



# Memorandum

**To:** Scott Uhles, P.E.  
**From:** Anastasia Shippey, Associate Biologist – GPA Consulting  
**Date:** September 23, 2020  
**Subject:** Sakioka Arctic Storage Building – Biological Resources Consistency Memorandum

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## Introduction

The Applicant (Arctic Cold) is proposing to construct a facility to store frozen and chilled products in a state-of-the-art warehouse with the very latest in engineering, refrigeration, light-emitting diode lighting, warehouse management systems, and nationwide logistics services (project). The storage facility would use adiabatic condensers and variable frequency drives to save water and energy usage. The project is subject to the California Environmental Quality Act (CEQA) (Public Resource Code [PRC] Section 2100, et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387).

## Project Location

The project site is within the Sakioka Farms Business Park Specific Plan (Specific Plan) area in the City of Oxnard (City), Ventura County, California. The Specific Plan area spans 430 acres and is defined by the U.S. Highway 101 (U.S. 101) to the north, Latigo Avenue to the south, Rice Avenue to the west, and approximately 600 feet east of Del Norte Boulevard to the east. The Specific Plan is divided into seven planning areas for the phased development of commercial, business research, and light industrial uses. (Langdon Wilson International, 2012)

The project site is within Planning Area 5, which consists of approximately 116 acres and is designated as the primary light industrial site. The project site would occupy approximately 1,387,657 square feet (31.8 acres) within the southwest quadrant of the Specific Plan area. The project site would be located on Lots 1-5, Tract 5996, at the corner of Rice Avenue and planned Street "A" (see **Attachment A**).

## Survey

A biological resource windshield survey of the Sakioka Farms Business Park, including the project site, was conducted to assess the potential presence of special-status species, document the existing conditions, and evaluate if the existing condition is consistent with what is described in the *Sakioka Farms Business Park Specific Plan Environmental Impact Report* (EIR) (Specific Plan EIR).

## Date of Windshield Survey:

- March 9, 2020

#### Biological Surveyors:

- Adelina Munoz, GPA Senior Biologist
- Hannah Hart, GPA Biologist

#### Survey Methods

A literature review was completed prior to the windshield survey to identify special-status plants and wildlife, critical habitat, and/or sensitive habitats previously recorded within or near the project site. This included reviewing the Sakioka Farms Specific Plan EIR as well as the following sources:

- California Natural Diversity Database (CNDDDB) for the Oxnard 7.5-minute series topographic quadrangles (see **Attachment B**);
- California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants (see **Attachment B**);
- National Marine Fisheries Service (NMFS) California Species List Tool (see **Attachment B**);
- United States Fish and Wildlife Service (USFWS) Information for Planning and Conservation Database (see **Attachment B**); and
- USFWS National Wetlands Inventory (see **Attachment B**).

GPA biologists Adelina Munoz and Hannah Hart conducted a windshield survey on March 9, 2020 between 2:45 PM and 4:00 PM. Permission to access the property was not granted at the time of the survey; therefore, the survey was completed from the edges of the property and surveyors did not walk the property. Weather conditions were cloudy, with a breeze and an average temperature of 63 degrees Fahrenheit. Representative photographs of the project site were taken during the survey (see **Attachment C**).

#### Survey Results

The project site is predominantly fallow agricultural fields with some ruderal vegetation along the edges of the property. There are no trees within the project site. However, there are several large trees directly adjacent.

According to the CNDDDB, USFWS Official Species List, NMFS, and CNPS (obtained on March 11, 2020 and updated on September 23, 2020) there is potential for 16 special-status plants and wildlife species to be within the project site based on recorded geographical distribution. However, based on the results of research and the windshield survey the project site does not appear to have suitable habitat for special-status plants or wildlife. Also, the project site does not appear to have suitable nesting habitat for migratory birds.

#### Consistency Determination

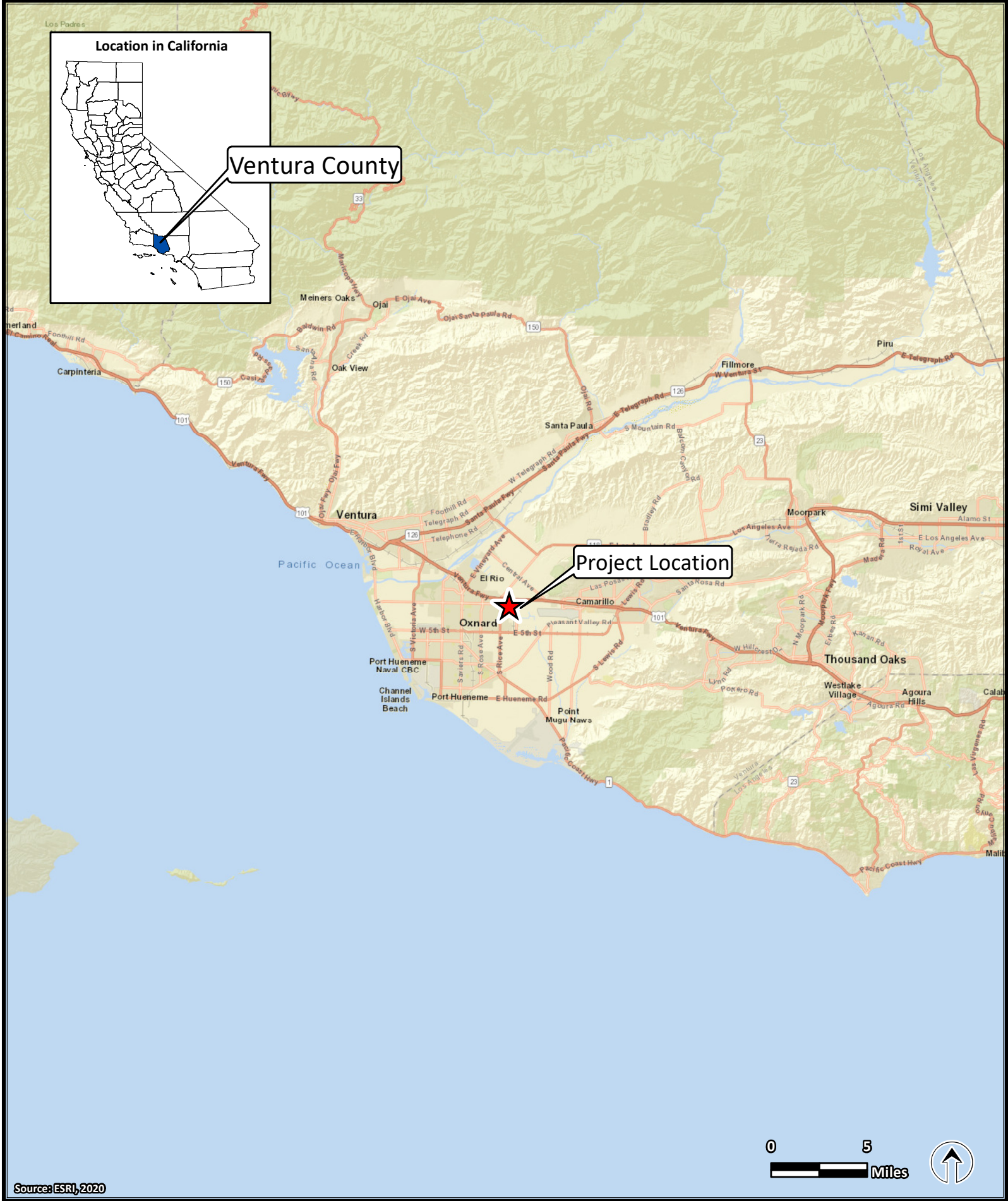
Based on results of the windshield survey and literature research construction of the project would not result in any new impacts to biological resources. In addition, because there are no potential jurisdictional features including riparian habitat, native vegetation communities, or potential for special-status species to be within the project, mitigation measures for biological resources (E-2 through E-5) identified in the

Specific Plan EIR are not applicable to this project. However, because there are large trees that could provide potential nesting habitat for migratory birds, mitigation measure E-1 identified in the Specific Plan EIR is applicable and should be implemented (see **Attachment D**).

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**Attachment A**  
**Project Figures**

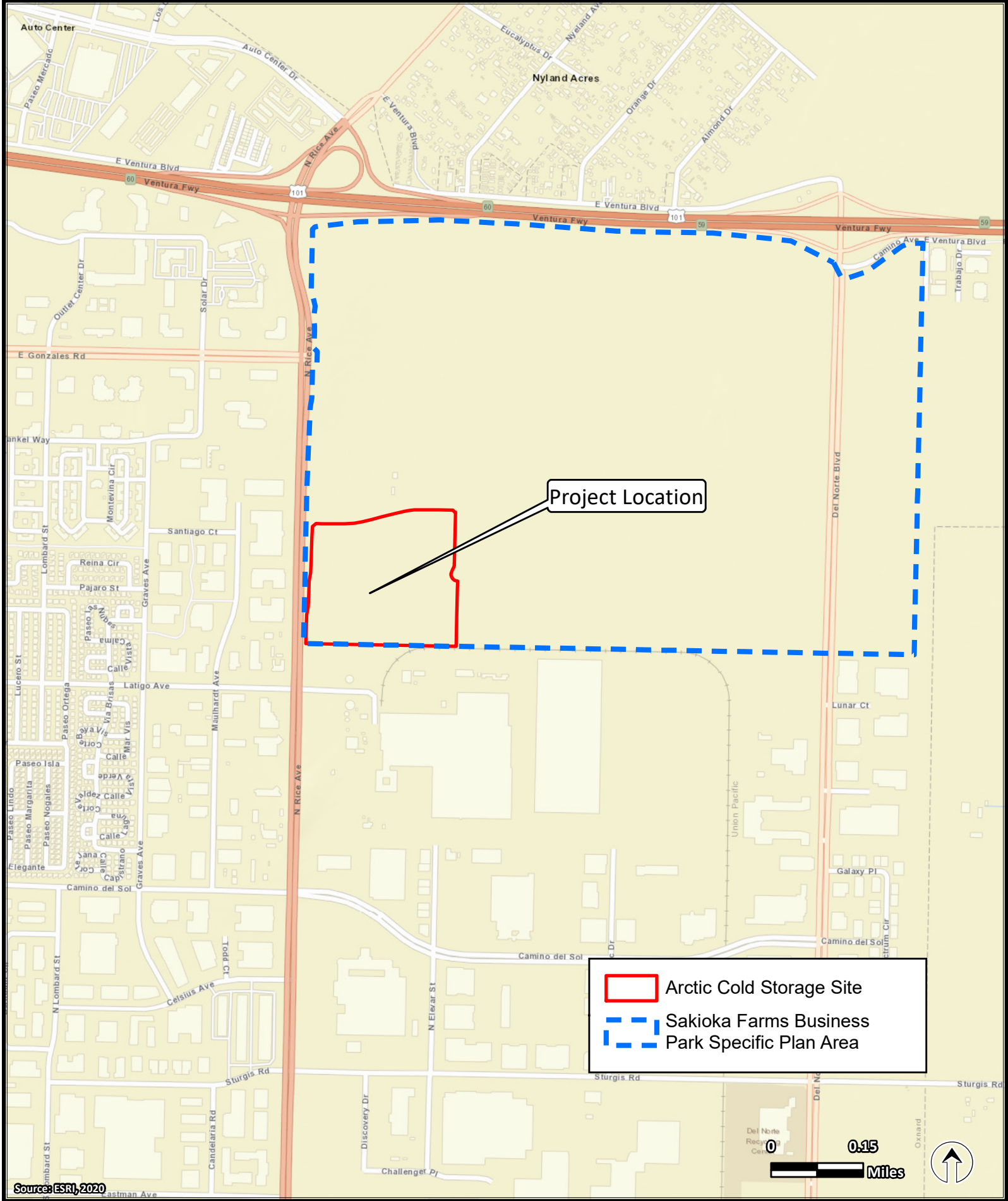




**FIGURE 1. REGIONAL LOCATION  
Sakioka Arctic Cold Storage**







**FIGURE 2. PROJECT LOCATION**  
**Sakioka Arctic Cold Storage**







Source: ESRI, 2020

**FIGURE 3. PROJECT VICINITY**  
**Sakioka Arctic Cold Storage**



**Attachment B**  
**Species Lists**





# Selected Elements by Scientific Name

## California Department of Fish and Wildlife

### California Natural Diversity Database



Query Criteria: Quad> IS >(Oxnard (3411922))

Arctic Cold Storage Building Project within the Sakioka Farms Business Park

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<b>Anniella stebbinsi</b> Southern California legless lizard	ARACC01060	None	None	G3	S3	SSC
<b>Astragalus pycnostachyus var. lanosissimus</b> Ventura Marsh milk-vetch	PDFAB0F7B1	Endangered	Endangered	G2T1	S1	1B.1
<b>Athene cunicularia</b> burrowing owl	ABNSB10010	None	None	G4	S3	SSC
<b>Atriplex serenana var. davidsonii</b> Davidson's saltscale	PDCHE041T1	None	None	G5T1	S1	1B.2
<b>Bombus crotchii</b> Crotch bumble bee	IIHYM24480	None	Candidate Endangered	G3G4	S1S2	
<b>Catostomus santaanae</b> Santa Ana sucker	AFCJC02190	Threatened	None	G1	S1	
<b>Charadrius alexandrinus nivosus</b> western snowy plover	ABNNB03031	Threatened	None	G3T3	S2S3	SSC
<b>Chloropyron maritimum ssp. maritimum</b> salt marsh bird's-beak	PDSCR0J0C2	Endangered	Endangered	G4?T1	S1	1B.2
<b>Cicindela hirticollis grvida</b> sandy beach tiger beetle	IICOL02101	None	None	G5T2	S2	
<b>Coastal and Valley Freshwater Marsh</b> Coastal and Valley Freshwater Marsh	CTT52410CA	None	None	G3	S2.1	
<b>Coccyzus americanus occidentalis</b> western yellow-billed cuckoo	ABNRB02022	Threatened	Endangered	G5T2T3	S1	
<b>Coelus globosus</b> globose dune beetle	IICOL4A010	None	None	G1G2	S1S2	
<b>Danaus plexippus pop. 1</b> monarch - California overwintering population	IILEPP2012	None	None	G4T2T3	S2S3	
<b>Emys marmorata</b> western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
<b>Eucyclogobius newberryi</b> tidewater goby	AFCQN04010	Endangered	None	G3	S3	SSC
<b>Falco peregrinus anatum</b> American peregrine falcon	ABNKD06071	Delisted	Delisted	G4T4	S3S4	FP
<b>Lasthenia glabrata ssp. coulteri</b> Coulter's goldfields	PDAST5L0A1	None	None	G4T2	S2	1B.1
<b>Laterallus jamaicensis coturniculus</b> California black rail	ABNME03041	None	Threatened	G3G4T1	S1	FP
<b>Malacothrix similis</b> Mexican malacothrix	PDAST660D0	None	None	G2G3	SH	2A
<b>Passerculus sandwichensis beldingi</b> Belding's savannah sparrow	ABPBX99015	None	Endangered	G5T3	S3	



Selected Elements by Scientific Name  
California Department of Fish and Wildlife  
California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<b><i>Phrynosoma blainvillii</i></b> coast horned lizard	ARACF12100	None	None	G3G4	S3S4	SSC
<b><i>Pseudognaphalium leucocephalum</i></b> white rabbit-tobacco	PDAST440C0	None	None	G4	S2	2B.2
<b><i>Riparia riparia</i></b> bank swallow	ABPAU08010	None	Threatened	G5	S2	
<b><i>Setophaga petechia</i></b> yellow warbler	ABPBX03010	None	None	G5	S3S4	SSC
<b><i>Southern Coastal Salt Marsh</i></b> Southern Coastal Salt Marsh	CTT52120CA	None	None	G2	S2.1	
<b><i>Southern Riparian Scrub</i></b> Southern Riparian Scrub	CTT63300CA	None	None	G3	S3.2	
<b><i>Sternula antillarum browni</i></b> California least tern	ABNNM08103	Endangered	Endangered	G4T2T3Q	S2	FP
<b><i>Tryonia imitator</i></b> mimic tryonia (=California brackishwater snail)	IMGASJ7040	None	None	G2	S2	
<b><i>Vireo bellii pusillus</i></b> least Bell's vireo	ABPBW01114	Endangered	Endangered	G5T2	S2	

Record Count: 29



\*The database used to provide updates to the Online Inventory is under construction. [View updates and changes made since May 2019 here.](#)

## Plant List

11 matches found. [Click on scientific name for details](#)

### Search Criteria

Found in Quad 3411922

[Modify Search Criteria](#)
[Export to Excel](#)
[Modify Columns](#)
[Modify Sort](#)
[Display Photos](#)

Scientific Name	Common Name	Family	Lifeform	Blooming Period	CA Rare Plant Rank	State Rank	Global Rank
<a href="#">Abronia villosa var. aurita</a>	chaparral sand-verbena	Nyctaginaceae	annual herb	(Jan)Mar-Sep	1B.1	S2	G5T2?
<a href="#">Astragalus pycnostachyus var. lanosissimus</a>	Ventura marsh milk-vetch	Fabaceae	perennial herb	(Jun)Aug-Oct	1B.1	S1	G2T1
<a href="#">Atriplex serenana var. davidsonii</a>	Davidson's saltscale	Chenopodiaceae	annual herb	Apr-Oct	1B.2	S1	G5T1
<a href="#">Chloropyron maritimum ssp. maritimum</a>	salt marsh bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	May-Oct(Nov)	1B.2	S1	G4?T1
<a href="#">Heterotheca sessiliflora ssp. sessiliflora</a>	beach goldenaster	Asteraceae	perennial herb	Mar-Dec	1B.1	S1	G4T2T3
<a href="#">Juncus acutus ssp. leopoldii</a>	southwestern spiny rush	Juncaceae	perennial rhizomatous herb	(Mar)May-Jun	4.2	S4	G5T5
<a href="#">Lasthenia glabrata ssp. coulteri</a>	Coulter's goldfields	Asteraceae	annual herb	Feb-Jun	1B.1	S2	G4T2
<a href="#">Malacothrix similis</a>	Mexican malacothrix	Asteraceae	annual herb	Apr-May	2A	SH	G2G3
<a href="#">Phacelia ramosissima var. austrolitoralis</a>	south coast branching phacelia	Hydrophyllaceae	perennial herb	Mar-Aug	3.2	S3	G5?T3Q
<a href="#">Pseudognaphalium leucocephalum</a>	white rabbit-tobacco	Asteraceae	perennial herb	(Jul)Aug-Nov(Dec)	2B.2	S2	G4
<a href="#">Suaeda taxifolia</a>	woolly seablite	Chenopodiaceae	perennial evergreen shrub	Jan-Dec	4.2	S4	G4



## Sakioka Arctic Cold Storage Building Project – Oxnard, CA

Quad Name **Oxnard**

Quad Number **34119-B2**

### ESA Anadromous Fish

SONCC Coho ESU (T) -

CCC Coho ESU (E) -

CC Chinook Salmon ESU (T) -

CVSR Chinook Salmon ESU (T) -

SRWR Chinook Salmon ESU (E) -

NC Steelhead DPS (T) -

CCC Steelhead DPS (T) -

SCCC Steelhead DPS (T) -

SC Steelhead DPS (E) - **X**

CCV Steelhead DPS (T) -

Eulachon (T) -

sDPS Green Sturgeon (T) - **X**

### ESA Anadromous Fish Critical Habitat

SONCC Coho Critical Habitat -

CCC Coho Critical Habitat -

CC Chinook Salmon Critical Habitat -

CVSR Chinook Salmon Critical Habitat -

SRWR Chinook Salmon Critical Habitat -

NC Steelhead Critical Habitat -

CCC Steelhead Critical Habitat -

SCCC Steelhead Critical Habitat -

SC Steelhead Critical Habitat - **X**

CCV Steelhead Critical Habitat -

Eulachon Critical Habitat -

sDPS Green Sturgeon Critical Habitat -

### ESA Marine Invertebrates

Range Black Abalone (E) - **X**

Range White Abalone (E) - **X**

### ESA Marine Invertebrates Critical Habitat

Black Abalone Critical Habitat –

### **ESA Sea Turtles**

East Pacific Green Sea Turtle (T) - X  
Olive Ridley Sea Turtle (T/E) - X  
Leatherback Sea Turtle (E) - X  
North Pacific Loggerhead Sea Turtle (E) - X

### **ESA Whales**

Blue Whale (E) - X  
Fin Whale (E) - X  
Humpback Whale (E) - X  
Southern Resident Killer Whale (E) - X  
North Pacific Right Whale (E) - X  
Sei Whale (E) - X  
Sperm Whale (E) - X

### **ESA Pinnipeds**

Guadalupe Fur Seal (T) - X  
Steller Sea Lion Critical Habitat -

### **Essential Fish Habitat**

Coho EFH -  
Chinook Salmon EFH -  
Groundfish EFH - X  
Coastal Pelagics EFH - X  
Highly Migratory Species EFH - X

### **MMPA Species (See list at left)**

#### **ESA and MMPA Cetaceans/Pinnipeds**

**See list at left and consult the NMFS Long Beach office  
562-980-4000**

MMPA Cetaceans - X  
MMPA Pinnipeds - X



# United States Department of the Interior

## FISH AND WILDLIFE SERVICE

Ventura Fish And Wildlife Office  
2493 Portola Road, Suite B  
Ventura, CA 93003-7726  
Phone: (805) 644-1766 Fax: (805) 644-3958



In Reply Refer To:  
Consultation Code: 08EVEN00-2020-SLI-0642  
Event Code: 08EVEN00-2020-E-01385  
Project Name: Arctic Cold Storage Building Project

September 23, 2020

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

### To Whom It May Concern:

The enclosed list identifies species listed as threatened and endangered, species proposed for listing as threatened or endangered, designated and proposed critical habitat, and species that are candidates for listing that may occur within the boundary of the area you have indicated using the U.S. Fish and Wildlife Service's (Service) Information Planning and Conservation System (IPaC). The species list fulfills the requirements under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.). Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the species list should be verified after 90 days. We recommend that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists following the same process you used to receive the enclosed list. Please include the Consultation Tracking Number in the header of this letter with any correspondence about the species list.

Due to staff shortages and excessive workload, we are unable to provide an official list more specific to your area. Numerous other sources of information are available for you to narrow the list to the habitats and conditions of the site in which you are interested. For example, we recommend conducting a biological site assessment or surveys for plants and animals that could help refine the list.

If a Federal agency is involved in the project, that agency has the responsibility to review its proposed activities and determine whether any listed species may be affected. If the project is a major construction project\*, the Federal agency has the responsibility to prepare a biological assessment to make a determination of the effects of the action on the listed species or critical habitat. If the Federal agency determines that a listed species or critical habitat is likely to be adversely affected, it should request, in writing through our office, formal consultation pursuant to section 7 of the Act. Informal consultation may be used to exchange information and resolve conflicts with respect to threatened or endangered species or their critical habitat prior to a

written request for formal consultation. During this review process, the Federal agency may engage in planning efforts but may not make any irreversible commitment of resources. Such a commitment could constitute a violation of section 7(d) of the Act.

Federal agencies are required to confer with the Service, pursuant to section 7(a)(4) of the Act, when an agency action is likely to jeopardize the continued existence of any proposed species or result in the destruction or adverse modification of proposed critical habitat (50 CFR 402.10(a)). A request for formal conference must be in writing and should include the same information that would be provided for a request for formal consultation. Conferences can also include discussions between the Service and the Federal agency to identify and resolve potential conflicts between an action and proposed species or proposed critical habitat early in the decision-making process. The Service recommends ways to minimize or avoid adverse effects of the action. These recommendations are advisory because the jeopardy prohibition of section 7(a)(2) of the Act does not apply until the species is listed or the proposed critical habitat is designated. The conference process fulfills the need to inform Federal agencies of possible steps that an agency might take at an early stage to adjust its actions to avoid jeopardizing a proposed species.

When a proposed species or proposed critical habitat may be affected by an action, the lead Federal agency may elect to enter into formal conference with the Service even if the action is not likely to jeopardize or result in the destruction or adverse modification of proposed critical habitat. If the proposed species is listed or the proposed critical habitat is designated after completion of the conference, the Federal agency may ask the Service, in writing, to confirm the conference as a formal consultation. If the Service reviews the proposed action and finds that no significant changes in the action as planned or in the information used during the conference have occurred, the Service will confirm the conference as a formal consultation on the project and no further section 7 consultation will be necessary. Use of the formal conference process in this manner can prevent delays in the event the proposed species is listed or the proposed critical habitat is designated during project development or implementation.

Candidate species are those species presently under review by the Service for consideration for Federal listing. Candidate species should be considered in the planning process because they may become listed or proposed for listing prior to project completion. Preparation of a biological assessment, as described in section 7(c) of the Act, is not required for candidate species. If early evaluation of your project indicates that it is likely to affect a candidate species, you may wish to request technical assistance from this office.

Only listed species receive protection under the Act. However, sensitive species should be considered in the planning process in the event they become listed or proposed for listing prior to project completion. We recommend that you review information in the California Department of Fish and Wildlife's Natural Diversity Data Base. You can contact the California Department of Fish and Wildlife at (916) 324-3812 for information on other sensitive species that may occur in this area.

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[\*A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.]

Attachment(s):

- Official Species List

## Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**Ventura Fish And Wildlife Office**

2493 Portola Road, Suite B

Ventura, CA 93003-7726

(805) 644-1766

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## Project Summary

Consultation Code: 08EVEN00-2020-SLI-0642

Event Code: 08EVEN00-2020-E-01385

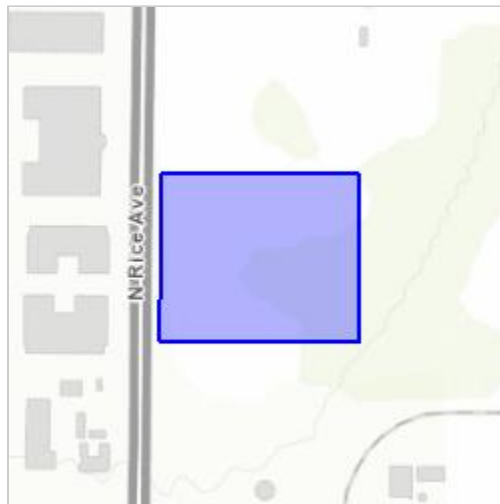
Project Name: Arctic Cold Storage Building Project

Project Type: DEVELOPMENT

Project Description: Construct a cold storage facility within the Sakioka Farms Business Park.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/place/34.21349675914248N119.14070966016854W>



Counties: Ventura, CA

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## Endangered Species Act Species

There is a total of 16 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.
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## Birds

NAME	STATUS
California Least Tern <i>Sterna antillarum browni</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/8104">https://ecos.fws.gov/ecp/species/8104</a>	Endangered
Least Bell's Vireo <i>Vireo bellii pusillus</i> There is <b>final</b> critical habitat for this species. Your location is outside the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/5945">https://ecos.fws.gov/ecp/species/5945</a>	Endangered
Light-footed Clapper Rail <i>Rallus longirostris levipes</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/6035">https://ecos.fws.gov/ecp/species/6035</a>	Endangered
Marbled Murrelet <i>Brachyramphus marmoratus</i> Population: U.S.A. (CA, OR, WA) There is <b>final</b> critical habitat for this species. Your location is outside the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/4467">https://ecos.fws.gov/ecp/species/4467</a>	Threatened
Southwestern Willow Flycatcher <i>Empidonax traillii extimus</i> There is <b>final</b> critical habitat for this species. Your location is outside the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/6749">https://ecos.fws.gov/ecp/species/6749</a>	Endangered
Western Snowy Plover <i>Charadrius nivosus nivosus</i> Population: Pacific Coast population DPS-U.S.A. (CA, OR, WA), Mexico (within 50 miles of Pacific coast) There is <b>final</b> critical habitat for this species. Your location is outside the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/8035">https://ecos.fws.gov/ecp/species/8035</a>	Threatened

## Amphibians

NAME	STATUS
California Red-legged Frog <i>Rana draytonii</i> There is <b>final</b> critical habitat for this species. Your location is outside the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/2891">https://ecos.fws.gov/ecp/species/2891</a>	Threatened

## Fishes

NAME	STATUS
Tidewater Goby <i>Eucyclogobius newberryi</i> There is <b>final</b> critical habitat for this species. Your location is outside the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/57">https://ecos.fws.gov/ecp/species/57</a>	Endangered

## Crustaceans

NAME	STATUS
Riverside Fairy Shrimp <i>Streptocephalus woottoni</i> There is <b>final</b> critical habitat for this species. Your location is outside the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/8148">https://ecos.fws.gov/ecp/species/8148</a>	Endangered
Vernal Pool Fairy Shrimp <i>Branchinecta lynchi</i> There is <b>final</b> critical habitat for this species. Your location is outside the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/498">https://ecos.fws.gov/ecp/species/498</a>	Threatened

## Flowering Plants

NAME	STATUS
California Orcutt Grass <i>Orcuttia californica</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/4923">https://ecos.fws.gov/ecp/species/4923</a>	Endangered
Gambel's Watercress <i>Rorippa gambellii</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/4201">https://ecos.fws.gov/ecp/species/4201</a>	Endangered
Marsh Sandwort <i>Arenaria paludicola</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/2229">https://ecos.fws.gov/ecp/species/2229</a>	Endangered
Salt Marsh Bird's-beak <i>Cordylanthus maritimus</i> ssp. <i>maritimus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/6447">https://ecos.fws.gov/ecp/species/6447</a>	Endangered
Spreading Navarretia <i>Navarretia fossalis</i> There is <b>final</b> critical habitat for this species. Your location is outside the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/1334">https://ecos.fws.gov/ecp/species/1334</a>	Threatened
Ventura Marsh Milk-vetch <i>Astragalus pycnostachyus</i> var. <i>lanosissimus</i> There is <b>final</b> critical habitat for this species. Your location is outside the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/1160">https://ecos.fws.gov/ecp/species/1160</a>	Endangered

## Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.



U.S. Fish and Wildlife Service

# National Wetlands Inventory

## Arctic Cold Storage Building



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

September 23, 2020

### Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



**Attachment C**  
**Photographs of Project Site**







Photo 1. Fallow agricultural field bordered by large mature trees;  
view facing southeast from Rice Avenue



Photo 2. Fallow agricultural field with ruderal vegetation;  
view facing northeast from Rice Avenue



**Attachment D**  
**Mitigation Measure Consistency Table**



**Table C-1. Consistency of Arctic Cold Storage Building Project with Specific Plan EIR Mitigation Measures for Biological Resources**

Mitigation Measure from Specific Plan EIR	Consistency Determination
<p><b>E-1:</b> This is an adaptive management mitigation measure. In order to avoid adverse impacts to nesting birds, including nesting migratory birds known to exist in the trees (if any) on the Project site, during construction activities, ground vegetation removal activities must take place outside of the nesting season recognized by the California Department of Fish and Game for species in this area. If vegetation removal activities occur during the nesting season, a qualified ecologist/biologist must be present to monitor the removal activities to ensure that no active nests will be impacted. If nests are found, a 300-foot (500 feet for raptors) buffer radius shall be established until the young have fledged. If nests are observed and lesser buffer distances are desired, the biological monitor shall confer with Planning and Fish and Game staff to determine an appropriate buffer distance based on species specific requirements. This measure does not apply to agricultural row crops.</p>	<p>There are no trees within the project site; however, there are trees along the southern edge of the project limits. Therefore, this mitigation measure is applicable and should be implemented.</p>
<p><b>E-2:</b> This is an adaptive management mitigation measure. Prior to processing the initial tract map for a planning area that could lead to construction activities that may result in the placement of fill material into the potentially jurisdictional irrigation drainage features, prepare and submit to the Corps for verification a "Preliminary Delineation Report for Waters of the U.S." and a Streambed Alteration Notification package to CDFG for the irrigation drainage features. If these agencies determine that the feature is not regulated under their jurisdiction, then no further mitigation is necessary. However, if the Corps considers the feature to be jurisdictional through a "significant nexus" test per recent Corps and EPA guidance, 1 then a Clean Water Act Section 404 permit shall be obtained from the Corps, and any permit conditions shall be agreed to, prior to the start of construction activities in the affected area. If CDFG determines that the drainage is a regulated "streambed", then a Streambed Alteration Agreement shall be entered into with CDFG and any associated conditions shall be agreed to prior to the start of construction in the affected area.</p>	<p>The irrigation drainage features are not within the project site; therefore, this mitigation measure is not applicable.</p>
<p><b>E-3:</b> This is an adaptive management mitigation measure. In order to prevent unauthorized impacts to jurisdictional features, the following permits shall be issued and/or reports approved (or exemptions issued) by the respective resource agency, and any associated conditions of approval shall be agreed upon, prior to processing the initial tract map for a planning area that could lead to construction activities that may result in the placement of fill material into the potentially jurisdictional irrigation drainage features, subsequent to adoption of the Project (i.e. Specific Plan):</p> <ul style="list-style-type: none"> <li>• Clean Water Act Section 404 Permit from the Corps,</li> <li>• Streambed Alteration Agreement under Section 1600 of the Fish and Game Code from CDFG,</li> <li>• Clean Water Act Section 401 Water Quality Certification or Waste Discharge Requirements from the RWQCB.</li> </ul> <p>If the irrigation ditches are determined as jurisdictional by the Corps, it will be necessary to insure adequate compensation for adverse impacts to jurisdictional features from Project development. If applicable, a Mitigation Plan shall be prepared by a qualified biologist. The Mitigation Plan shall describe and justifying the (1) formal delineation; (2) proposed methods including timing, materials, and erosion control measures; (3) the proposed</p>	<p>The irrigation drainage features are not within the project site; therefore, this mitigation measure is not applicable.</p>

Mitigation Measure from Specific Plan EIR	Consistency Determination
location for the replacement areas; and (4) habitat protection measures (including a mechanism for permanent preservation of the area supporting the replacement habitat). The Mitigation Plan shall be submitted to and approved by the County, Corps, CDFG, and RWQCB prior to initiation of construction activities.	
<p><b>E-4:</b> This is an adaptive management mitigation measure. If required to compensate for riparian habitat loss by the Corps, the project applicant will place under conservation easement in a manner acceptable to the Corps and the California Department of Fish and Game an area of riparian habitat that will accommodate constructed replacement at a ratio to be determined during the formulation of a Lake and Stream Alteration Agreement (i.e. a number of acres of constructed riparian habitat). This conserved riparian habitat must be of the same or higher quality as the habitat that is to be removed as a result of the Project.</p> <p>-- or --</p> <p>The Project applicant will purchase the requisite number of credits from a qualified conservation bank. The Project applicant can only purchase credits from those banks that sell credits covering the riparian species to be affected by the proposed Project or as approved by the Corps or agency of jurisdiction.</p>	There is no riparian habitat within the project site; therefore, this mitigation measure is not applicable.
<p><b>E-5:</b> This is an adaptive management mitigation measure. Prior to construction of the Planning Area 1, located adjacent to the Ventura Freeway, a qualified ecologist/biologist shall determine the presence and extent/absence of monarch butterfly activity surrounding the proposed construction area if any mature windrow trees are present. If temporary aggregation activity is observed within this area, construction shall be halted until after the temporary aggregation season (September – December) or until the monarchs have left the vicinity.</p>	The project site is in the southwest corner of the Sakioka Farms Business Park (in Planning Area 5), not within Planning Area 1; therefore, this mitigation measure is not applicable.