified as moderate (approximately 7.2 inches) with a depth to water table of more than 80 inches (USDA 2022).

Hydrology

A cement-lined channel flows along the southern boundary of the site. The National Hydrology Database (NHD) identifies the channel as a canal/ditch and it appears the channel receives flow primarily from agricultural run-off and nuisance water from the nearby agricultural and commercial properties. The channel flows west and connects to another cement-lined channel southwest of the Project site, which flows south and terminates in the Arroyo Simi River, a NWI mapped blue line (Figure 4) stream. The Arroyo Simi flows southwest and terminates in the Pacific Ocean, a Traditional Navigable Water (TNW). The Project proposes a new access road over the cement-lined channel for emergency access and will include improvements to this section of the channel for approximately 60 linear feet. Typically, canals or ditches that receive flow primarily from agricultural sources are not considered waters of the United States; therefore, no impacts to waters of the United States are anticipated as a result of this Project. However, the channel is jurisdictional under RWQCB; therefore, impacts to waters of the State may occur as a result of this Project (Figure 5).

Vegetation Communities

Disturbed and Developed vegetation communities were found within the Survey Area during the biological reconnaissance survey. The majority of the Project site is comprised of Disturbed vegetation. The communities are described in the following subsections.

Disturbed

Disturbed areas are those areas that are either devoid of vegetation (cleared or graded) such as dirt roads or those areas that have been disturbed by human use. Soils are compacted and support little to no vegetation or may contain species such as tocalote (*Centaurea melitensis*), wild oat (*Avena* sp.), mustard species, prickly sow thistle (*Sonchus asper*), and prickly lettuce (*Lactuca serriola*) (Gray and Bramlet 1992).

Disturbed area is present within 5.32 acres of the survey area comprising the greater majority of the Project site. This area is mainly devoid of vegetation, shows signs of regular mowing, and contains scattered nonnative vegetation, including poison hemlock (*Conium maculatum*), shortpod mustard (*Hirschfeldia incana*), castor-bean (*Ricinus communis*), broad-lobed filaree (*Erodium botrys*), red-stemmed filaree (*Erodium cicutarium*), and cheeseweed (*Malva parviflora*). Native plant species found on site in smaller numbers included white sage (*Salvia apiana*), telegraphweed (*Heterotheca grandiflora*), scalebroom (*Lepidospartum squamatum*), and twiggy wreathplant (*Stephanomeria virgata*).

Developed

Developed areas are areas that have been altered by humans and now display man-made structures such as urban areas, houses, paved roads, buildings, parks, and other maintained areas (Gray and Bramlet 1992). Developed areas are present within 0.27 acre of the Project site at the southern end within a cement channel.

General Plants

A total of 20 plant species were observed within the Survey Area during the biological reconnaissance survey (Attachment 2). Plant species observed during the survey were representative of the existing Survey Area conditions. No special status plant species were observed during the survey.

General Wildlife

A total of seven wildlife species were observed within the Survey Area during the biological reconnaissance survey. Wildlife species observed or detected during the survey were characteristic of the existing Survey Area conditions. A



complete list of wildlife species observed or detected is provided in Attachment 3 – Wildlife Species Observed/Detected List.

Sensitive Species

Special Status Species

The following information is a list of abbreviations used to help determine special status biological resources potentially occurring in the Survey Area.

CNPS California Rare Plant Rank (CRPR)

- 1A = Plants presumed extinct in California.
- 1B = Plants rare and endangered in California and throughout their range.
- 2 = Plants rare, threatened or endangered in California but more common elsewhere in their range.
- 3 = Plants about which we need more information, a review list.
- 4 = Plants of limited distribution; a watch list.

CRPR Extensions

- 0.1 = Seriously endangered in California (greater than 80 percent of occurrences threatened/high degree and immediacy of threat).
- 0.2 = Fairly endangered in California (20 to 80 percent occurrences threatened).
- 0.3 = Not very endangered in California (less than 20 percent of occurrences threatened).

Federal

- FE = Federally listed; Endangered
- FT = Federally listed; Threatened

State

- ST = State listed; Threatened
- SE = State listed; Endangered
- RARE = State listed; Rare (Listed “Rare” animals have been re-designated as Threatened, but Rare plants have retained the Rare designation.)
- SSC = State Species of Special Concern
- WL = CDFW Watch List
- FP = CDFW Fully Protected

The following information was used to determine biological resources potentially occurring within the Survey Area. The criteria used to evaluate the potential for special status species to occur within the Survey Area are outlined in Table 1.



Table 1: Criteria for Evaluating Special Status Species Potential for Occurrence (PFO)

PFO*	CRITERIA
Absent:	Species is restricted to habitats or environmental conditions that do not occur within the Project site.
Low:	Historical records for this species do not exist within the vicinity (approximately 5 miles) of the Project site, and/or habitats or environmental conditions needed to support the species are of poor quality.
Moderate:	Either a historical record exists of the species within the vicinity of the Project site (approximately 5 miles) and marginal habitat exists on the Survey Area, or the habitat requirements or environmental conditions associated with the species occur within the Survey Area, but no historical records exist within 5 miles of the Project site.
High:	Both a historical record exists of the species within the Survey Area or its immediate vicinity (approximately 1 mile), and the habitat requirements and environmental conditions associated with the species occur within the Survey Area.
Present:	Species was detected within the Survey Area at the time of the survey.

*PFO: Potential for Occurrence

Special Status Plant Species

Database searches (CDFW 2021; CNPS 2021) resulted in a list of 9 federally and/or state-listed threatened, endangered, or otherwise special status plant species documented to historically occur within the vicinity of the Survey Area (Figure 6). Of the 9 plant species that resulted from the database search all plant species are considered absent from the Survey Area. No special status plant species were found during the biological reconnaissance survey.

The following 9 plant species are considered **Absent** from the Survey Area due to lack of suitable habitat or because they grow outside the elevation range of the Survey Area:

- Branton's milk-vetch (*Astragalus brauntonii*) – FE, CRPR 1B.1
- Santa Susana tarplant (*Deinandra minthornii*) – RARE, CRPR 1B.2
- Agoura Hills dudleya (*Dudleya cymosa* subsp. *agouensis*) – FT, CRPR 1B.2
- marcescent dudleya (*Dudleya cymosa* subsp. *marcescens*) – FT, RARE, CRPR 1B.2
- Conejo dudleya (*Dudleya parva*) – FT, CRPR 1B.2
- Verity's dudleya (*Dudleya verity*) – FT, CRPR 1B.1
- conejo buckwheat (*Eriogonum crocatum*) – RARE, CRPR 1B.2
- California Orcutt grass (*Orcuttia californica*) – FE, SE, CRPR 1B.1
- Lyon's pentachaeta (*Pentachaeta lyonia*) – FE, SE, CRPR 1B.1

Special Status Wildlife Species

Database searches (CDFW 2022; USFWS 2022) resulted in a list of 29 federally and/or state listed endangered or threatened, State Species of Concern, or otherwise special status wildlife species documented to occur within the



Survey Area (Figure 5). After a literature review and the assessment of the various habitat types within the Survey Area, it was determined that all 29 special status wildlife species are considered absent from the Project site.

The following 29 wildlife species are considered **Absent** from the Survey Area due to the absence of suitable habitat:

- American badger (*Taxidea taxus*) – SSC
- arroyo chub (*Gila orcuttii*) – SSC
- burrowing owl (*Athene cunicularia*) – SSC
- bank swallow (*Riparia riparia*) – **ST**
- California condor (*Gymnogyps californianus*) – **FE, SE**
- California glossy snake (*Arizona elegans occidentalis*) – SSC
- coast horned lizard (*Phrynosoma blainvillii*) – SSC
- coast patch-nosed snake (*Salvadora hexalepis virgulata*) – SSC
- coastal California gnatcatcher (*Poliophtila californica californica*) – FT, SSC
- coastal whiptail (*Aspidoscelis tigris stejnegeri*) – SSC
- foothill yellow-legged frog (*Rana boylei*) – **SE**
- least Bell's vireo (*Vireo bellii pusillus*) – FE, SE
- pallid bat (*Antrozous pallidus*) – SSC
- Riverside fairy shrimp (*Streptocephalus woottoni*) – **FE**
- San Diego desert woodrat (*Neotoma lepida intermedia*) – SSC
- Santa Ana sucker (*Catostomus santaanae*) – FT
- southcoast gartersnake (*Thamnophis sirtalis* pop. 1) – SSC
- southern California legless lizard (*Anniella stebbinsi*) – SSC
- southwestern willow flycatcher (*Empidonax traillii extimus*) – FE, SE
- steelehead – Southern California DPS (*Oncorhynchus mykiss irideus* pop. 10) – **FE**
- tricolored blackbird (*Agelaius tricolor*) – **ST**
- two-striped gartersnake (*Thamnophis hammondi*) – SSC
- unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*) – FE, SE
- western mastiff bat (*Eumops perotis californicus*) – SSC
- western pond turtle (*Emys marmorata*) – SSC
- western spadefoot (*Spea hammondi*) – SSC
- western yellow-billed cuckoo (*Coccyzus americanus occidentalis*) – FT, SE
- yellow warbler (*Setophaga petechia*) – SSC

United States Fish Wildlife Service Critical Habitat

USFWS Critical Habitat is defined as areas of land, water, and air space containing the physical and biological features essential for the survival and recovery of endangered and threatened species. Designated Critical Habitat includes sites for breeding and rearing, movement or migration, feeding, roosting, cover, and shelter. Designated Critical Habitats require special management and protection of existing resources, including water quality and quantity, host animals and plants, food availability, pollinators, sunlight, and specific soil types. Designated Critical Habitat delineates all suitable habitat, occupied or not, that is essential to the survival and recovery of the species. According to the USFWS



Critical Habitat WebGIS map, the Project site does not fall within any designated Critical Habitat (USFWS 2022) and no designated Critical Habitat occurs within three miles of the Project site.

Conclusions and Recommendations

Hydrology

A cement-lined channel flows through the southern portion of the Project site, which eventually connects to the Arroyo Simi and terminates in the Pacific Ocean, a TNW. Proposed construction includes the placement of an access road over the channel and improvements to approximately 60 feet of the channel within the same section. A total of 0.02 acre of permanent impacts to waters of the State will occur as a result of the Project; thus, a State 401 certification, and/or CDFW State Streambed Alteration Agreement may be required for Project authorization.

Special Status Plant Species

Following the literature review and after the assessment of the various habitat types in the Survey Area, it was determined that of the 9 special status plant species known to historically occur within the Survey Area, all species were considered absent within the Survey Area. No special status species were found during the biological reconnaissance survey.

Special Status Wildlife Species

Following the literature review and the assessment of the various habitat types in the Survey Area, it was determined that of the 29 special status wildlife species known to occur within the Project site, all species are considered absent from the site. Therefore, no additional surveys are recommended at this time.

To minimize potential impacts to nesting birds protected under the Migratory Bird Treaty Act (MBTA), construction activities should take place outside nesting season (February 1 to August 31), to the greatest extent practicable.

If construction activities occur during nesting season, preconstruction nesting bird surveys should be conducted. The survey should occur prior to initiation of ground disturbing activities, and any occupied passerine and/or raptor nests occurring within or adjacent to the impact area should be delineated. Additional follow-up surveys may be required by the resource agencies. To the maximum extent practicable, a minimum buffer zone around occupied nests should be determined by the qualified biologist to avoid impacts to the active nest. The buffer should be maintained during physical ground-disturbing activities. Once nesting has ceased, the buffer may be removed.

Please contact me at (949) 261-5414 ext. 7232 if you have any questions or concerns regarding this memo report.

Sincerely,

CHAMBERS GROUP, INC.



Heather Franklin

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Attachments

- Attachment 1:** Figure 1 – Project Location and Vicinity Map
- Figure 2 – Vegetation Communities Map
- Figure 3 – USDA Soils Map



Figure 4 – Jurisdictional Waters Map

Figure 5 – Jurisdictional Delineation Results Map

Figure 6 – CNDDDB and USFWS Occurrences and Critical Habitat Map

Attachment 2: Plant Species Observed

Attachment 3: Wildlife Species Observed/Detected

Attachment 4: Site Photographs



References

Baldwin, B.G., D.H. Goldman, D.J. Keil, R. Patterson, and T.J. Rosatti, and D.H. Wilken (editors)

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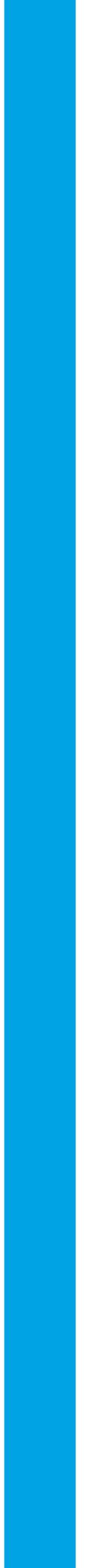
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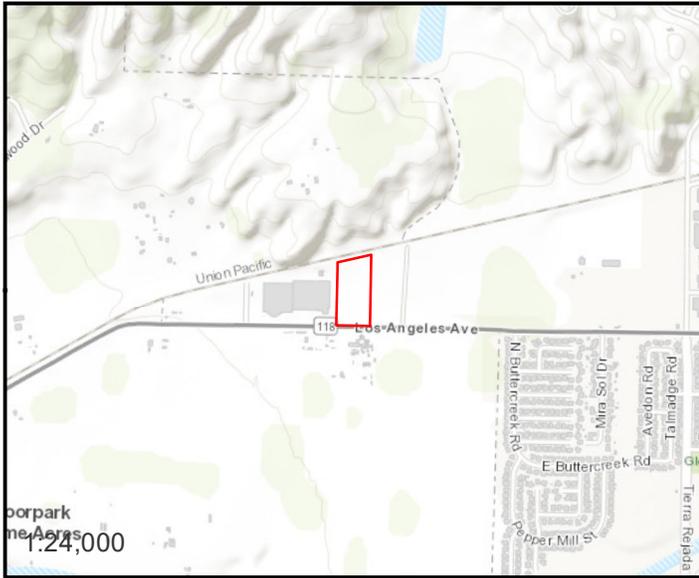
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ATTACHMENT 1 – FIGURES





Project Location

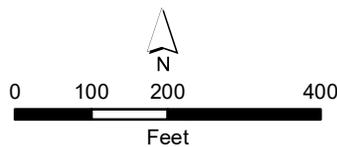
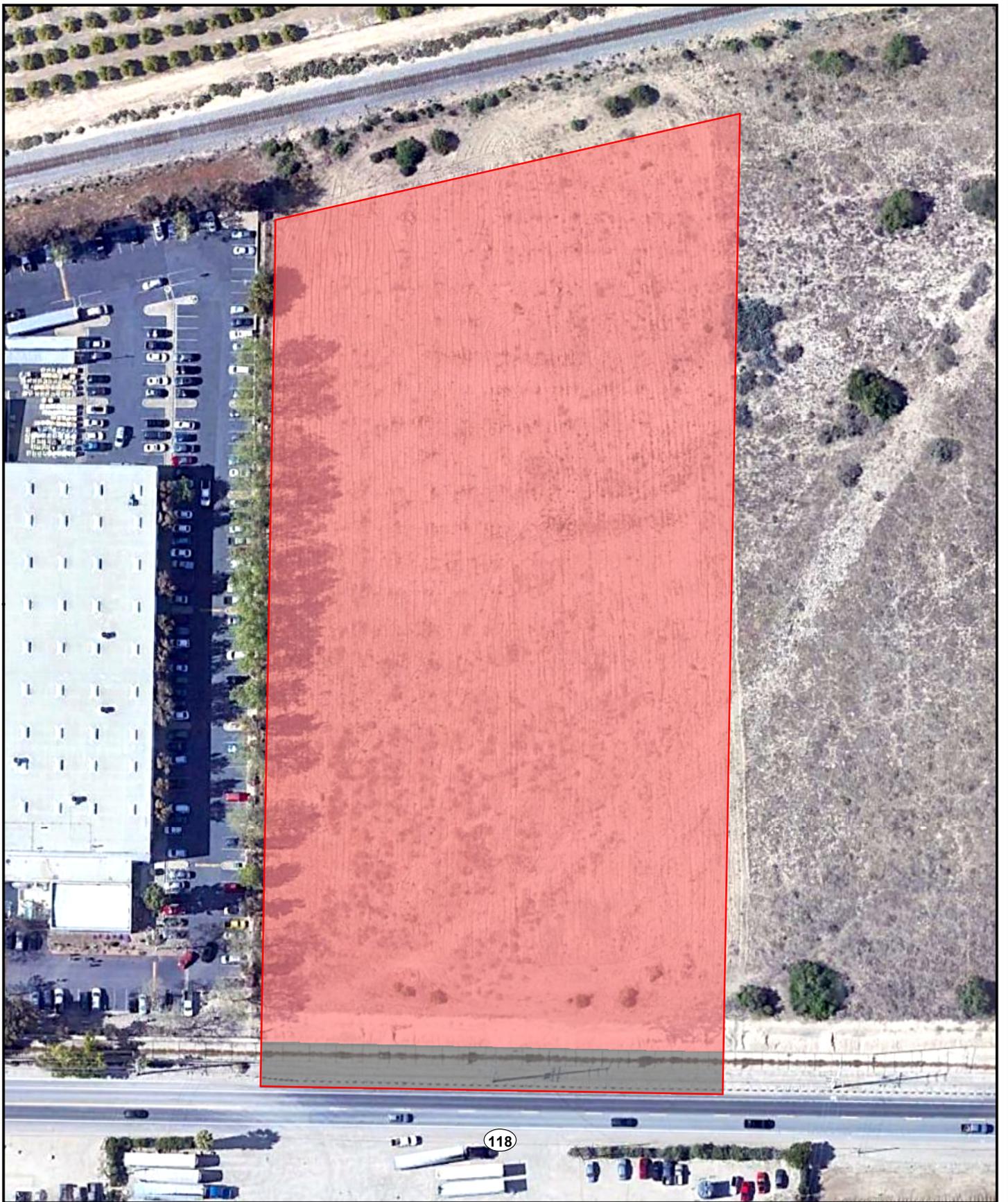


Figure 1
Pentair Expansion CEQA
Project Location and Vicinity



 Project Location

Vegetation Communities

 Disturbed (5.32 ac)

 Developed (0.27 ac)

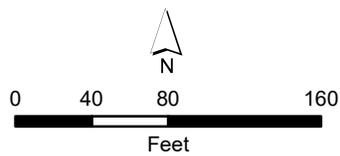
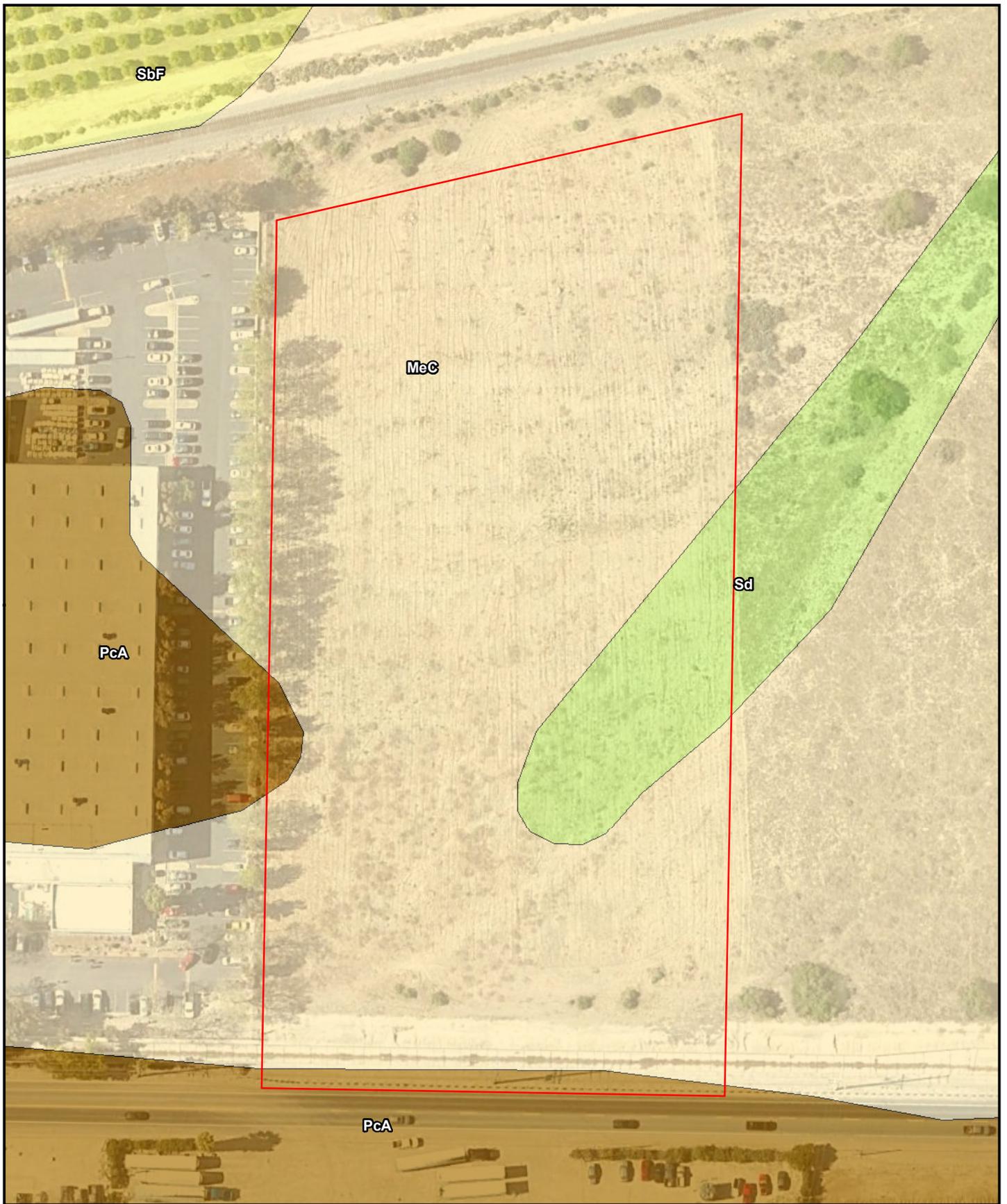


Figure 2
Pentair Expansion Project
Vegetation Communities



- Project Location
- USDA Soil Type**
- MeC - Metz loamy sand, 2 to 9 percent slopes
- PcA - Pico sandy loam, 0 to 2 percent slopes
- SbF - San Andreas sandy loam, 30 to 50 percent slopes
- Sd - Sandy alluvial land

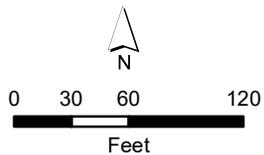
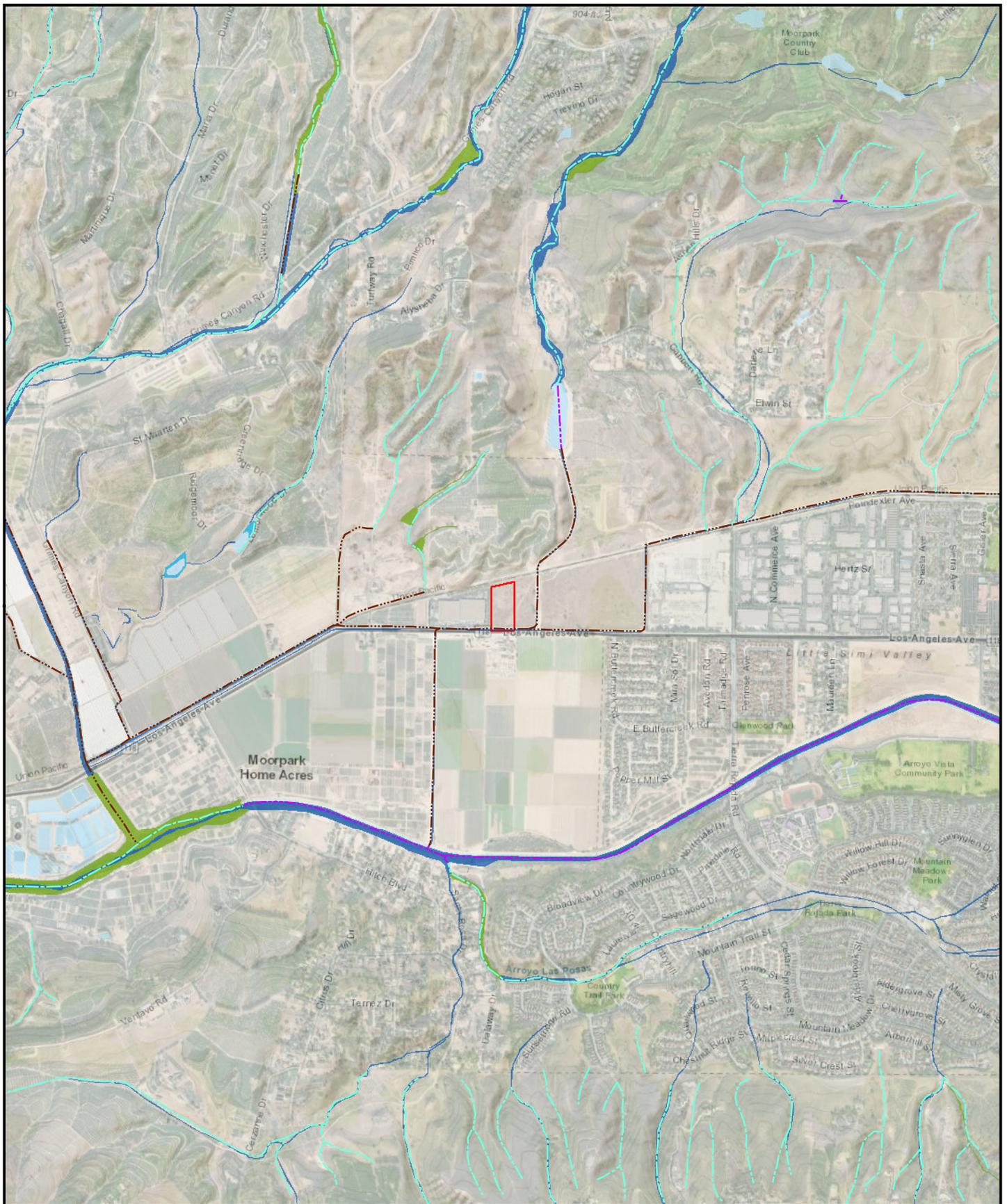


Figure 3
Pentair Expansion Project
USDA Soils



- Project Location
- NWI**
- Freshwater Emergent Wetland
- Freshwater Pond
- Freshwater Forested/Shrub Wetland
- Riverine
- NHD**
- Artificial Path
- Stream/River
- Canal/Ditch

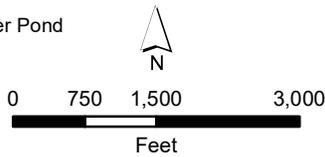


Figure 4
Pentair Expansion Project
Jurisdictional Waters



- Project Location
- Channel Improvement Impacts
- Jurisdictional Delineation Results**
- Ordinary High Water Mark
- Bank to Bank

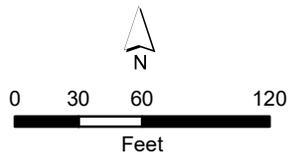


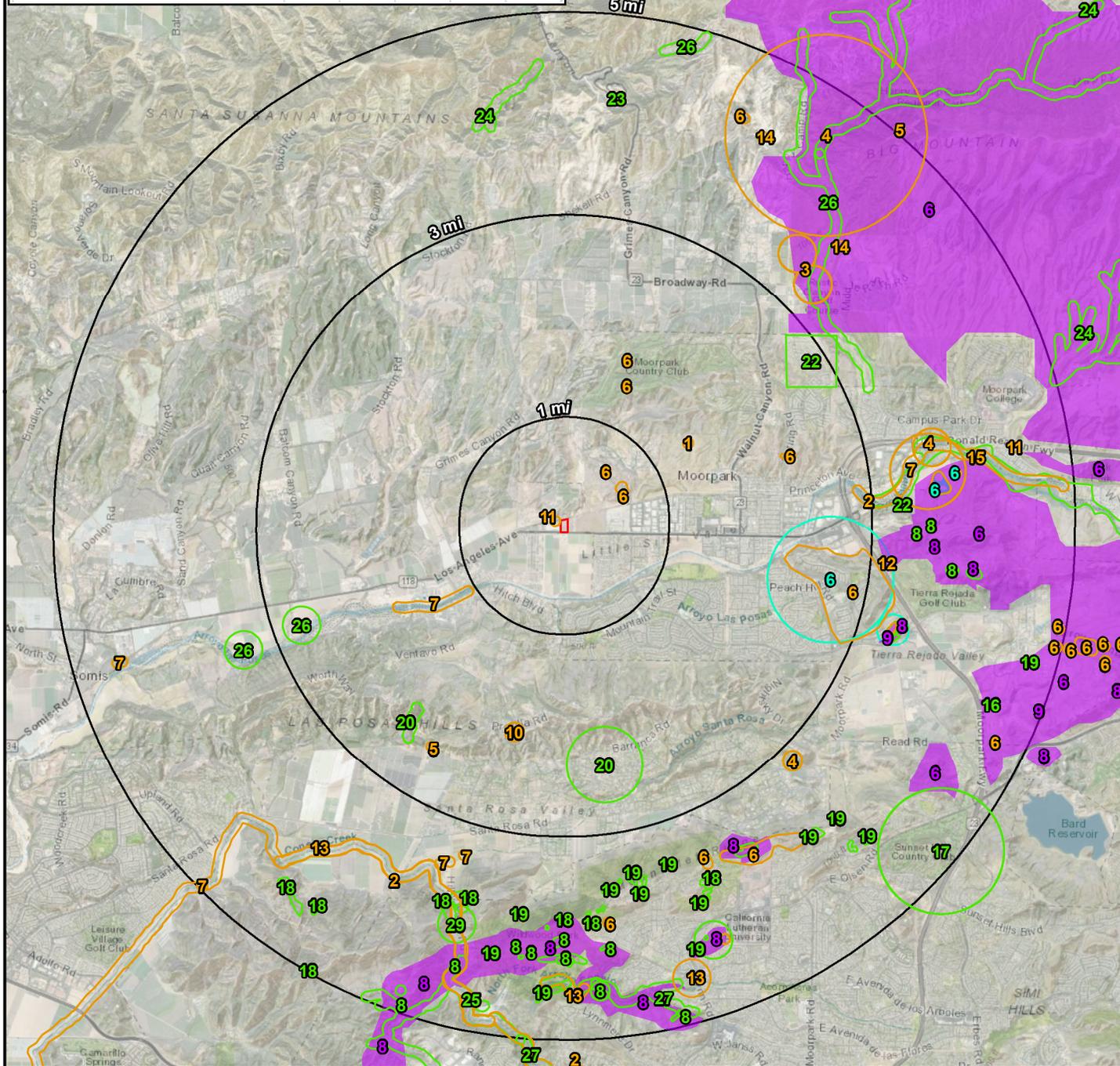
Figure 5
 Pentair Expansion CEQA
 Jurisdictional Delineation Results

Animals

1. American badger
2. arroyo chub
3. California glossy snake
4. California legless lizard
5. coast horned lizard
6. coastal California gnatcatcher
7. least Bell's vireo
8. Lyon's pentachaeta
9. Riverside fairy shrimp
10. San Bernardino ringneck snake
11. San Diego desert woodrat
12. southern California rufous-crowned sparrow
13. western pond turtle
14. western spadefoot
15. white-tailed kite

Plants

16. California Orcutt grass
17. chaparral ragwort
18. conejo buckwheat
19. Conejo dudleya
20. Gerry's curly-leaved monardella
21. Lyon's pentachaeta
22. mesa horkelia
23. Payne's bush lupine
24. Southern Coast Live Oak Riparian Forest
25. Southern Riparian Forest
26. Southern Riparian Scrub
27. Southern Sycamore Alder Riparian Woodland
28. Southern Willow Scrub
29. Valley Oak Woodland



- Project Location
- USFWS Critical Habitat
- USFWS Occurrences
- CNDDDB Occurrences**
- Animals
- Plants

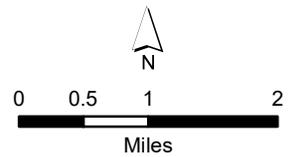
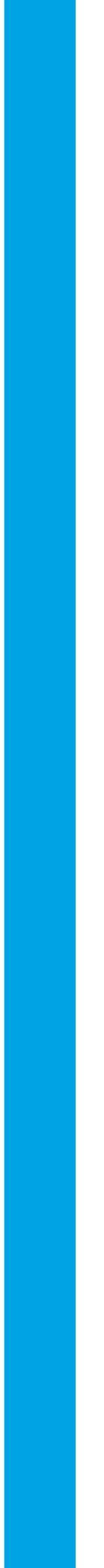


Figure 6
Pentair Expansion CEQA
CNDDDB and USFWS Occurrences

ATTACHMENT 2 – PLANT SPECIES OBSERVED

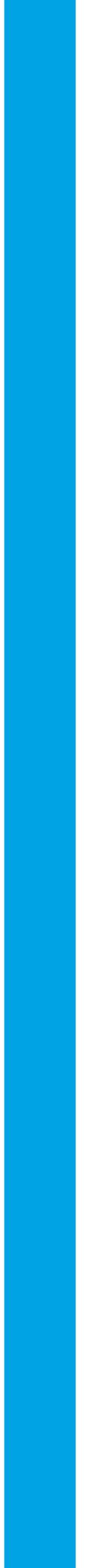


ATTACHMENT 2 – PLANT SPECIES OBSERVED

Scientific Name	Common Name
ANGIOSPERMS (EUDICOTS)	
ANACARDIACEAE	SUMAC OR CASHEW FAMILY
<i>Schinus molle</i> *	Peruvian pepper tree
APIACEAE	CARROT FAMILY
<i>Conium maculatum</i> *	poison hemlock
ASTERACEAE	SUNFLOWER FAMILY
<i>Heterotheca grandiflora</i>	telegraph weed
<i>Lepidospartum squamatum</i>	scale-broom
<i>Stephanomeria virgata</i>	twiggy wreathplant
BORAGINACEAE	BORAGE FAMILY
<i>Amsinckia</i> sp.	fiddlenecks
<i>Cryptantha intermedia</i>	common forget-me-not
<i>Phacelia ramosissima</i>	branching phacelia
BRASSICACEAE	MUSTARD FAMILY
<i>Hirschfeldia incana</i> *	shortpod mustard
EUPHORBIACEAE	SPURGE FAMILY
<i>Ricinus communis</i> *	castor-bean
FABACEAE	LEGUME FAMILY
<i>Lupinus bicolor</i>	miniature lupine
GERANIACEAE	GERANIUM FAMILY
<i>Erodium botrys</i> *	broad-lobed filaree
<i>Erodium cicutarium</i> *	red-stemmed filaree
LAMIACEAE	MINT FAMILY
<i>Salvia apiana</i>	white sage
MALVACEAE	MALLOW FAMILY
<i>Malva parviflora</i> *	cheeseweed
POLYGONACEAE	BUCKWHEAT FAMILY
<i>Rumex hymenosepalus</i>	wild rhubarb
SOLANACEAE	NIGHTSHADE FAMILY
<i>Datura wrightii</i>	jimson weed
URTICACEAE	NETTLE FAMILY
<i>Urtica urens</i> *	dwarf nettle
ANGIOSPERMS (MONOCOTS)	
POACEAE	GRASS FAMILY
<i>Ehrharta erecta</i> *	panic veldt grass
<i>Schismus barbatus</i> *	Mediterranean schismus

*Non-Native Species

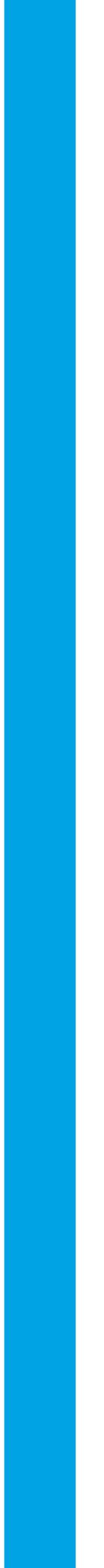
ATTACHMENT 3 – WILDLIFE SPECIES OBSERVED/DETECTED



ATTACHMENT 3: WILDLIFE SPECIES OBSERVED

Scientific Name	Common Name
CLASS AVES	BIRDS
TROCHILIDAE	HUMMINGBIRDS
<i>Calypte anna</i>	Anna's hummingbird
COLUMBIDAE	PIDGEOONS & DOVES
<i>Zenaida macroura</i>	mourning dove
CORVIDAE	JAYS & CROWS
<i>Corvus corax</i>	common raven
FRINGILLIDAE	FINCHES
<i>Carpodacus mexicanus</i>	house finch
MIMIDAE	THRASHERS, MOCKINGBIRDS, TREMBLERS, & NEW WORLD CATBIRDS
<i>Mimus polyglottos</i>	northern mockingbird
PARULIDAE	NEW WORLD WARBLERS
<i>Setophaga coronata</i>	yellow-rumped warbler
PASSERIDAE	OLD WORLD SPARROWS
<i>Passer domesticus</i>	house sparrow

ATTACHMENT 4 – SITE PHOTOGRAPHS



ATTACHMENT 4 – SITE PHOTOGRAPHS



Photo 1

Photo facing train tracks and orchards to the north. Photo depicting Disturbed vegetation.



Photo 2

Photo facing Pentair Pool Products to the southwest. Photo depicting Disturbed vegetation.



Photo 3

Photo facing southeast. Photo depicting Disturbed vegetation.



Photo 4

Photo facing northeast. Photo depicting Disturbed vegetation.



Photo 5

Photo facing east. Photo Depicting cement channel at the southern end of the Project site.