



## Planning Director Staff Report – Hearing on November 18, 2021

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • [vcrma.org/divisions/planning](http://vcrma.org/divisions/planning)

### RUBIN RESIDENCE COASTAL PLANNED DEVELOPMENT (PD) PERMIT CASE NO. PL19-011

#### A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Coastal PD Permit for the construction of a new single-family dwelling with a detached garage and a swimming pool (Case No. PL19-0011).
2. **Applicant/Property Owner:** Larry and Felani Rubin, 256 Cahuenga Drive, Oxnard, California 93035
3. **Decision-Making Authority:** Pursuant to the Ventura County CZO (Section 8174-5 and Section 8181-3 et seq.), the Planning Director is the decision-maker for the requested Coastal PD Permit.
4. **Project Location and Assessor's Parcel Number:** The 5-acre property is located northeast of Yerba Buena Road, in the Santa Monica Mountains of the unincorporated area of Ventura County. The Tax Assessor's parcel number (APN) for the property that constitutes the project site is 700-0-060-170.
5. **Project Site Land Use and Zoning Designations:**
  - a. Countywide General Plan Land Use Map Designation: Open Space (Exhibit 2)
  - b. Coastal Area Plan Land Use Map Designation: Open Space (Exhibit 2)
  - c. Zoning Designation: COS-10 ac-sdf/M (Coastal Open Space, 10-acre minimum lot size, slope density formula, Santa Monica Mountains Overlay Zone) (Exhibit 2)
6. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	COS-10ac-sdf/M	Undeveloped Open Space
East	COS-10ac-sdf/M	Undeveloped Open Space
South	COS-10ac-sdf/M	Undeveloped Open Space
West	COS-10ac-sdf/M	Undeveloped Open Space

7. **History:** A legal lot determination was made by the Ventura County Surveyor's Office on June 5, 1987. The 5-acre parcel was legally created by deed on June

28, 1949. An active water well [State Well Number (SWN) 01S20W22L003S] with a permit date of July 16, 2007 and drill date of January 15, 2008, is located in the northwestern corner of the project site.

- 8. Project Description:** The Applicant requests a Coastal Planned Development (PD) Permit to construct a 2,291 square foot (sq. ft.) single-story single-family dwelling (22 feet 0 inches) with a detached 516 sq. ft. 2-car garage (10 feet 7 inches) and a 414 sq. ft. swimming pool.

Estimated earthwork includes 6,437 cubic yards of cut and 1,100 cubic yards of fill to prepare the site for the proposed development. Catch basins and cisterns have been incorporated in the project to ensure that run-off is retained on site and velocity is reduced.

Water is to be provided by an onsite private well (SWN 01S20W22L003S) and a 10,000-gallon water tank for domestic water storage and fire suppression. Wastewater will be handled by an on-site wastewater system (OWTS) that consists of one 1,500-gallon septic tank, one 1,000-gallon tank with SeptiTech STAAR 0.5 UV device, and two seepage pits. An onsite propane tank will provide gas for cooking and heating and solar panels will be installed on the roof of the dwelling. Access to the site is provided by a private driveway with direct access to Yerba Buena.

The proposed project will permanently remove approximately 39,038 sq. ft. (0.89 acres) of Environmentally Sensitive Habitat Areas (ESHA) related to the grading footprint and construction of a residence, garage/guesthouse, driveway, water storage tank and well, and septic system. The required 100-foot fuel modification zone will affect an additional 41,382 sq. ft. (0.95 acres). The total amount of ESHA affected by the project will be 1.84 acres.

## **B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE**

Pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

County staff prepared an Initial Study in accordance with the County's Initial Study Assessment Guidelines. Based on the information contained in the Initial Study, the County prepared a Mitigated Negative Declaration (MND) and made the MND available for public review and comment from June 9, 2021 through July 8, 2021 (Exhibit 4). On June 4, 2021, property owners located within 300 feet of the subject property were mailed a postcard notification for the public review period of the MND. Additionally, on June 9, 2021, a legal notice was published in the Ventura County Star, and the MND was made available for public review on the County of Ventura Planning Division website and at the County of Ventura Hall of Administration, located at 800 South Victoria Avenue, Ventura, CA 93003. A Notice of Intent to Adopt an MND was sent to

the State Clearinghouse on June 2, 2021. Minor revisions to the MND were made to the project description that lowered the overall building footprint and scope of work. Changes included the removal of the ADU and the attached three car garage with the addition of a detached two car garage and a swimming pool. These revisions did not require recirculation of the MND. The revisions are noted in strikeout and underline format in the MND.

An MND is a written statement briefly describing the reasons that a proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Report. However, the Initial Study identified potentially significant effects on the environment, but proposals made by, or agreed to by, the applicant before the MND is released for public review would avoid the effects or mitigate the effects to a point where no significant effect on the environment would occur. More specifically, the MND identified the following potentially significant, but mitigable impacts, related to biological resources:

MND, Section 4A, Biological Resources, Species: The Initial Study found that the proposed project would have potentially significant impacts to special-status wildlife species. Impacts will be less than significant with the implementation of Mitigation Measures BIO-1, BIO-2, BIO-3, and BIO-7, which require pre-construction surveys and relocation of special-status species (if necessary), avoidance of woodrat nests (and relocation if necessary), installation of temporary fencing around the development envelope during construction, and an approved fuel modification plan.

MND, Section 4B, Biological Resources, Sensitive Plant Communities: The Initial Study found that the proposed project would have potentially significant impacts to sensitive plant communities [Environmentally Sensitive Habitat Areas (ESHA)]. Impacts will be less than significant with the implementation of Mitigation Measures BIO-3 and BIO-4, which requires the installation of temporary fencing around the development envelope during construction and prohibiting the use of invasive plants and seeds in a landscape plan and erosion control seed mix.

MND, Section 4D, Biological Resources, Ecological Communities – ESHA: The Initial Study found that the proposed project would have potentially significant impacts to ESHA. Impacts will be less than significant with the implementation of Mitigation Measures BIO-3, BIO-4, BIO-5, and BIO-6, which require the following: compensatory mitigation for the loss of ESHA that was caused by previous clearing and will be caused by the proposed development and where the impacts of development are mitigated, the recordation of a deed restriction to assure that all onsite habitat areas are permanently maintained in open space.

MND, Section 4E, Biological Resources, Habitat Connectivity: The Initial Study found that the proposed project would have potentially significant impacts to habitat connectivity. Impacts will be less than significant with the implementation of Mitigation Measures BIO-7, BIO-8 and BIO-9, which requires the applicant to submit a fuel modification plan to minimize impacts to ESHA, the use of wildlife permeable fencing,

submittal of a lighting plan, and incorporating non-reflective materials in the design of the structures.

MND, Section 4F, Biological Resources: The Initial Study found that the proposed project would be consistent with the applicable General Plan Goals and Coastal Area Plan Policies governing biological resources, with the implementation of all the above Mitigation Measures BIO-1 through BIO-9.

MND, Sections 6a and 6b, Scenic Resources: The Initial Study found that the proposed project would have a potentially significant impact to biological resources. Impacts will be less than significant with the implementation of Mitigation Measures BIO-6, BIO-7, and BIO-9.

- 1. Findings for Adoption of an MND:** The CEQA Guidelines [Section 15074(b)] state that an MND shall only be adopted by a decision-making body if there is no substantial evidence, in light of the whole record, that the proposed project may have a significant adverse effect on the environment and that the MND reflects the Lead Agency's independent judgment and analysis.

As stated in Section B of this staff report (above), the MND sets forth mitigation measures to which the applicant has agreed, which will reduce the proposed project's potentially significant impacts related to biological resources to less-than-significant levels. As of the date of this staff report, the Planning Division has received three comment letters by email, one from California Department of Fish and Wildlife, one from Caltrans District 7, and one from a neighboring residential property owner. The proposed final MND, including written comments on the MND and staff's responses to the comments on the MND, is attached as Exhibit 4. The comments received for the draft MND did require a minor change to Mitigation Measure 1, BIO-1 (Exhibit 5, Condition No. 22). Since the availability of the draft MND, staff has not made any substantial changes to the document that would require recirculation of the draft MND.

Therefore, based on the information provided above and in light of the whole record, there is no substantial evidence that the proposed project may have a significant adverse effect on the environment and the MND (Exhibit 4) reflects the County's independent judgment and analysis.

- 2. Mitigation Monitoring and Reporting Program:** The CEQA Guidelines [Section 15091(d)] state that, when approving a project for which an MND has been prepared, the agency shall also adopt a program for reporting on, or monitoring, the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.



The Mitigation Monitoring and Reporting Program (MMRP) for the proposed project is included in the Conditions of Approval (Exhibit 5). The mitigation measures identified in the MND have been incorporated into the project as Condition Nos. 22 through 30. These measures require the Applicant to:

- Conduct pre-construction surveys and relocation of special-status wildlife; coastal whiptail [*Aspidoscelis tigris stejnegeri*], coast horned lizard [*Phrynosoma blainvillii*], San Diego desert woodrat (*Neotoma lepida intermedia*), and mountain lion (*Puma concolor*) to ensure that these species are not harmed during ground disturbance;
- Require pre-construction surveys for woodrat nest to minimize impacts to woodrats;
- Require the Applicant to install temporary exclusionary fencing around the construction area to avoid potential impacts from construction activities occurring adjacent to ESHA;
- Prohibit the use of invasive plants and seed in a landscape plan and erosion control seed mix, and in the fuel modification zone;
- Require the Applicant to provide compensatory mitigation for the impacts to ESHA, consisting of coastal scrub and chaparral habitat at a 2:1 mitigation to impact ratio, totaling at least 3.68 acres.
- Require the Applicant to submit a fuel modification plan for review and approval to minimize impacts to ESHA as a result of fuel modification;
- Require fencing beyond the fuel modification zone to be wildlife permeable, so as to not impede wildlife movement; and
- Require the Applicant to submit a lighting plan to ensure exterior night lighting minimizes potential impacts to wildlife movement.

The MMRP describes the purpose, requirement, timing, documentation, monitoring, and reporting components required for each mitigation measure (Exhibit 5, Condition Nos. 22 through 30). Therefore, a mitigation monitoring and reporting program has been prepared in compliance with the CEQA Guidelines.

### **C. CONSISTENCY WITH THE GENERAL PLAN**

The Ventura County General Plan *Goals, Policies and Programs* (2015, page 4) states:

*...in the unincorporated area of Ventura County, zoning and any permits issued thereunder, any subdivision of land, any public works project, any public (County, Special District, or Local Government) land acquisition or disposition, and any specific plan, must be consistent with the Ventura County General Plan Goals, Policies and Programs, and where applicable, the adopted Area Plan.*

Furthermore, the Ventura County CZO (Section 8181-3.5.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County Coastal Area Plan.

Evaluated below is the consistency of the proposed project with the applicable policies of the *Ventura County General Plan Goals, Policies and Programs and Coastal Area Plan*.

## **Land Use and Community Character**

- 1. General Plan Policy LU16.1 (Community Character and Quality of Life):** *The County shall encourage discretionary development to be designed to maintain the distinctive character of the unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses.*

**General Plan Policy LU16.8 (Residential Design that Complements the Natural Environment):** *The County shall encourage discretionary development that incorporates design features that provide a harmonious relationship between adjoining uses and the natural environment.*

**General Plan Policy LU16.9 (Building Orientation and Landscaping):** *The County shall encourage discretionary development to be oriented and landscaped to enhance natural lighting, solar access, and passive heating or cooling opportunities to maximize energy efficiency.*

**General Plan Policy LU16.10 (Visual Access for Rural Development):** *The County shall encourage discretionary development in rural areas to maintain mountain views of hillsides, beaches, forests, creeks, and other distinctive natural areas through building orientation, height, and bulk.*

The project site is not located within the Scenic Resource Protection (SRP) Overlay Zone. However, the project is located within the Santa Monica Mountains Overlay Zone. The Santa Monica Mountains consists of rock outcroppings and sensitive habitats, such as riparian corridors, native chaparral, and oak woodlands. Permitted development is required to be sited and designed to protect public views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, and to be visually compatible with the character of surroundings. As discussed in Section B, Item 6 (Scenic Resources) of the MND (Exhibit 4), the project site is visible from Yerba Buena, a Eligible Scenic Protected Highway, which is directly adjacent to and east of the project site. However, the project site is not noticeably visible from other nearby public roadways (Pacific View Road). In order to ensure proposed development blends in with the natural environmental of the Santa Monica Mountains, the project is conditioned to require that the single-family dwelling with detached garage be painted with earth tone colors and non-reflective paints (Exhibit 5, Condition No. 19).

The proposed project includes a solar photovoltaic system to be installed on the roof of the dwelling; a backup generator would be located adjacent to the residence. The system design and installation will require compliance with the California Building Code, California Electrical Code, California State Fire Marshal Guidelines, and Ventura County Fire Protection District Ordinance (Exhibit 5, Condition No. 21). A lighting plan is also required to ensure exterior lighting is directed downward and not into adjacent ESHA (Exhibit 5, Condition No. 30).

An erosion control seed mix and a landscape plan is required to restore or reclaim disturbed land and revegetate cut slopes in excess of 5 feet and fill slopes in excess of 3 feet. Plantings will also be required within the required fuel modification zone to act as a transition to adjacent ESHA, the landscape plan is restricted to native plants, no non-native invasive plants are permitted (Exhibit 5, Condition Nos. 26 and 27).

Based on the discussion above, the proposed project is consistent with *Ventura County General Plan* Land Use and Community Character Policies LU-16.1, 16-8, 16-9, and 16-10.

- 2. General Plan Policy LU-19.4 (Consultation with State and Federal Agencies):** *The County shall continue to consult with applicable State and Federal regulatory agencies during project review and permitting activities.*

**Coastal Act Policy Section 30250(a):** *New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it, or where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.*

**Coastal Area Plan South Coast Santa Monica Mountains Policy 4:** *Where possible for subdivision and undeveloped contiguous lots, construction and/or improvements of driveways/accessways which would increase access to the subject area or adjacent areas shall be permitted only when it has been determined that environmental resources in the area will not be adversely impacted by the increased access. Grading cuts shall be minimized by combining the accessways of adjacent property owners to a single road where possible. The intent is to reduce the number of direct ingress-egress points off public routes and to reduce grading. At stream crossings, driveway access for nearby residences shall be combined. Hillside roads and driveways shall be as narrow as feasible and follow natural contours.*

On February 19, 2019, the Planning Division notified and requested comments from Trusts of Public Lands, Santa Monica Mountains Conservancy, National Park Service, California State Parks, and California State Coastal Conservancy. Comment letters from Caltrans District 7, the Department of Fish and Wildlife, and a neighboring property owner, and response to comments are attached as Exhibit 4.

The proposed project will be located within a rural, mostly open space area of the Santa Monica Mountains. Properties directly to the north, south, east, and west are vacant undeveloped properties; the property directly to the northwest is developed with a single-family dwelling. A private driveway will provide direct access to the project site from Yerba Buena.). Provided that the Planning Director approves the recommended conditions of approval and mitigation measures for the proposed project, the proposed project will be consistent with the ESHA resource protection policies of the Ventura County Local Coastal Program (Exhibit 5, Condition Nos. 22 through 30).

Based on the discussion above, the proposed project is consistent with *Ventura County General Plan* Land Use and Community Character Policy LU-19.4, Coastal Act Policy Section 30250(a) and *Coastal Area Plan* South Coast Santa Monica Mountains Policy 4.

## **Circulation, Transportation, and Mobility**

- 3. General Plan Policy CTM-1.1 (Vehicle Miles Traveled (VMT) Standards and CEQA Evaluation):** *The County shall require evaluation of County General Plan land use designation changes, zone changes, and discretionary development for their individual (i.e., project-specific) and cumulative transportation impacts based on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) pursuant to the methodology and thresholds of significance criteria set forth in the County Initial Study Assessment Guidelines.*

**General Plan Policy CTM-1.3 (County Level of Service (LOS) Standards):** *The County shall maintain LOS standards for use as part of the County's transportation planning including the traffic impact mitigation fee program, and the County's review and consideration of proposed land use legislation and discretionary development. For purposes of County transportation planning and review and consideration of proposed land use legislation and discretionary development, the County shall use the following minimum acceptable Level of Service (LOS) for road segment and intersection design standards within the Regional Road Network and all other County-maintained roadways:*

- a. LOS-'C' for all Federal functional classification of Minor Collector (MNC) and Local roadways (L); and*

- b. LOS-'D' for all Federal functional classifications except MNC and L, and Federal and State highways in the unincorporated area, except as otherwise provided in subparagraph (c and d;*
- c. LOS-'E' for State Route 33 between the northerly end of the Ojai Freeway and the city of Ojai, Santa Rosa Road, Moorpark Road north of Santa Rosa Road, State Route 34 north of the city of Camarillo, and State Route 118 between Santa Clara Avenue and the city of Moorpark;*
- d. LOS 'F' for Wendy Drive between Borchard Drive to Lois Avenue; and*
- e. The LOS prescribed by the applicable city for all Federal highways, State highways, city thoroughfares and city-maintained local roads located within that city, if the city has formally adopted and is implementing a General Plan policy, ordinance, or a reciprocal agreement with the County regarding development in the city that is intended to improve the LOS of County-maintained local roads and Federal and State highways located within the unincorporated area of the county.*
- f. At any intersection between two or more roads, each of which has a prescribed minimum acceptable LOS, the lower LOS of the roads shall be the minimum acceptable LOS for that intersection.*

**General Plan Policy CTM-1.7 (Pro Rata Share of Improvements):** *The County shall require discretionary development that would generate additional traffic pays its pro rata share of the cost of added vehicle trips and the costs of necessary improvements to the Regional Road Network pursuant to the County's Traffic Impact Mitigation Fee Ordinance.*

**General Plan Policy CTM-2.3 (County Road Access):** *The County shall require discretionary development with access onto a County road to have the access point(s) designed and built to County standards.*

**General Plan Policy CTM-2.28 (Emergency Access):** *The County shall ensure that all new discretionary projects are fully evaluated for potential impacts to emergency access. Mitigation of these impacts shall be handled on a project-by-project basis to guarantee continued emergency service operations and service levels.*

The California Natural Resources Agency has adopted new CEQA Guidelines that require an analysis of vehicle miles traveled (VMT). VMT measures the per capita number of car trips generated by a project and distances cars will travel to and from a project, rather than congestion levels at intersections (level of service or "LOS" graded on a scale of A-F). Ventura County will only require LOS analysis to determine consistency with the County General Plan policies.

Due to the minimal number of trips generated by the project with the addition of a single-family dwelling, the project meets the Caltrans Technical Advisory to be

screened out as less than significant transportation impact. The County using the same value with the project generating less than 110 trips per day, has determined that VMT analysis is not required for this project.

Roads in the Santa Monica Mountains are rural in nature with widths, grades, and other road features that are considered substandard if such roads were designed and built today. Yerba Buena Road can support the minor amount of traffic associated with a new single-family dwelling. The proposed project will be conditioned to include a Notice of Substandard Access Roads (NSSAR), which will require the Applicant to record an NSSAR (Exhibit 5, Condition No. 39).

The proposed access road will be required to meet the adopted Private Road Guidelines and Access Standards of the VCFPD, as identified in the Ventura County Initial Study Assessment Guidelines (Exhibit 5, Condition Nos. 53 through 62).

Based on the discussion above, the proposed project is consistent with *Ventura County General Plan* Circulation, Transportation, and Mobility Policies CTM-1.1, CTM-1.3, CTM-1.7, CTM-2.3, and CTM-2.28.

## **Public Facilities, Services, and Infrastructure**

- 4. General Plan Policy PFS-1.7 (Public Facilities, Services, and Infrastructure Availability):** *The County shall only approve discretionary development in locations where adequate public facilities, services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy.*

**General Plan Policy PFS-4.1 (Wastewater Connections Requirement):** *The County shall require development to connect to an existing wastewater collection and treatment facility if such facilities are available to serve the development. An onsite wastewater treatment system shall only be approved in areas where connection to a wastewater collection and treatment facility is deemed unavailable.*

**General Plan Policy PFS-4.2 (Onsite Wastewater Treatment Systems):** *The County may allow the use of onsite wastewater treatment systems that meet the State Water Resources Control Board Onsite Wastewater Treatment System Policy, Ventura County Sewer Policy, Ventura County Building Code, and other applicable County standards and requirements.*

**General Plan Policy PFS-4.3 (Onsite Wastewater Treatment System Failure Repair):** *The County shall require landowners to repair or replace failing septic tanks, disposal area, and package systems that constitute a threat to water quality and public health.*

**General Plan Policy PFS-5.9 (Waste Reduction Practices for Discretionary Development):** *The County shall encourage applicants for discretionary development to employ practices that reduce the quantities of wastes generated and engage in recycling activities to further reduce the volume of waste disposed of in landfills.*

Adequate public (and private) facilities, services, and infrastructure are available and functional to serve the project. Domestic water for the proposed project will be provided by an onsite private water supply well (SWN 01S20W22L003S). A well pump and recovery test was submitted by the applicant and approved by the Groundwater Section on February 19, 2019. The pump test satisfactorily demonstrates that the well can provide a long-term supply of water to the proposed project. A 10,000-gallon water tank would be installed for domestic water storage and fire suppression.

Public sewer service does not exist for the proposed residential use of the subject property. Wastewater will be provided by an OWTS consisting of one 1,500-gallon septic tank, one 1,000-gallon tank with SeptiTech STAAR 0.5 UV device, and two seepage pits. EHD reviewed the proposed project and found that septic feasibility has been demonstrated and that the proposed OWTS would be sufficient to service the sewage disposal demand of the proposed single-family dwelling, and will comply with Ventura County Building Code requirements, EHD guidelines, and State policies that apply to the on-site wastewater treatment system (Exhibit 5, Condition Nos. 36 and 37). An onsite propane tank will provide gas for cooking and heating and solar panels will be installed on the roof of the dwelling.

Fire Station 56, located at 11855 Pacific Coast Highway, is approximately 1.25 miles southeast of the project site.

Ventura County Integrated Waste Management has conditioned the project to ensure a minimum of 65 percent of the recyclable construction and demolition debris generated by the project will be diverted from the landfill by recycling, reuse, or salvage (Exhibit 5, Condition Nos. 43 and 44).

Based on the discussion above, the project is consistent with *Ventura County General Plan* Public Facilities, Services, and Infrastructure Policies PFS 1.7, PFS 4.1, PFS 4.2, PFS 4.3, and PFS 5.9.

- 5. General Plan Policy PFS-6.1 (Flood Control and Drainage Facilities Required for Discretionary Development):** *The County shall require discretionary development to provide flood control and drainage facilities, as deemed necessary by the County Public Works Agency and Watershed Protection District. The County shall also require discretionary development to fund improvements to existing flood control facilities necessitated by or required by the development. (RDR)*

**General Plan Policy PFS-6.5 (Stormwater Drainage Facilities):** *The County shall require that stormwater drainage facilities are properly designed, sited, constructed, and maintained to efficiently capture and convey runoff for flood protection and groundwater recharge.*

**General Plan Policy PFS-7.4 (Discretionary Development Utility Service Line Placement):** *The County shall require discretionary development to place new utility service lines underground if feasible. If undergrounding is determined by the County to be infeasible, then new utility service lines shall be placed in parallel to existing utility rights-of-way, if they exist, or sited to minimize their visual impact.*

**General Plan Policy PFS-11.4 (Emergency Vehicles Access):** *The County shall require all discretionary development to provide, and existing development to maintain, adequate access for emergency vehicles, including two points of access for subdivisions and multifamily developments.*

**General Plan Policy PFS-12.3 (Adequate Water Supply, Access, and Response Times for Firefighting Purposes):** *The County shall prohibit discretionary development in areas that lack and cannot provide adequate water supplies, access, and response times for firefighting purposes. (RDR)*

**General Plan Policy PFS-12.4 (Consistent Fire Protection Standards for New Development):** *The County, in coordination with local water agencies and the Fire Protection District, shall require new discretionary development to comply with applicable standards for fire flows and fire protection.*

As discussed in the MND (Exhibit 4), the proposed project will not directly or indirectly cause stormwater quality to exceed water quality objectives or standards in the applicable Ventura Countywide National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit No. CAS004002 or any other Permits. The project will be required to comply with the Ventura County NPDES MS4 Permit No. CAS004002, "Development Construction Program" and the Applicant will be required to include Best Management Practices (BMP) designed to ensure compliance and implementation of an effective combination of erosion and sediment control for a disturbed site greater than 1 acre and determined as High Risk to protect surface water quality during construction. The proposed project will require a grading permit, indicating drainage improvements (Exhibit 5, Condition Nos. 38 and 39).

Domestic water for the proposed project will be provided by an onsite private water well [SWN 01S20W22L003S]. A well pump and recovery test was submitted by the applicant and approved by the groundwater Section on February 19, 2019. The pump test satisfactorily demonstrates that the well can provide a long-term supply of water to the proposed project. A 10,000-gallon



water tank will be installed for domestic water storage and fire suppression. The proposed project does not propose to hook up to electrical utility lines. The proposed project includes a solar photovoltaic system to be installed on the roof of the dwelling with a backup generator installed adjacent to the residence.

Access to the project site is from Pacific Coast Highway and Yerba Buena. The Applicant proposes to construct a driveway from Yerba Buena Road to the residence. The Project will be conditioned to ensure adequate water supply and fire department access is provided in conformance with the current California State Law and Ventura County Fire Protection District Ordinance (Exhibit 5, Condition Nos. 47 through 62).

Based on the discussion above, the project is consistent with *Ventura County General Plan* Public Facilities, Services, and Infrastructure Policies PFS-6.1, PFS-6.5, PFS-7.4, PFS-11.4, PFS-12.3, and PFS-12.4.

## **Conservation and Open Space**

- 6. General Plan Policy COS-1.1 (Protection of Sensitive Biological Resources):** *The County shall ensure that discretionary development that could potentially impact sensitive biological resources be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures that fully account for the impacted resource. When feasible, mitigation measures should adhere to the following priority: avoid impacts, minimize impacts, and compensate for impacts. If the impacts cannot be reduced to a less than significant level, findings of overriding considerations must be made by the decision-making body.*

**General Plan Policy COS-1.4 (Consideration of Impacts to Wildlife Movement):** *When considering proposed discretionary development, County decision-makers shall consider the development's potential project-specific and cumulative impacts on the movement of wildlife at a range of spatial scales including local scales (e.g., hundreds of feet) and regional scales (e.g., tens of miles).*

**General Plan Policy COS-9.1 (Open Space Preservation):** The County shall preserve natural open space resources through:

- *the concentration of development in Urban Areas and Existing Communities;*
- *use of cluster or compact development techniques in discretionary development adjacent to natural open space resources;*
- *maintaining large lot sizes in agricultural areas, rural and open space areas;*
- *discouraging conversion of lands currently used for agricultural production or grazing;*

- *limiting development in areas constrained by natural hazards; and*
- *encouraging agricultural and ranching interests to maintain natural habitat in open space*
- *areas where the terrain or soil is not conducive to agricultural production or grazing.*

**General Plan Policy COS-1.9 (Agency Consultation Regarding Biological Resources):** *The County shall consult with the California Department of Fish and Wildlife, the Regional Water Quality Control Board, the U.S. Fish and Wildlife Service, National Audubon Society, California Native Plant Society, National Park Service for development in the Santa Monica Mountains or Oak Park Area, and other resource management agencies, as applicable during the review of discretionary development applications to ensure that impacts to biological resources, including rare, threatened, or endangered species, are avoided or minimized.*

**Coastal Act Policy Section 30231:** *"The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference of ground water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams."*

**Coastal Act Policy Section 30240:**

- a) *Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.*
- b) *Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas and shall be compatible with the continuance of such habitat areas.*

**Coastal Area Plan South Coast Santa Monica Mountains Policy 1:** *New development, including all private and public recreational uses, shall preserve all unique native vegetation, such as Giant Coreopsis and Dudleya cymosa ssp. marcescens.*

**Coastal Area Plan South Coast Santa Monica Mountains Policy 3:** *All new upland development shall be sited and designed to avoid adverse impacts on sensitive environmental habitats.*

- *In cases where sensitive environmental habitats are located on a project site where the impacts of development are mitigated consistent with the Plan, the County shall assure that all habitat areas are permanently maintained in open space through an easement or other appropriate means.*
- *When such impacts of development would be unavoidable, the County shall ascertain within the specific project review period whether any public agency or non-profit organization, including the National Park Service, Coastal Conservancy, the Santa Monica Mountains Conservancy, State Department of Parks and Recreation, County Recreation Services, and Trust for Public Lands, is planning or contemplating acquisition of any portion of the subject property to preserve it in open space. The permit may not be approved if such agency or organization has been specifically authorized to acquire any portion of the property which would be affected by the proposed development, and funds for the acquisition are available or could reasonably be expected to be available within one year of the date of application for the permit. If the permit has been denied for such reasons and the property has not been acquired by such agency or organization within a reasonable time, a permit may not be denied again on the same ground.*

An ISBA (dated November 16, 2018, revised April 7, 2020) was prepared by Forde Biological Consultants (Exhibit 4, Attachment 4 of the MND). The major natural vegetation community occurring on the parcel (comprising approximately 68.8%) consists of California sagebrush shrub with laurel sumac scattered throughout. As discussed below, Mitigation Measures BIO-1 through BIO-9 have been identified and incorporated into the proposed project as conditions of approval (Exhibit 5, Condition Nos. 22 through 30).

Mitigation Measure BIO-1 requires preconstruction surveys and, if necessary, relocation of special-status wildlife. Mitigation Measure BIO-2 requires preconstruction surveys for suitable habitat for woodrats in areas subject to land clearing activities and within a 50-foot buffer. If woodrat nests are found during peak nesting season (February 1 through May 31), the Permittee shall implement a 50-foot radius buffer area around the nest and land clearing activities will be postponed until the end of peak nesting season, in order to protect the nest. If woodrat nests are found outside of the peak nesting season, a County-approved biological consultant shall relocate the nest in accordance with the requirements set forth in the conditions of approval. (Exhibit 5, Condition No. 23).

Mitigation Measure BIO-3 requires installation of temporary exclusionary fencing along the edge of the development envelope (including the fuel modification zone) during construction of the proposed project to avoid impacts to adjoining ESHA. Sensitive plant communities also have the potential to be indirectly impacted by the introduction of invasive species. The introduction and

proliferation of invasive plants is a potentially significant impact however, impacts will be mitigated to a less-than-significant level by implementing Mitigation Measure BIO-4, which will prohibit the use of invasive plants and seeds in a landscape plan and erosion control mix.

On June 4, 2021, the Planning Division notified and requested comments from California State Coastal Conservancy, California State Park, General Services Agency, National Park Service – Santa Monica Mountains National Recreation Area, Santa Monica Mountains Conservancy, and Trust of Public Lands for comments regarding the proposed project. As of the date of this staff report, the Ventura County Planning Division received comment letters from Caltrans District 7, California Department of Fish & Wildlife and a neighboring property owner. Comment letters and response to comments are attached as Exhibit 4.

Permanent impacts to ESHA habitat from the proposed development and required 100-foot-wide fuel modification zone is estimated to total 1.84 acres. The permanent loss of 1.84 acres of sensitive plant communities that constitute ESHA is considered a significant impact. Therefore, to compensate for the loss of ESHA, Mitigation Measure BIO-5 will require the Permittee to establish and preserve ESHA at a 2:1 mitigation-to-impact ratio (3.68 acres of mitigation to offset 1.84 acres of ESHA). The applicant has acquired APN 694-0-181-500 (33-acres) and donated the parcel to the MRCA to mitigate ESHA impacts. With the implementation of Mitigation Measure BIO-6, the Applicant will be required to permanently protect onsite ESHA in perpetuity through a deed restriction.

As stated in the MND for the proposed project (Exhibit 4), the United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) depicts a stream on the property near its western boundary and another to the east of the property. The biological survey did not observe evidence of the stream as depicted on the NWI; however, there is a minor drainage in the northeast corner of the property which is a tributary to Little Sycamore Canyon Creek. The bed and banks of the drainage were not discernable, but the feature does convey flows during and immediately after storm events to Little Sycamore Canyon Creek. The proposed project will require a grading permit, including drainage improvements. Catch basins and cisterns have been incorporated into the project to ensure that run-off is retained onsite and velocity is reduced.

Based on the discussion above, the proposed project is consistent with *Ventura County General Plan* Conservation and Open Space Policies COS-1.1, COS-1.4, COS-9.1, COS-1.9, Coastal Act Policy Sections 30231 and 30240 and *Coastal Area Plan* South Coast Santa Monica Mountains Policies 1 and 3.

- 7. General Plan Policy COS-1.6 (Discretionary Development on Hillsides and Slopes):** *The County shall require discretionary development on hillsides and slopes, which have an average natural slope of 20 percent or greater in the area where the proposed development would occur, to be sited and designed in a*

*manner that will minimize grading, alteration of natural landforms, and vegetation removal to avoid significant impacts to sensitive biological resources to the extent feasible.*

The project site is steep, and the proposed development has been cited in the most level area of the property adjacent to the nearest access road, Yerba Buena Road. The location of the driveway and building envelopment for the single-family dwelling has been evaluated to minimize alteration to natural landforms and biological resources. Estimated earthwork to construct the proposed project includes 6,437 cy of cut and 1,100 cy fill with excess soil being exported. Development has been confined to a 9,521 sq. ft. building envelope. The proposed driveway and location of the building pad has been designed to minimize cut and fill operations. The proposed project will be subject to a condition of approval to require the Applicant to submit grading plans in accordance with the Ventura County Building Code (Exhibit 5, Condition No. 38). Additionally, the proposed project will be subject to a condition of approval prohibiting clearing of land during the winter rainy season (November 15 – April 15) (Exhibit 5, Condition No. 34).

Based on the discussion above, the proposed project is consistent with *Ventura County General Plan* Conservation and Open Space Policy COS-1.6.

- 8. General Plan Policy COS-1.12 (Discretionary Development and Landscaping):** *The County shall require landscaping associated with discretionary development, or subject to the California Water Efficient Landscape Ordinance (WELO), to be water-efficient and include native, pollinator-friendly plants consistent with WELO guidelines, as applicable. The planting of invasive and watch list plants as inventoried by the California Invasive Plant Council shall be prohibited, unless planted as a commercial agricultural crop or grown as commercial nursery stock.*

The proposed project will be subject to a condition of approval to require the Applicant to submit a landscape plan that complies with the State Water Efficient Landscape Ordinance (WELO) (Exhibit 5, Condition 18). The landscape and fuel modification plans prepared for the proposed project are required to include water conservation measures and a prohibition on planting invasive species (Exhibit 5, Condition No. 25).

Based on the discussion above, the proposed project is consistent with *Ventura County General Plan* Conservation and Open Space Policy COS-1.12.

- 9. General Plan Policy COS-3.1 (Scenic Roadways):** *The County shall protect the visual character of scenic resources visible from State or County designated scenic roadways.*

**General Plan Policy COS-3.5 (Ridgeline and Hilltop Preservation):** *The County shall ensure that ridgelines and major hilltops remain undeveloped, and that discretionary development is sited and designed to remain below significant ridgelines, except as required for communication or similar facilities.*

**Coastal Act Policy Section 30251:** *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of the surrounding area and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.*

**Coastal Area Plan South Coast Santa Monica Mountains Policy 7:** *New development shall be sited and designed to protect public views to and from the shoreline and public recreational areas. Where feasible, development on sloped terrain shall be set below road grade.*

**Coastal Area Plan South Coast Santa Monica Mountains Policy 8:** *Development shall not be sited on ridgelines or hilltops when alternative sites on the parcel are available and shall not be sited on the crest of major ridgelines.*

The proposed project is not located within the Scenic Resources Protection (SRP) Overlay Zone. However, the project site is located within the Santa Monica Mountains Overlay Zone. The Santa Monica consists of rock outcroppings and sensitive habitats, such as riparian corridors, native chaparral, and oak woodlands. Permitted development is required to be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, and to be visually compatible with the character of surroundings. Planning Division staff conducted a site visit on March 20, 2019 and determined that the proposed project site was visible from Yerba Buena, a Eligible Scenic Protected Highway, which is directly adjacent to and east of the project site. However, the project site was not noticeably visible from other nearby public roadways (Pacific View Road). The California Department of Parks and Recreation's Point Mugu State Park Trail is located approximately 0.8 miles south of the proposed project site. The Yellow Hill Trail is located approximately one mile southwest of the proposed project, and the Big Sycamore Canyon Trail is approximately four miles west of the proposed project site. At these distances and due to the steep terrain, public views of the proposed project would likely not be visible or would be minimal at best. The California Department of Parks and Recreation's Point Mugu State Park Trail is located approximately 0.8 miles south of the proposed project site.

To ensure exterior night lighting associated with the proposed project is not excessive or shines into adjacent areas with native vegetation, Mitigation Measure BIO-9 is proposed (Exhibit 5, Condition No. 30), which requires the Applicant to submit a lighting plan to the Planning Division for review and approval. To ensure proposed development blends in with the natural environment of the Santa Monica Mountains, the project is conditioned to require that the single-family dwelling and detached garage be painted with earth tone colors and non-reflective paints (Exhibit 5, Condition No. 19).

Based on the discussion above, the project is consistent with *Ventura County General Plan* Conservation and Open Space Policies COS-3.1, COS-3.5, Coastal Act Policy Section 30251, and *Coastal Area Plan* South Coast Santa Monica Mountains Policies 7 and 8.

**10. Coastal Area Plan South Coast Recreation Policy 8:** *Development shall neither preclude continued use of, or preempt the option of establishing inland recreational trails along identified routes, as indicated in the Santa Monica Mountains Comprehensive Plan (1979), and the Coastal Slope Trail as proposed in the U.S. Department of the Interior's Santa Monica Mountains Draft Environmental Impact Statement and General Management Plan (September 1980), or along routes established by custom to destinations of public recreation significance. An offer-of-dedication or a deed restriction of a trail right-of-way shall be required as a condition of approval on property crossed by such trail routes.*

**Coastal Area Plan South Coast Recreation Policy 12:** *Before a permit for development of any shoreline or inland parcel is approved, its suitability for public recreational use shall be evaluated within the specified project review period by the County in consultation with the State Department of Parks and Recreation and the National Park Service. If the County determines that the property may be suitable for such use, the County shall ascertain whether any public agency or non-profit organization, including the National Park Service, Santa Monica Mountains Conservancy, Coastal Conservancy, State Department of Parks and Recreation, County Recreation Services, and Trust for Public Lands, is planning or contemplating acquisition of any part of the subject property, specifically authorized to acquire any portion of the property which would be affected by the proposed development, and funds for the acquisition are available or could reasonably be expected to be available within one year from the date of application or permit. If a permit has been denied for such reasons and the property has not been acquired by such agency or organization within a reasonable time, a permit may not be denied again on the same ground.*

The California Department of Parks and Recreation's Point Mugu State Park Trail is located approximately 0.8 miles south of the proposed project site. The Yellow Hill Trail is located approximately one mile southwest of the proposed project, and the Big Sycamore Canyon Trail is approximately four miles west of the

proposed project site. Given the distance from the trails there is no need to require an offer-of-dedication and the property is not suitable for public recreational use.

Base on the discussion above, the project is consistent with *Coastal Area Plan South Coast Recreation Policies 8 and 12.*

- 11. General Plan Policy COS-4.2(a) (Cooperation for Cultural, Historical, Paleontological, and Archaeological Resource Preservation):** *The County shall cooperate with cities, special districts, appropriate organizations and private landowners to identify known cultural, archaeological, historical, and paleontological resources to preserve identified resources within the county.*

**General Plan Policy COS-4.2(b) (Cooperation for Tribal Cultural Resource Preservation):** *For discretionary projects, the County shall request local tribes contact information from Native American Heritage Commission, to identify known tribal cultural resources. If requested by one or more of the identified local tribes, the County shall engage in consultation with each local tribe to preserve, and determine appropriate handling of, identified resources within the county.*

**General Plan Policy COS-4.4 (Discretionary Development and Tribal, Cultural, Historical, Paleontological, and Archaeological Resource Preservation):** *The County shall require that all discretionary development projects be assessed for potential tribal, cultural, historical, paleontological, and archaeological resources by a qualified professional and shall be designed to protect existing resources. Whenever possible, significant impacts shall be reduced to a less-than-significant level through the application of mitigation and/or extraction of maximum recoverable data. Priority shall be given to measures that avoid resources.*

**Coastal Act Section 30244:** *Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

**Coastal Area Plan South Coast Archaeology Policy 1:** *Based upon the location of the proposed project, Public Works may require the following work as a permit condition:*

- a. High sensitivity area – Field survey and test pits required.*
- b. Medium to high sensitivity area – Field survey required.*
- c. Moderate to negligible – No field work necessary.*

*For projects in an area (a) or (b), the applicant will have a qualified archaeologist assess the development impacts and cultural significance of the site. As may be appropriate, the Northridge Archaeological Research Center at Cal State Northridge should be contacted for a Native American approved Monitor to*



*observe and aide the work during excavation of auger holes, test pits, trenches or exposures (Appendix 2).*

**Coastal Area Plan South Coast Archaeology Policy 2:** *Human burials should not be removed from the ground without specific authorization, and under the direction of Native American Monitors or Native American approved archaeologists.*

**Coastal Area Plan South Coast Archaeology Policy 3:** *Where significant archaeological resources have been identified on a site, a qualified archaeologist will be present, at the applicant's expense, during all excavating, grading and other earth-moving activities.*

**Coastal Area Plan South Coast Archaeology Policy 4:** *Location of all coastal zone archaeological sites will be kept confidential to avert disturbance or destruction.*

**Coastal Area Plan South Coast Archaeology Policy 5:** *Archaeological, historical, and ethnobotanical interpretation of native peoples in Ventura County should be incorporated into existing and future interpretive programs at public recreation areas.*

**Coastal Area Plan South Coast Archaeology Policy 6:** *Credentials of the qualified archaeologist who performs the applicant's study will be presented with the rest of the information required.*

**Coastal Area Plan South Coast Archaeology Policy 7:** *Where new development would adversely impact archaeological resources, reasonable mitigation measures will be required. Such measures may involve covering the site, moving the structure(s) to another site on the parcel, or not constructing on the site, depending on the severity of the impacts and the significance of the resources.*

**Coastal Area Plan South Coast Archaeology Policy 8:** *If previously unknown resources are discovered after construction starts, all work shall cease, and the Public Works Agency shall be notified. After review of the site by the Agency, or other qualified personnel, additional reasonable mitigation measures may be required.*

**Coastal Area Plan South Coast Paleontology Policy 1:** *Based upon the location of a proposed project on the Paleontological Map Series of the Planning Division's Unified Mapping System, paleontological resources will be a consideration in the environmental review process.*

**Coastal Area Plan South Coast Paleontology Policy 2:** *Significant fossil discoveries on a site will be reported to the Los Angeles County Museum of*

*Natural History or to appropriate scientists to ensure preservation of the information they may yield.*

**Coastal Area Plan South Coast Paleontology Policy 3:** *During the environmental review process, utilize the Initial Study Assessment Guidelines adopted by the County of Ventura.*

**Coastal Area Plan South Coast Paleontology Policy 4:** *Fossil discoveries should also be reported to the County Cultural Heritage Board to ensure maintenance of the information in Ventura County.*

**Coastal Area Plan South Coast Paleontology Policy 5:** *Where new development would adversely impact paleontological resources, reasonable mitigation measures will be required. Such measures may involve covering the site, moving the structure(s) to another site on the parcel, or not constructing on the site, depending on the severity of the impacts and the significance of the resources.*

**Coastal Area Plan South Coast Paleontology Policy 6:** *If previously unknown resources are discovered after construction starts, all work shall cease, and the Public Works Agency shall be notified. After review of the site by the Agency, or other qualified personnel, additional reasonable mitigation measures may be required.*

As discussed in Section B, Item 8A (Cultural Resources-Archaeological), of the MND (Exhibit 4), a Phase I Archaeological Study was prepared by Robert J Wlodarski, Historical Environmental Archaeological Research Team, dated April 2019, to investigate the existence of historical and cultural resources on the subject property. The study included a cultural resource records search of the California Historical Resources Information System (CHRIS) at the South-Central Coastal Information Center (SCCIC) at California State University, Fullerton, and a field survey of the proposed project site.

The results of the Phase 1 archaeological study yielded no indications of prehistoric or historic archaeological sites that have been previously recorded within the project boundaries, and no additional archaeological consideration or work would be required for the proposed development. Although the proposed project is unlikely to result in impacts to archaeological or paleontological resources, future ground disturbance activities will be subject to conditions of approval to ensure the protection of any archaeological and paleontological subsurface resources, if they are inadvertently encountered during ground disturbance activities (Exhibit 5, Condition Nos. 31 and 32).

Based on the discussion above, the proposed project is consistent with *Ventura County General Plan* Conservation and Open Space Policies COS-4.2(a), COS-4.2(b), COS-4.4, Coastal Act Policy Section 30244, *Coastal Area Plan* South

Coast Archaeology Policies 1 through 8, and *Coastal Area Plan* South Coast Paleontology Policies 1 through 6.

## **Hazard and Safety Element**

- 12. General Plan Policy HAZ-1.1 (Fire Prevention Design and Practices):** *The County shall continue to require development to incorporate design measures that enhance fire protection in areas of high fire risk. This shall include but is not limited to incorporation of fire-resistant structural design, use of fire-resistant landscaping, and fuel modification around the perimeter of structures.*

**General Plan Policy HAZ-1.2 (Defensible Space Clear Zones):** *The County shall require adherence to defensible space standards, or vegetation “clear zones,” for all existing and new structures in areas that are designated as Hazardous Fire Areas by the Ventura County Fire Protection District and High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection.*

The proposed project is located within the High Fire Hazard Area/Fire Severity Zone or Hazardous Watershed Fire Area. Fire Station 56, located at 11855 Pacific Coast Highway in Malibu, is approximately 1.25 miles southeast of the project site. The proposed project will comply with all applicable Federal and State regulations and the requirements of the Ventura County Building Code and Ventura County Fire Code. The proposed project is subject to conditions of approval (Exhibit 5 Condition Nos. 45 through 60) to ensure the project is in conformance with current California State Law and the Ventura County Fire Code.

According to the VCFPD, recordation of a Notice of Fire Hazards with the County Recorder is not be required at this time as the state regulations have not been finalized for Fire Hazard Severity Zones disclosures by the California Department of Forestry and Fire Protection (CAL FIRE).

Based on the discussion above, the proposed project is consistent with *Ventura County General Plan* Hazards and Safety Element Policies HAZ-1.1, and HAZ-1.2.

- 13. General Plan Policy HAZ-4.1 (Projects in Earthquake Fault Zones):** *The County shall prohibit new structures for human occupancy and subdivisions that contemplate the eventual construction of structures for human occupancy in Earthquake Fault Zones unless a geologic investigation is performed to delineate any hazard of surface fault rupture and appropriate and sufficient safeguards, based on this investigation, are incorporated into the project design.*

**General Plan Policy HAZ-4.3 (Structural Design):** *The County shall require that all structures designed for human occupancy incorporate engineering*

*measures to reduce the risk of and mitigate against collapse from ground shaking.*

As discussed in Section B, Item 10 (Fault Rupture Hazard) of the MND (Exhibit 4), there are no known active or potentially active faults extending through the proposed project based on State of California Earthquake Fault Zones in accordance with the Alquist-Priolo Earthquake Fault Zoning Act, and Ventura County General Plan Hazards Appendix – Figure 2.2.3b. Furthermore, no habitable structures are proposed within 50 feet of a mapped trace of an active fault. Future development will be subject to the Ventura County Building Code (2019) which will require structures to be designed to reduce risk of ground shaking.

Based on the discussion above, the proposed project is consistent with *Ventura County General Plan Hazards and Safety Element Policies HAZ-4.1 and HAZ-4.3.*

- 14. General Plan Policy HAZ-4.5 (Soil Erosion and Pollution Prevention):** *The County shall require discretionary development be designed to prevent soil erosion and downstream sedimentation and pollution.*

**General Plan Policy HAZ-4.6 (Vegetative Resource Protection):** *The County shall require discretionary development to minimize the removal of vegetation to protect against soil erosion, rockslides, and landslides.*

**General Plan Policy HAZ-4.7 (Temporary Revegetation on Graded Areas):** *The County shall require, as necessary, the use of soil stabilization methods on graded areas to reduce the potential for erosion, particularly during the construction phase.*

**General Plan Policy HAZ-4.8 (Seismic Hazards):** *The County shall not allow development of habitable structures or hazardous materials storage facilities within areas prone to the effects of strong ground shaking, such as liquefaction, landslides, or other ground failures, unless a geotechnical engineering investigation is performed and appropriate and sufficient safeguards, based on this investigation, are incorporated into the project design.*

**General Plan Policy HAZ-4.9 (Slope Development):** *The County shall require geotechnical reports that demonstrate adequate slope stability and construction methods for building and road construction on slopes greater than 50 percent pursuant to the California Building Code Appendix J Section 108.6.*

**Coastal Act Policy Section 30253:** *New development shall:*

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazards.*

*(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

**Coastal Area Plan South Coast Hazards Policy 2:** *New development shall be suited and designed to minimize risks to life and property in areas of high geologic, flood, and fire hazards.*

**Coastal Area Plan South Coast Hazards Policy 3:** *All new development will be evaluated for its impacts to, and from, geologic hazards (including seismic safety, landslides, expansive soils, subsidence, etc.), flood hazards, and fire hazards. Feasible mitigation shall be required where necessary.*

**Coastal Area Plan South Coast Hazards Policy 4:** *The County may require the preparation of a geologic report at the applicant's expense. Such report shall include feasible mitigation measures which will be used in the proposed development.*

The project site is located in a hillside area of Ventura County. Based on analysis conducted by the California Geological Survey as part of California Seismic Hazards Mapping Act, 1991, the property is in a potential seismically induced landslide zone. The Geology and Geotechnical Investigation Report, prepared by Geoconcepts, November 29, 2018, indicates the slopes descending from the proposed project have adequate factors of safety.

The project site is not located within a potential liquefaction zone based on Ventura County General Plan Hazards Appendix. Consequently, liquefaction is not a factor for the proposed project and the site is not within a State of California Seismic Hazards zone for liquefaction. Proposed development will be subject to the requirements of the County of Ventura Building Code adopted from the California Building Code, in effect at the time of construction that requires mitigation of potential adverse effects of expansive soils. The proposed project will be placed into hard bedrock that is not expansive.

The proposed project is located within the High Fire Hazard Area/Fire Severity zone or Hazardous Watershed Fire Area. Fire Station 56, located at 11855 Pacific Coast Highway in Malibu, is approximately 1.25 miles southeast of the project site. The proposed project will be subject to conditions of approval to ensure the project is in conformance with current California State law and Ventura County Fire Protection District Ordinance and the Ventura County Building Code (Exhibit 5, Conditions 47 through 61).

Based on the discussion above, the proposed project is consistent with *Ventura County General Plan Hazards and Safety Element Policies 4.5, 4.6, 4.7, 4.8, and*

4.9, Coastal Act Section 30253, and *Coastal Area Plan* South Coast Hazards Policies 2, 3, and 4.

**15. General Plan Policy HAZ-4.12 (Slope Drainage):** *Drainage plans that direct runoff and drainage away from slopes shall be required for construction in hillside areas.*

**General Plan Policy HAZ-4.13 (Design for Expansive Soils):** *The County shall not allow habitable structures or individual sewage disposal systems to be placed on or in expansive soils unless suitable and appropriate safeguards are incorporated into the project design to prevent adverse effects*

The proposed project will require a grading permit and drainage plan that will include drainage improvements, culverts and ribbon drains, to direct stormwater runoff back into the natural drainages. (Exhibit 5, Condition Nos. 38 and 39). The grading permit will ensure all grading complies with Appendix J of the Ventura county Building Code and the drainage plan will ensure that runoff is discharged in accordance with the standards of Ventura County Building Code, Ventura County Public Work Agency, Watershed Protections District, and Federal and State standards.

Wastewater will be handled by an on-site wastewater system (OWTS) consisting of one 1,500-gallon septic tank, one 1,000-gallon tank with SeptiTech STAAR 0.5 UV device, and two seepage pits. The proposed OWTS will be required to meet all current building code, system design, and system installation standards (Exhibit 5, Condition Nos. 36 and 37).

Based on the discussion above, the proposed project is consistent with *Ventura County General Plan* Hazards and Safety Element Policies HAZ-4.12 and HAZ-4.13.

**16. General Plan Policy HAZ-9.2 (Noise Compatibility Standards):** *The County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise based on the following standards:*

- 1. New noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.*
- 2. New noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed L10 of 60 dB(A)*

3. *New noise sensitive uses proposed to be located near airports:*
  - a. *Shall be prohibited if they are in a Community Noise Equivalent Level (CNEL) 65 dB or greater, noise contour; or*
  - b. *Shall be permitted in the Community Noise Equivalent Level (CNEL) 60 dB to CNEL 65 dB noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 dB or less.*
4. *New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:*
  - a. *Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;*
  - b. *Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and*
  - c. *Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.*
5. *Construction noise and vibration shall be evaluated and, if necessary, mitigated in accordance with the Construction Noise Threshold Criteria and Control Plan (Advanced Engineering Acoustics, November 2005).*

**General Plan Policy HAZ-9.5 (Site and Building Design):** *The County shall require discretionary development and County-initiated projects to comply with adopted noise standards through proper site and building design features, such as building location and orientation, setbacks, natural barriers and vegetation, and building construction. The County shall only consider sound walls if noise mitigation measures have been evaluated or integrated into the project and found infeasible.*

The proposed project is located approximately 0.65 miles north from State Route 1 (Pacific Coast Highway) and is outside the CNEL 60dB(A) noise contour (RMA GIS Viewer, Noise Contour Maps, 2019). The proposed residential uses will not be subject to noise levels from traffic along State Route 1, which are incompatible with residential uses. In addition, the proposed project site is not located near any railroads or airports (both of which are approximately nine miles and 12 miles away, respectively). Therefore, the proposed project will not be subject to unacceptable levels of noise from these noise generators.

Although construction is unlikely to generate excessive ground-borne vibration or ground-borne noise levels, the proposed project will be subject to a construction noise condition to ensure that development of the proposed project complies with the requirements of the Ventura County Construction Noise Threshold Criteria and Control Plan, to limit noise-generated activities to the days and times when

construction noise is less likely to adversely affect surrounding residential uses (Exhibit 5, Condition 33).

Based on the discussion above, the proposed project is consistent with *Ventura County General Plan* Hazards and Safety Element Policies HAZ-9.2 and HAZ-9.5.

**17. General Plan Policy HAZ-10.2 (Air Quality Management Plan Consistency):**

*The County shall prohibit discretionary development that is inconsistent with the most recent adopted Air Quality Management Plan (AQMP), unless the Board of Supervisors adopts a statement of overriding considerations.*

**General Plan Policy HAZ-10.3 (Air Pollution Control District Rule and Permit Compliance):** *The County shall ensure that discretionary development subject to Ventura County Air Pollution Control District (VCAPCD) permit authority complies with all applicable APCD rules and permit requirements, including the use of Best Available Control Technology (BACT) as determined by the VCAPCD.*

**General Plan Policy HAZ-10.14 (Fugitive Dust Best Management Practices):**

*The County shall ensure that discretionary development which will generate fugitive dust emissions during construction activities will, to the extent feasible, incorporate appropriate BMPs to reduce emissions to be less than applicable thresholds.*

The Ventura County Air Pollution Control District (VCAPCD) evaluated the proposed project's air quality impacts using the Ventura County Air Quality Assessment Guidelines. Based on the analysis prepared by VCAPCD, the proposed project's air quality impact will be below the 25 pounds per day threshold for reactive organic compounds and oxides of nitrogen as described in the Ventura County Air Quality Assessment Guidelines. Although the proposed project is not expected to result in any significant local air quality impacts, the VCAPCD has recommended conditions of approval to ensure fugitive dust, particulate matter and construction equipment emission are minimized (Exhibit 5, Condition Nos. 63 through 65).

Based on the discussion above, the proposed project is consistent with *Ventura County General Plan* Hazard and Safety Element Policies HAZ-10.2, HAZ-10.3, and HAZ-10.14.

**Water Resources**

**18. General Plan Policy WR-1.2 (Watershed Planning):** *The County shall consider the location of a discretionary project within a watershed to determine whether or not it could negatively impact a water source. As part of discretionary project*



*review, the County shall also consider local watershed management plans when considering land use development.*

**General Plan Policy WR-1.11 (Adequate Water for Discretionary Development):** *The County shall require all discretionary development to demonstrate an adequate long-term supply of water.*

**General Plan Policy WR-1.12 (Water Quality Protection for Discretionary Development):** *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste and other pollutants into surface runoff, drainage systems, surface water bodies, and groundwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

**General Plan Policy WR-2.2 (Water Quality Protection for Discretionary Development):** *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste, and other contaminants into surface runoff, drainage systems, surface water bodies, and groundwater. In addition, the County shall evaluate the potential for discretionary development to limit or otherwise impair later reuse or reclamation of wastewater or stormwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

**General Plan Policy WR-3.1 (Non-Potable Water Use):** *The County shall encourage the use of non-potable water, such as tertiary treated wastewater and household graywater, for industrial, agricultural, environmental, and landscaping needs consistent with appropriate regulations.*

**General Plan Policy WR-3.2 (Water Use Efficiency for Discretionary Development):** *The County shall require the use of water conservation techniques for discretionary development, as appropriate. Such techniques include low-flow plumbing fixtures in new construction that meet or exceed the California Plumbing Code, use of graywater or reclaimed water for landscaping, retention of stormwater runoff for direct use and/or groundwater recharge, and landscape water efficiency standards that meet or exceed the standards in the California Model Water Efficiency Landscape Ordinance.*

**General Plan Policy WR-3.3 (Low-Impact Development):** *The County shall require discretionary development to incorporate low impact development design features and best management practices, including integration of stormwater capture facilities, consistent with County's Stormwater Permit.*

**Coastal Area Plan South Coast Santa Monica Mountains Policy 5:** *Development dependent upon a water well shall be approved only if such well would not either individually or cumulatively cause adverse impacts on affected riparian areas or other coastal resources. This policy shall be implemented as data becomes available through the County CEQA process and other review procedures.*

Water for the proposed single-family dwelling and accessory dwelling will be supplied by an onsite water well (SWN 01S20W22L003S). A Pump and Recovery Test, dated January 2, 2019, was submitted with the application materials and approved for the project. The proposed project will result in an increase in groundwater extraction but is expected to use less than one AFY from an undefined groundwater unit in the Santa Monica Mountains. Reclaimed water is not available; however, the Permittee could employ household graywater for landscape irrigation purposes. The proposed project area is not in hydrologic continuity with an over drafted basin, and there is no evidence of overdraft in the region. The proposed project is not likely to result in overdraft conditions and is considered to have a less-than-significant impact to groundwater extraction.

Sewer service includes the installation of a private onsite wastewater treatment system (OWTS). The OWTS report dated November 21, 2018, was prepared by EPD Consultants. The report states that no groundwater was encountered during the drilling of a 46-foot test boring. The results also indicate the site is suitable for seepage pit construction. Septic systems are permitted by EHD and regulated by the State Water Resources Control Board. A properly installed and functioning septic system will reduce the groundwater contamination potential and would not cause groundwater to exceed groundwater quality objectives set by the Basin Plan.

The proposed project will not directly or indirectly cause stormwater quality to exceed water quality objectives or standards in the applicable Ventura Countywide National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit No. CAS004002 or any other Permits. The project will be required to comply with the Ventura Countywide NPDES MS4 Permit No. CAS004002, where the Applicant will be required to include Best Management Practices (BMP) designed to ensure compliance and implementation of an effective combination of erosion and sediment control (Exhibit 5, Condition Nos. 45 and 46).

A Landscape Plan is required (Exhibit 5, Condition 18) to comply with the County's landscaping requirements. The landscape plan is required to comply with the requirements of the California Department of Water Resources Model Water Efficient Landscape Ordinance. Design requirements include landscaping such that minimal amounts of water and uses are required for water efficiently.

Based on the discussion above, the proposed project is consistent with *Ventura County General Plan* Water Resources Policies WR-1.2, WR-1.11, WR-1.12, WR-2.2, WR-3.1, WR-3.2, WR-3.3, and *Coastal Area Plan* South Coast Santa Monica Mountains Policy 5.

**19. Coastal Area Plan South Coast Hazards Policy 8:** *A landscaping plan for fire and erosion control will be submitted for any new development located in extreme fire hazard areas as shown in the County's Hazard Appendix Fire Hazard Map. As many native plants are feasible should be used, and information on kinds and sources of these plants are available through the County.*

A 100-foot fuel modification zone will be required around the dwelling and detached garage. ESHA located adjacent to the fuel modification zone has the potential to be indirectly impacted by the introduction of invasive species inadvertently transported into the area from anthropogenic activities. Sensitive communities adjacent to the fuel modification zone also have the potential to be indirectly impacted by the introduction of proliferation of invasive plants. To mitigate potentially significant impacts to ESHA and ESHA buffers from landscaping and maintenance within the fuel modification zone, Mitigation Measure BIO-7 requires the Applicant to submit a Fuel Modification Plan for controlling and eradicating any non-native plants within the fuel modification zone (Exhibit 5, Condition No. 28). The Fuel Modification Plan shall specify the plants and seeds to be included that are indigenous to the Santa Monica Mountains. The native plants and seeds used in the fuel modification zone shall be reviewed and approved by the Ventura County staff biologist and VCFPD, so as to not pose a flammability risk within the fuel modification zone.

Based on the discussion above, the proposed project is consistent with Coastal Area Plan South Coast Hazards Policy 8.

**20. Coastal Area Plan Public Works Policy 3:** *New development in the Santa Monica Mountains should be self-sufficient with respect to sanitation and water and should not require the extension of growth inducing services. Development outside of the established "Existing Community" area shall not directly or indirectly cause the extension of public services (roads, sewers, water, etc.) into an open space area. The County shall make the finding for each individual development requiring sanitary facilities and potable water that said private services will be able to adequately serve the development over its normal lifespan.*

The proposed project includes the use of a water well (SWN 01S20W22L003S) for domestic water. A water quality analysis, dated January 7, 2019, indicates the well water meets primary State drinking water standards. A Pump and Recovery Test, dated January 2, 2019, shows that the well exceeds the required gallons/per day for a 3-bedroom dwelling, as required by Ventura County EHD in the water well pass or fail criteria. The proposed project will utilize a new OWTS

for domestic wastewater disposal. Conformance with the County Building Code Ordinance, state OWTS policy, EHD guidelines and the EHD Local Agency Management Program, as well as proper routine maintenance of the OWTS, will be required for the life of the system.

Based on the discussion above, the proposed project is consistent with Coastal Area Plan Public Works Policy 3.

#### **D. ZONING ORDINANCE COMPLIANCE**

The proposed project is subject to the requirements of the Ventura County CZO. Pursuant to the Ventura County CZO (Section 8174-4), the proposed use is allowed in the Coastal Open Space zone district with the granting of a PD Permit. Upon the granting of the PD Permit, the proposed project will comply with this requirement.

The proposed project includes the construction of structures that are subject to the development standards of the Ventura County CZO (Section 8175-2). Table 1 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

**Table 1 – Development Standards Consistency Analysis**

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	10 acres	No, the lot is five acres in size and is considered legal non-conforming. The 5-acre parcel was legally created by deed on June 28, 1949.
Maximum Percentage of Building Coverage	5.52 percent or 12,023 sq. ft.	Yes, the proposed building coverage is 1.28 % (2, 806 sq. ft.).
Front Setback	20 ft.	Yes, the proposed residence is 74 ft. from the front property line.
Side Setback	10 ft.	Yes, the proposed residence is 136 ft. from the nearest side property line.
Rear Setback	15ft.	Yes, the proposed residence is 156 ft. from the rear property line.
Maximum Building Height	25 ft. or 35 ft. if side setbacks are 15 ft. or more	Yes, the proposed residence highest roof line point is 22 ft. 0 in.

The proposed project is subject to the special use standards of the Ventura County CZO (Section 8175-5.17 et seq.). The following list includes all the applicable grading and brush removal standards, along with Planning Division staff's analysis of the proposed project's consistency with each of the standards.

- 1. Ventura County CZO Section 8175-5.17.1:** *Grading plans shall minimize cut and fill operations. If it is determined that a project is feasible with less alteration of the natural terrain than is proposed, that project shall be denied.*

Development has been confined to a less than 10,000 square foot building envelope and has been sited to minimize grading and impacts to ESHA. The parcel consists of relatively steep terrain, sloping mostly south and southeast. Development has been sited in the most level area of the property, approximately 200 feet from Yerba Buena. Estimated earthwork to construct the project includes 5,480 cy of cut and 1,259 cy of fill (1,100 cy will be exported). The proposed project will require a grading permit to ensure that all grading is in compliance with Appendix J of the Ventura County building Code (Exhibit 5, Condition No. 38).

Based on the discussion above, the proposed project is consistent with Ventura County CZO Section 8175-5.17.1.

- 2. Ventura County CZO Section 8175-5.17.2:** *All development shall be designed to minimize impacts and alterations of physical features and processes of the site (i.e., geological, soils, hydrological, water percolation and runoff) to the maximum extent feasible. The clearing of land (grading and brush removal) is prohibited during the winter rainy season (November 15th – April 15th).*

**Ventura County CZO Section 8175-5.17.3:** *For permitted grading operations on hillsides, the smallest practical area of land shall be exposed at any one-time during development, and the length of exposure shall be kept to the shortest practicable amount of time. All measures for removing sediments and stabilizing slopes shall be in place prior to or concurrent with any on-site grading activities.*

Development has been confined to a less than 10,000 square foot building envelope. The proposed project will be subject to conditions of approval to require the Applicant to submit grading and drainage plans, as well as hydrologic/hydraulic calculations, to ensure that runoff from the project site is discharged in accordance with the Ventura County Building Code Appendix J, and Public Works Agency standards (Exhibit 5, Condition Nos. 38 and 39). The project will also be subject to a condition of approval to prohibit the clearing of land (grading and brush removal) during the winter rainy season (November 15th – April 15th) (Exhibit 5, Condition No. 34).

Based on the discussion above, the proposed project is consistent with Ventura County CZO Sections 8175-5.17.2 and 8175-5.17.3.

- 3. Ventura County CZO Section 8175-5.17.4:** *Where appropriate, sediment basins (e.g., debris basins, desilting basins, or silt traps) shall be installed on the project site prior to or concurrent with the initial grading operations and maintained by the applicant through the development process to remove*

*sediment from runoff waters. All sediment shall be retained on-site unless removed to an appropriate approved dumping location.*

As discussed in Section C of this staff report (above), the proposed project will be subject to a condition of approval ensuring compliance with the Ventura Countywide NPDES MS4 Permit No. CAS004002 (Exhibit 5, Condition No. 45). Additionally, a drainage plan will be required as a condition of approval (Exhibit 5, Condition No. 39).

Based on the discussion above, the proposed project is consistent with Ventura County CZO Section 8175-5.17.4.

- 4. Ventura County CZO Section 8175-5.17.5:** *Where construction will extend into the rainy season, temporary vegetation, seeding, mulching, or other suitable stabilization methods shall be used to protect soils subject to erosion. The appropriate methods shall be prepared by a licensed landscape architect and approved by the County.*

**Ventura County CZO Section 8175-5.17.6:** *Cut and fill slopes shall be stabilized at the completion of final grading. To the greatest extent feasible, planting shall be of native grasses and shrubs or appropriate non-native plants, using accepted planting procedures. Such planting shall be adequate to provide 90 percent coverage within 90 days, and shall be repeated if necessary, to provide such coverage. This requirement shall apply to all disturbed soils.*

The proposed project will be subject to a condition of approval to require the Applicant to install plantings and erosion control seed mix to provide suitable stabilization methods to protect soils subject to erosion at the completion of final grading (Exhibit 5, Condition No. 34). To minimize impacts to sensitive plant communities adjacent to the development footprint, Mitigation Measures BIO-3 and BIO-4 (Exhibit 5, Condition Nos. 24 and 25) require the Applicant to install temporary protective fencing around the construction areas to prevent entry into ESHA and prohibit the use of invasive plants and seed in a landscape plan and erosion control seed mix.

Based on the discussion above, the proposed project is consistent with Ventura County CZO Sections 8175-5.17.5 and 8175-5.17.6.

- 5. Ventura County CZO Section 8175-5.17.7:** *Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Where feasible and appropriate, water runoff shall be retained on-site to facilitate groundwater recharge, unless to do so would require significant grading or brush removal not otherwise necessary, and the cumulative impacts of such on-site*

*retention would be greater than the cumulative impacts of not facilitating recharge, within the same drainage area.*

The proposed project will be subject to a condition of approval ensuring compliance with the Ventura Countywide NPDES MS4 Permit No. CAS004002 (Exhibit 5, Condition No. 45). A drainage plan will be required to include stormwater control measures to reduce any increase in post development runoff to be pre-development rates and amounts (Exhibit 5, Condition No. 39).

Based on the discussion above, the proposed project is consistent with Ventura County CZO Section 8175-5.17.7.

- 6. Ventura County CZO Section 8175-5.17.8:** *In addition to any other requirement of this Article, hillside (defined as land with slopes over 20 percent) grading and brush clearance shall be regulated to maintain the biological productivity of coastal waters, protect environmentally sensitive areas and park and recreation areas, and minimize the alteration of natural landforms.*

**Ventura County CZO Section 8175-5.17.9:** *A discretionary permit is required for all substantial hillside grading (over 50 cu. Yds. Of cut or fill) or brush clearance (greater than one-half acre), including that related to agricultural activities. The application for the permit shall contain an erosion control plan. Such plan shall be prepared by a licensed engineer qualified in soil mechanics and hydrology, and approved by appropriate County agencies, to ensure compliance with the Coastal Plan and all other County ordinances.*

The project is subject to a discretionary PD Permit. Estimated earthwork includes 5,480 cy of cut and 1,259 cy of fill to prepare the site for the proposed development. Prior to ground disturbance, the Permittee is required to install temporary fencing around the development envelope (Exhibit 5, Condition No. 24). Further, the proposed project will be required to implement best management practices during construction and for the life of the project to control runoff (Exhibit 5, Condition No. 45). Additionally, the proposed project will include grading and brush removal that includes an erosion control plan prepared by a licensed engineer (Exhibit 5, Condition No. 34).

Based on the discussion above, the proposed project is consistent with Ventura County CZO Sections 8175-5.17.8 and 8175-5.17.9.

- 7. Ventura County CZO Section 8175-5.17.10:** *Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants such as chemical, fuels, lubricants, raw sewage, and other harmful waste shall not be discharged into or alongside coastal streams or wetlands either during or after construction.*

**Ventura County CZO Section 8175-5.17.11:** *The Ventura County Resource Conservation District and the State Department of Fish and Game shall be consulted for grading of hillsides and brush clearance in excess of one-half acre. In all cases, best accepted management practices shall be used.*

Except for the water well (SWN 01S20W22L003S), the project site is undeveloped. Elevation at the property ranges between 255 feet to 55 feet above mean seal level (msl), sloping mostly south and southeast. An ephemeral drainage is located in the northeast corner of the property approximately 300 feet from proposed development and conveys runoff to the east and is a tributary to Little Sycamore Canyon Creek. The proposed project's building pad has been sited more than 300 feet away from the unnamed drainage located in the northeast corner of the property. Catch basins and cisterns have been incorporated into the project to ensure that run-off is retained onsite and velocity is reduced.

As discussed in the MND (Exhibit 4), the proposed project will not directly or indirectly cause stormwater quality to exceed water quality objectives or standards in the applicable Ventura Countywide National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit No. CAS004002 or any other Permits. The project will be required to comply with the Ventura Countywide NPDES MS4 Permit No. CAS004002, which will require the Applicant to include Best Management Practices (BMP) designed to ensure compliance and implementation of an effective combination of erosion and sediment control.

Based on the discussion above, the proposed project is consistent with Ventura County CZO Section 8175-5.17.10 and 8175-5.17.11.

The proposed project is located within the Santa Monica Mountains Overlay Zone, and, therefore, is subject to the standards of the Ventura County CZO (Section 8177-4 et seq.). The following list includes the applicable Santa Monica Mountains Overlay Zone standards, along with Planning Division staff's analysis of the proposed project's compliance with each of the standards.

- 8. Ventura County CZO Section 8177-4.1.1:** *New development, including all private and public recreational uses, shall preserve all unique vegetation such as *Coreopsis gigantea* (giant coreopsis) and *Dudleya cymosa* ssp. *marcescens* (marcescent dudleya).*

As discussed in Section C of this staff report (above), with the implementation of Mitigation Measures BIO-1 through BIO-9, impacts to unique vegetation would be minimized and would preserve the coastal habitat (Exhibit 5, Condition Nos. 22 through 30).



Based on the discussion above, the proposed project is consistent with Ventura County CZO Section 8177-4.1.1.

- 9. Ventura County CZO Section 8177-4.1.2:** *All new development shall be sited and designed to avoid adverse impacts on environmentally sensitive habitat areas.*
- a. In cases where environmentally sensitive habitat areas are located on a project site where the impacts of development are mitigated consistent with the LCP Land Use Plan, the County shall assure that all habitat areas are permanently maintained in open space through a recorded easement or deed restriction.*
  - b. When such impacts of development would be unavoidable, the County shall ascertain within the specified project review period whether any public agency or nonprofit organization, including the National Park Service, Coastal Conservancy, the Santa Monica Mountains Conservancy, State Department of Parks and Recreation, County Property Administration Agency, and Trust for Public Lands, is planning or contemplating acquisition of any portion of the subject property to preserve it in open space. The permit may not be approved if such agency or organization has been specifically authorized to acquire any portion of the property that would be affected by the proposed development and funds for the acquisition are available or could reasonably be expected to be available within one year of the date of application for the permit. If the permit is denied for such reasons and the property has not been acquired by such agency or organization within a reasonable time, a permit may not be denied again for the same reason.*

As discussed in Section C of this staff report (above), the permanent loss of 1.84 acres of sensitive plant communities that constitute ESHA is considered a significant impact. Therefore, to compensate for the loss of ESHA, Mitigation Measure BIO-5 will require the Permittee to establish and preserve ESHA at a 2:1 mitigation-to-impact ratio (3.68 acres of mitigation to offset 1.84 acres of ESHA). The applicant has acquired APN 694-0-181-500 (33-acres) and donated the parcel to the Mountains Recreation and Conservation Authority (MRCA) to mitigate ESHA impacts. With the implementation of Mitigation Measure BIO-6, the Applicant will be required to permanently protect onsite ESHA in perpetuity through a deed restriction. All onsite areas not developed will be deed restricted to ensure no further disturbance to ESHA occurs (Exhibit 5, Condition Nos. 25 and 26).

On February 19, 2019, the Planning Division notified and requested comments from Trusts of Public Lands, Santa Monica Mountains Conservancy, National Park Service, California State Parks, and California State Coastal Conservancy. As of the date of this staff report, no public agency has informed the Ventura

County Planning Division that they are contemplating acquisition of any portion of the subject property to preserve it in open space.

Based on the discussion above, the proposed project will comply with Ventura County CZO Section 8177-4.1.2.

**10. Ventura County CZO Section 8177-4.1.3:** *Construction and/or improvements of driveways or accessways that would increase access to any property shall be permitted only when it has been determined that environmental resources in the area will not be adversely impacted by the increased access. Grading cuts shall be minimized by combining the accessways of adjacent property owners to a single road where possible. The intent is to reduce the number of direct ingress-egress points from public roads and to reduce grading. At stream crossings, driveway access for nearby residences shall be combined. Hillside roads and driveways shall be as narrow as is feasible and shall follow natural contours.*

All existing roads, Pacific Coast Highway and Yerba Buena, leading to the project site meet minimum VCFPD access standards. The Applicant proposes to construct a driveway from Yerba Buena Road to the residence which will be required to meet the adopted Private Road Guidelines and Access Standards of VCFPD. No at stream crossings are required.

Based on the discussion above, the proposed project will comply with Ventura County CZO Section 8177-4.1.3.

**11. Ventura County CZO Section 8177-4.1.4:** *All proposal for land divisions in the Santa Monica Mountains shall be evaluated to assure that any future development will be consistent with the development policies contained in the LCP Land Use Plan. Where potential development cannot occur consistent with the LCP, the request for division shall be denied. Environmental assessments shall accompany tentative map applications and shall evaluate the ecological resources within and adjacent to the site and the consistency of the proposed division and development with the standards of the LCP. In addition, the following shall apply:*

- a. Future building envelopes shall be identified on all applications and on the final subdivision map.*
- b. All identified environmentally sensitive habitat areas and/or slopes over 30 percent shall be permanently maintained in their natural state through an easement or deed restriction that shall be recorded on the final map, or on a grant deed as a deed restriction submitted with the final map. Development shall not be permitted in areas over 30 percent slope.*

- c. All offers of dedication for trail easements shall be recorded on the final map. Trail easements established by deed restriction shall be recorded on the deed no later than final map recordation.*

The proposed project does not involve a subdivision. Therefore, Ventura County CZO Section 8177-4.1.4 does not apply to the proposed project.

**12. Ventura County CZO Section 8177-4.1.5:** *New development shall be sited and designed to protect public views to and from the shoreline and public recreational areas. Where feasible, development on sloped terrain shall be set below road grade.*

As discussed in the MND (Exhibit 4), Section 6 Scenic Resources, Planning Division staff conducted a site visit on March 20, 2019 and determined that the proposed project site was visible from Yerba Buena, an Eligible Scenic Protected Highway, which is directly adjacent to and east of the project site however the project site was not noticeably visible from other nearby public roadways (Pacific View Road). The California Department of Parks and Recreation's Point Mugu State Park Trail is located approximately 0.8 miles south of the proposed project site. The Yellow Hill Trail is located approximately one mile southwest of the proposed project, and the Big Sycamore Canyon Trail is approximately four miles west of the proposed project site. At these distances and due to the steep terrain, public views of the proposed project would likely not be visible or would be minimal at best.

In order to ensure proposed development blends in with the natural environmental of the Santa Monica Mountains, the project is conditioned to require that the single-family dwelling with a detached garage will be painted with earth tone colors and non-reflective paints (Exhibit 5, Condition No. 19).

Based on the discussion above, the proposed project will comply with Ventura County CZO Section 8177-4.1.5.

**13. Ventura County CZO Section 8177-4.1.6:** *Development shall not be sited on ridgelines or hilltops when alternative sites on the parcel are available and shall not be sited on the crest of major ridgelines.*

The property is located on a relatively steep terrain, sloping mostly south and southeast. The proposed single-family dwelling, detached garage, swimming pool, and private driveway, will not be sited along a ridgeline or the crest of a major ridgeline. Planning Division staff conducted a site visit on March 20, 2019 and determined proposed development is located in the most level area of the project site, approximately 200 feet east of Yerba Buena Road.

Based on the discussion above, the proposed project will comply with Ventura County CZO Section 8177-4.1.6.

- 14. Ventura County CZO Section 8177-4.1.7:** *Except within the existing South Coast community, as shown on the South Coast subarea Land Use Plan map, all development proposals located within 1,000 feet of publicly owned park lands shall be sited and designed to mitigate potential adverse visual impacts upon park lands. Appropriate mitigation measures include additional landscaping, use of natural materials, low building profiles, earth tone colors, and the like. Development shall not be sited within 500 feet of a park boundary unless no alternative siting on the property is possible consistent with the policies of the Plan.*

National Park Service is located within 2,643 feet to the northeast of the project site. The parkland is unimproved, does not contain any public or private park trails, roads or facilities (unimproved wildland), and contains steep topography and dense vegetation (prior to the Woolsey Fire). The project site is not currently accessible by the public or the National Park Service; and, hence, absent any individuals in this area. The proposed project is not visible from the National Park Service's property.

In order to ensure proposed development blends in with the natural environmental of the Santa Monica Mountains, the project will be conditioned to require that the single-family dwelling with a detached garage be painted with earth tone colors and non-reflective paints (Exhibit 5, Condition No. 19).

Based on the discussion above, the proposed project will comply with Ventura County CZO Section 8177-4.1.7.

- 15. Ventura County CZO Section 8177-4.1.8:** *Development shall neither preclude continued use of, nor preempt, the option of establishing inland recreational trails along routes depicted on the LCP Land Use Plan maps. A recorded offer of dedication or a deed restriction creating a trail easement shall be required as a condition of approval on property crossed by trails shown on the LCP Land Use Plan maps.*

**Ventura County CZO Section 8177-4.1.9:** *All new trail corridors shall be a minimum of 25 feet in width, with a larger corridor width for major feeder trails. The routing of trails shall be flexible in order to maintain an adequate buffer from adjacent development. Where feasible, development shall be sited sufficiently distant from the trail so as not to interfere with the trail route.*

The proposed project does not have the potential to impede the development of parks/facilities and/or regional trails/corridors. There are no parks/facilities and/or regional trails/corridors located on, or immediately adjacent to the proposed project site. The California Department of Parks and Recreation's Point Mugu State Park Trail is located approximately 0.8 miles south of the proposed project site. The Yellow Hill Trail is located approximately one mile southwest of the

proposed project, and the Big Sycamore Canyon Trail is approximately four miles west of the proposed project site.

Based on the discussion above, the proposed project will comply with Ventura County CZO Sections 8177-4.1.8 and 8177-4.1.9.

**16. Ventura County CZO Section 8177-4.1.10:** *Before a permit for development of any lot is approved, the suitability of that lot for public recreational use shall be evaluated within the specified project review period by the County in consultation with the State Department of Parks and Recreation and the National Park Service. If the County determines that the property may be suitable for such use, the County shall ascertain whether any public agency or nonprofit organization is planning or contemplating acquisition of any part of the subject property, or whether such agencies are specifically authorized to acquire any portion of the property that would be affected by the proposed development, or whether funds for the acquisition are available or could reasonably be expected to be available within one year from the date of application for permit. If a permit has been denied for such reasons and the property has not been acquired by such agency or organization within a reasonable time, a permit may not be denied again for the same reasons.*

As discussed in Section C.2 of this staff report (above), on February 19, 2019, the Planning Division notified and requested comments from Trusts of Public Lands, Santa Monica Mountains Conservancy, National Park Service, California State Parks, and California State Coastal Conservancy. As of the date of this staff report, the Ventura County Planning Division has not been informed that any public agency or non-profit organization is contemplating acquisition of any part of the subject property.

Based on the discussion above, the proposed project will comply with Ventura County CZO Section 8177-4.1.10.

**17. Ventura County CZO Section 8177-4.1.11:** *Any areas within the Santa Monica Mountains used for private recreational purposes shall continue to be so used unless it becomes unfeasible to do so. These properties are subject to the following:*

- a. *The only principally-permitted uses (not appealable to the Coastal Commission) on such properties are recreational uses, Planned Development Permits for new recreational uses, or the expansion of existing recreational uses, may be issued by the Planning Director in accordance with Article 11. Permits for all other uses shall be decided upon in accordance with Articles 4 and 11, and all other applicable provisions of this Chapter and the certified LCP Land Use Plan.*

- b. Prior to the granting of a permit that allows a conversion of recreational uses to non-recreation uses, Section 8177-4.1.10 shall be followed.*

The subject property has not been, and is not currently, subject to private recreational use.

Based on the discussion above, the proposed project will comply with Ventura County CZO Section 8177-4.1.11.

## **E. PD PERMIT FINDINGS AND SUPPORTING EVIDENCE**

The Planning Director must make certain findings in order to determine that the proposed project is consistent with the permit approval standards of the Ventura County CZO (Section 8181-3.5 et seq.). The proposed findings and supporting evidence are as follows:

**1. The proposed development is consistent with the intent and provisions of the County's Certified Local Coastal Program [Section 8181-3.5.a].**

Based on the information and analysis presented in Sections C and D of this staff report and the MND (Exhibit 4), the finding that the proposed development is consistent with the intent and provisions of the County's Certified Local Coastal Program can be made.

**2. The proposed development is compatible with the character of surrounding development [Section 8181-3.5.b].**

The project site is located within the western portion of the Santa Monica Mountains, has a General Plan land use designation of Open Space, and is zoned Coastal Open Space. The surrounding properties have the same General Plan land use and zoning designations as the proposed project site. This project does not include a change of use that has the potential to create any land use conflicts with surrounding residential development, generate new traffic beyond that associated with a single-family dwelling, or introduce physical development that is incompatible with the surrounding development.

The project site is located in the Santa Monica Mountains Overlay Zone. The purpose of this overlay is to protect habitats for several unique, rare, or endangered plant and animal species and to provide protective measures. As discussed in Sections C and D of this staff report (above), clearing and proposed development would permanently remove 1.84 acres of ESHA. To preserve the natural character of the Santa Monica Mountains, the Applicant will be subject to Mitigation Measure BIO-5 requiring the Permittee to establish and preserve ESHA at a 2:1 mitigation to impact ratio (3.68 acres of mitigation to offset 1.84 acres of ESHA). The applicant has acquired APN 694-0-181-500 (33-acres) and donated the parcel to the MRCA to mitigate ESHA impacts. In addition, all on-

site ESHA outside of the development envelope shall be permanently protected through a deed restriction to restrict future development in the area (Exhibit 5, Condition No. 27).

To ensure the proposed single-family residence is compatible with the natural environment of the Santa Monica Mountains, the Applicant will be required to submit to the Planning division for review and approval, plans and materials/color board for the new single-family dwelling and detached garage, prior to the issuance of a Zoning Clearance for construction of the project (Exhibit 5, Condition 19). The building specifications shall utilize natural materials and be painted in earth tones to blend in with the environment and character of the community.

Furthermore, as discussed in Section C of this staff report (above), with adoption of the recommended condition of approval to limit the days and times of noise-generating construction activities, the proposed project will not generate noise that is incompatible with surrounding residential uses (Exhibit 5, Condition No. 33). Therefore, the proposed project will be consistent with the character of the surrounding development.

Based on the discussion above, this finding can be made.

**3. The proposed development, if a conditionally permitted use, is compatible with planned land uses in the general area where the development is to be located [Section 8181-3.5.c].**

The proposed project consists of a request for approval of a Coastal PD Permit to construct a new single-family dwelling with a detached garage. The proposed use is not a conditionally permitted use, and, therefore, the requirement of this finding does not apply to the proposed project.

Based on the discussion above, this finding can be made.

**4. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [Section 8181-3.5.d].**

As discussed in Sections C and E of this staff report (above), the proposed development will be compatible with surrounding residential uses and open space resources. Water for the proposed project will be provided by an existing on-site water well [State Well Number (SWN) 01S20W22L003S]. A well pump and recovery test was submitted by the applicant and approved by the groundwater Section on February 19, 2019. The pump test satisfactorily demonstrates that the well can provide a long-term supply of water to the proposed project. EHD reviewed the proposed project and found that septic feasibility has been demonstrated and that the proposed OWTS would be sufficient to service the sewage disposal demand of the proposed single-family

dwelling and will comply with Ventura County Building Code requirements, EHD guidelines, and State policies that apply to the on-site wastewater treatment system. The surrounding public road network is adequate to continue serving the project site. Furthermore, as discussed in Section D of this staff report (above), the proposed project will comply with the maximum building height, minimum building setback, and maximum building coverage standards of the Coastal Open Space zone. The proposed project will be subject to a condition of approval to limit the days and hours of noise-generating construction activities in order to ensure that construction-generated noise does not significantly affect occupants of residences located within proximity to the proposed project site (Exhibit 5, Condition No. 33). The proposed project will require a grading permit and drainage plan that will include culverts and ribbon drains to direct stormwater runoff back into the natural drainages and to reduce any increase in post-development runoff to pre-development rates and amounts (Exhibit 5, Condition Nos. 38 and 39). Therefore, the proposed project will not be obnoxious or harmful, or impair the utility of neighboring properties or uses.

Based on the discussion above, this finding can be made.

**5. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [Section 8181-3.5.e].**

As discussed in Sections C of this staff report (above), water for the proposed project will be provided by an existing on-site water well. The proposed project includes the installation and use of an OWTS that will comply with all applicable County, State, and Federal regulations. The proposed project will be subject to conditions of approval to ensure that it complies with the VCFPD's and state requirements for residential development located within high fire hazard areas (Exhibit 5, Condition Nos. 47 through 61). The surrounding public road network is adequate to serve the residential use of the property. While the project will generate additional traffic on the County Regional Road Network and local public roads, the low volume of traffic that would be generated by the project does not have the potential to alter the level of service of the roadways that will be used by the project. Adequate public (and private) resources and infrastructure exist to serve the residential use of the subject property. Furthermore, the proposed project will not interfere with, or significantly affect, public use of recreation and open space resources within the Santa Monica Mountains National Recreation Area. Therefore, the proposed project will not be detrimental to the public interest, health, safety, convenience, or welfare.

Based on the discussion above, this finding can be made.

**6. Private services for each individual development requiring potable water will be able to serve the development adequately over its normal lifespan.**



Water for the project site will be provided by an existing onsite well [SWN 01S20W22L003S]. A Pump and Recovery Test, dated January 2, 2019, was submitted and reviewed by Ventura County Public Works Agency, Watershed Protection District, Water Resources Division, Groundwater Resources Section and was approved for the proposed project. In addition, the proposed project will be subject to the EHD conditions of approval that require the Applicant to obtain a Certification of Water Quality for the private water well to ensure compliance with the applicable Federal, State and County water regulations (Exhibit 5, Condition No. 45).

Based on the discussion above, this finding can be made.

- 7. When a water well is necessary to serve the development, the applicant shall be required to do a test well and provide data relative to depth of water, geologic structure, production capacities, degree of drawdown, etc. The data produced from test wells shall be aggregated to identify cumulative impacts on riparian areas or other coastal resources. When sufficient cumulative data is available to make accurate findings, the County must find that there is no evidence that proposed wells will either individually or cumulatively cause significant adverse impacts on the above mentioned coastal resources.**

As discussed in the MND (Exhibit 4) a Pump and Recovery Test was conducted on January 2, 2019. A total water level drawdown after 24 hours was 14 feet down from its starting point (251 feet) and recovered back to its starting point (251 feet) after 13 hours. The total water pumped during the test was 15,434 gallons, exceeding the required 4,678 gallons/per day for a 3-bedroom dwelling, as required by Ventura County EHD in the water well pass or fail criteria. The project site does not overlie a known groundwater basin and is not in hydrologic continuity with an over drafted groundwater basin. The proposed project will slightly increase groundwater extraction; however, groundwater extractions are not expected to exceed one-acre foot per year (AFY).

Based on the discussion above, this finding can be made.

- 8. All need for sewage disposal over the life span of the development will be satisfied by existing sewer service to the immediate area or by location of septic facilities on-site consistent with other applicable provisions of the LCP.**

As discussed in Section A and C of this staff report (above), wastewater will be handled by an OWTS consisting of one 1,500-gallon septic tank, one 1,000-gallon tank with SeptiTech STAAR 0.5 UV device, and two seepage pits. The proposed OWTS will be required to meet all current building code, system design, and system installation standards (Exhibit 5, Condition Nos. 36 and 37).

Based on this discussion above, this finding can be made.

**9. Development outside of the established "Community" area shall not directly or indirectly cause the extension of public services (roads, sewers, water etc.) into an open space area.**

The proposed project is located within an area that is subject to the Open Space General Plan and Coastal Area Plan land use designations and not in an established "Community" area. As discussed in this staff report (above), an existing private water well will provide water, and an OWTS will provide sewage disposal for the proposed residential use of the subject property. The proposed project does not involve the construction of new or expansion of existing public roads, or other public facilities or infrastructure (e.g., fire prevention or law enforcement facilities). Therefore, no expansion of public services will be required to support the proposed project.

Based on the discussion above, this finding can be made.

**F. PLANNING DIRECTOR HEARING NOTICE, PUBLIC COMMENTS, AND JURISDICTIONAL COMMENTS**

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091), CZO (Section 8181-6.2 et seq.) On November 4, 2021 the Planning Division mailed notice to owners of property within 300 feet and residents within 100 feet of the property on which the project site is located. On November 8, 2021, the Planning Division placed a legal ad in the *Ventura County Star*. As of the date of this document, there have been no comments received.

**G. RECOMMENDED ACTIONS**

Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Director take the following actions:

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, including the proposed MND (Exhibit 4), Mitigation Measures and Mitigation Monitoring and Reporting Program (Exhibit 5), and has considered all comments received during the public comment process;
2. **FIND**, based on the whole of the record before the Planning Director, including the Initial Study and any comments received, that upon implementation of the project mitigation measures there is no substantial evidence that the project will have a significant effect on the environment and that the MND reflects the Planning Director's independent judgment and analysis;
3. **ADOPT** the MND (Exhibit 4) and Mitigation Monitoring Program (Exhibit 5);

4. **MAKE** the required findings to grant a Coastal PD Permit pursuant to Section 8181-3.5 of the Ventura County CZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
5. **GRANT** PD Permit Case No. PL19-0011, subject to the conditions of approval (Exhibit 5).
6. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.


The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been approved, conditionally approved, or denied (or on the following workday if the 10<sup>th</sup> day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact Angela Georgeff at (805) 654-5097 or [angela.georgeff@ventura.org](mailto:angela.georgeff@ventura.org).

Prepared by:

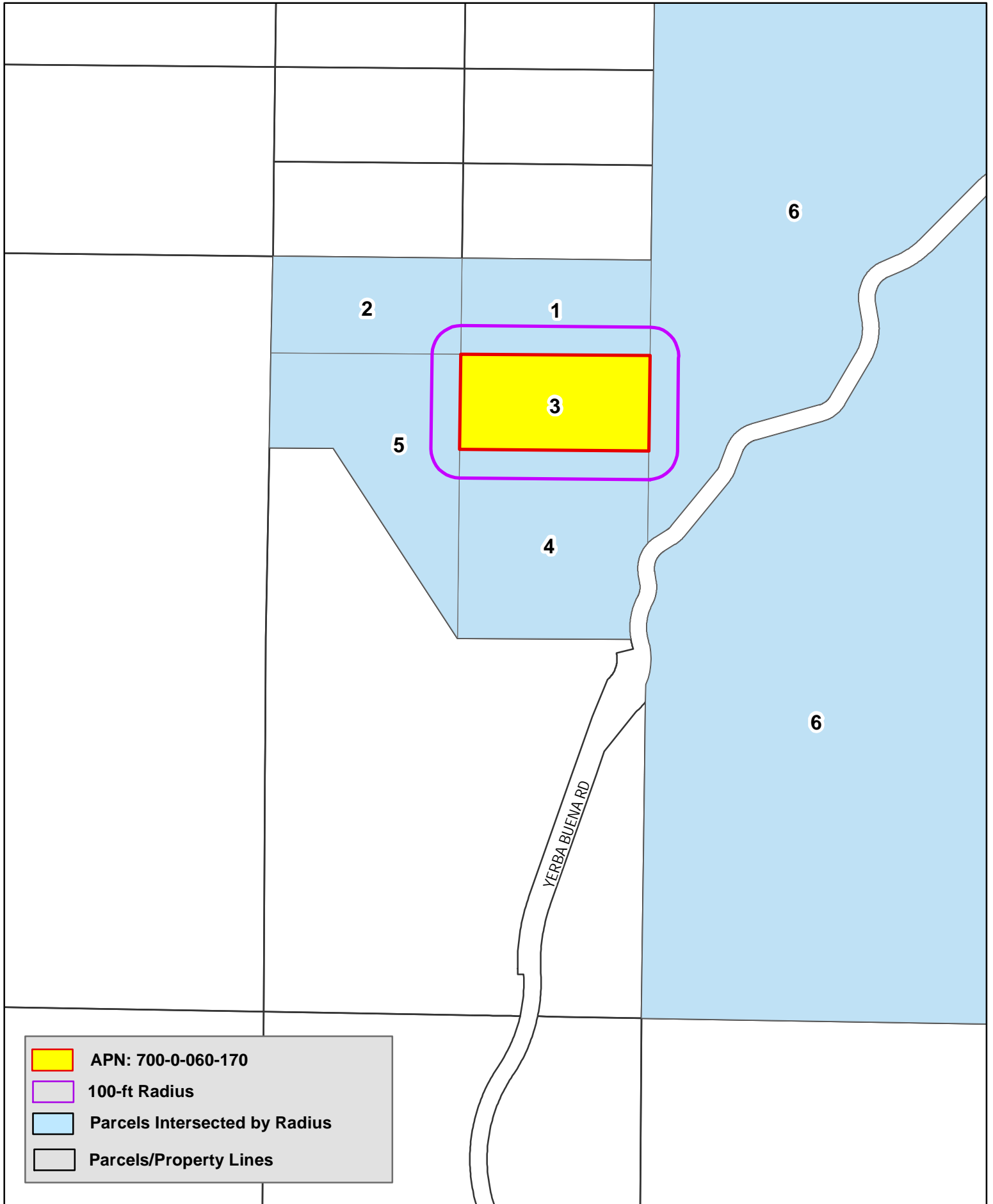
  
Angela Georgeff, Case Planner  
Residential Permits Section  
Ventura County Planning Division

Reviewed by:

  
Jennifer Trunk, Manager  
Residential Permits Section  
Ventura County Planning Division

#### EXHIBITS

- |           |  |
|-----------|--|
| Exhibit 2 | Maps   |
| Exhibit 3 | Project Plans  |
| Exhibit 4 | Mitigated Negative Declaration (MND) and Response to Comments  |
| Exhibit 5 | Conditions of Approval and Mitigation Monitoring and Reporting |



Ventura County  
Resource Management Agency  
Information Systems GIS Services  
Map created on 02-12-2019  
Source: Pictometry: Nov 2017

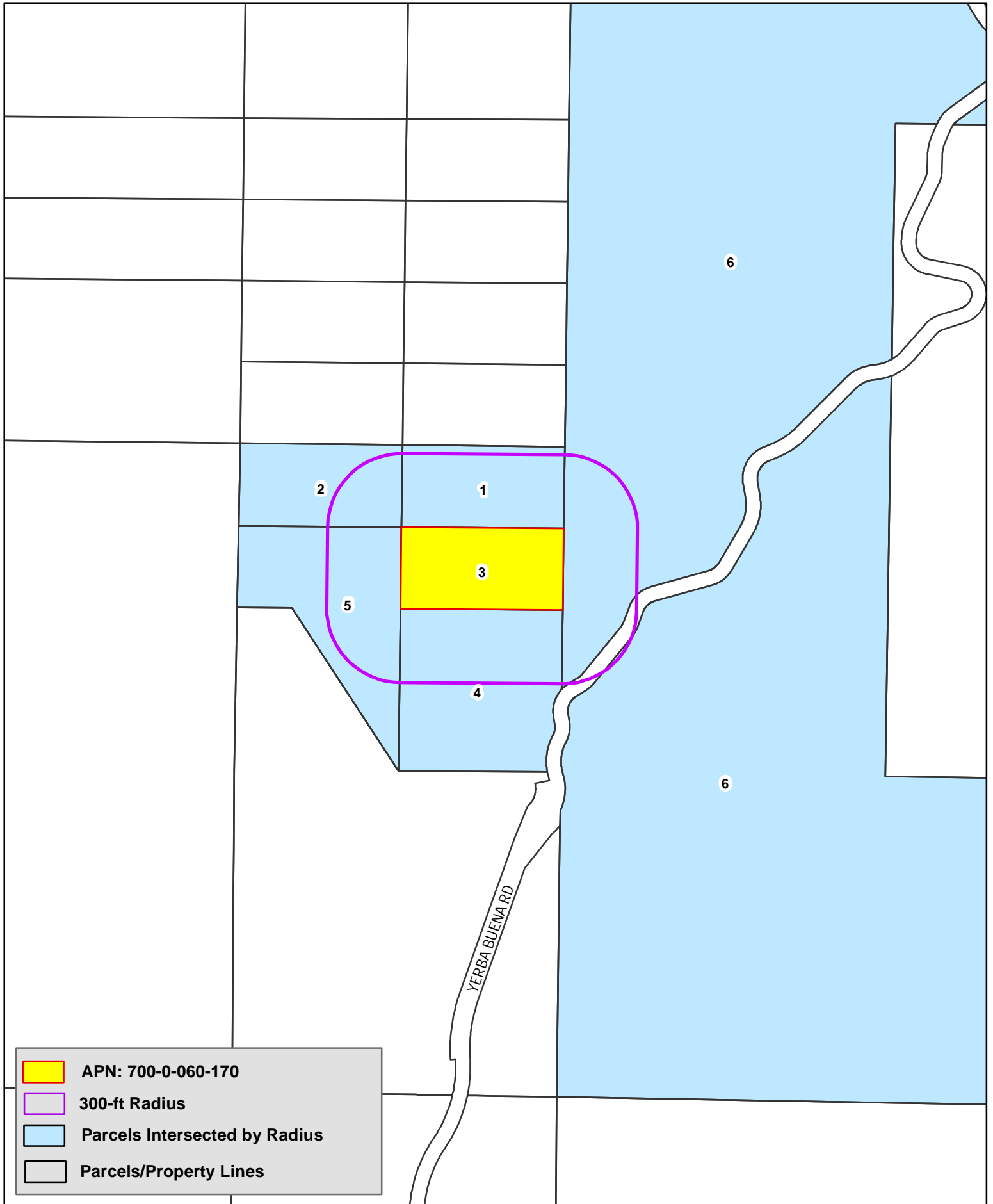


**County of Ventura  
Planning Director Hearing  
Case No. PL19-0011  
Exhibit 2 - Maps**



Disclaimer: this map was created by the Ventura County Resource Management Agency Information Systems GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein





Ventura County  
Resource Management Agency  
Information Systems GIS Services  
Map created on 02-12-2019  
Source: Pictometry: Nov 2017



County of Ventura  
Planning Director Hearing  
300' Radius Map  
PL19-0011



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**700-0-060-170**

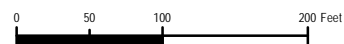
YERBA BUENA RD



Ventura County  
Resource Management Agency  
Information Systems GIS Services  
Map created on 02-12-2019  
Source: Pictometry: Nov 2017



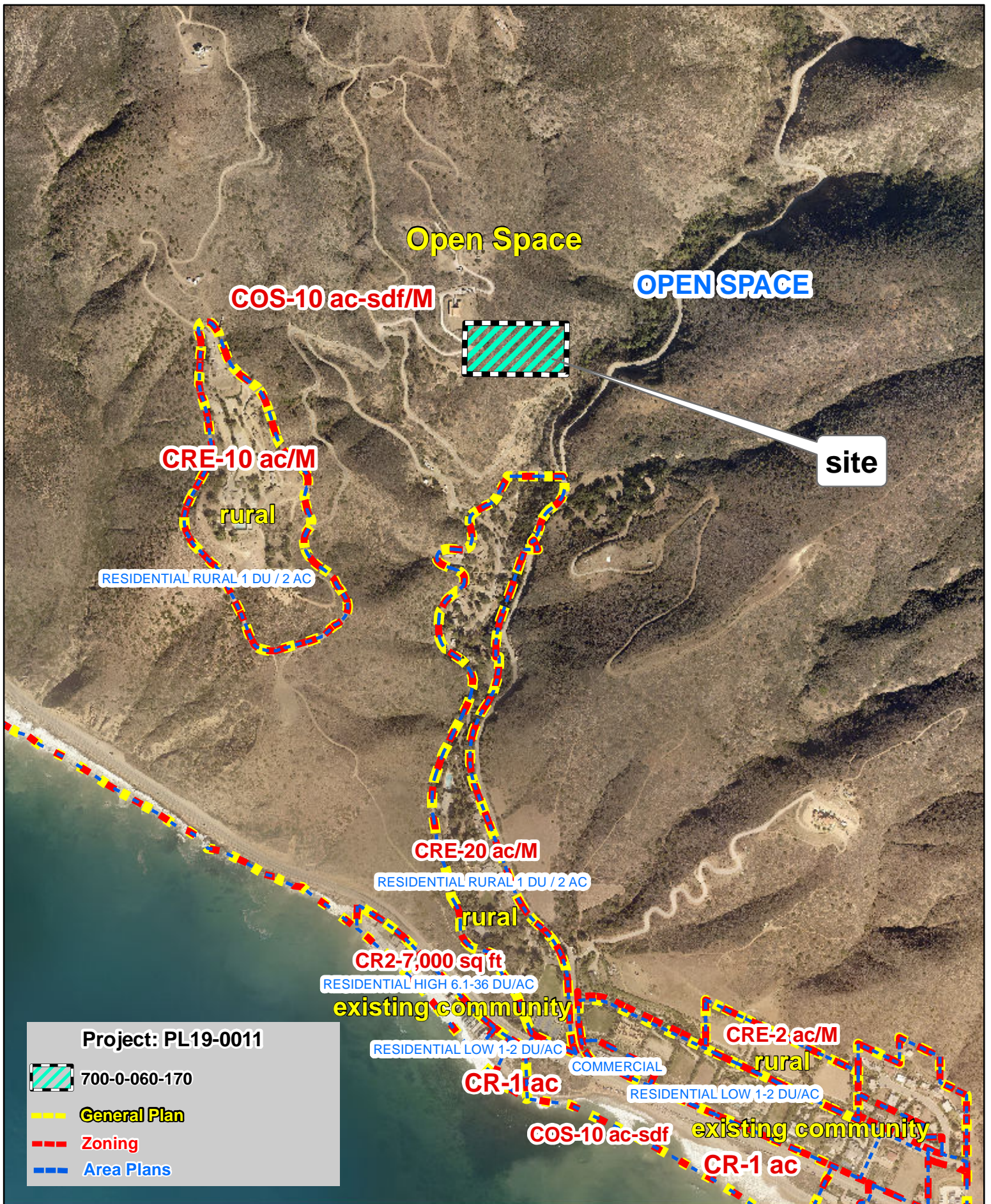
County of Ventura  
Planning Director Hearing  
Aerial Photography  
PL19-0011



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Ventura County  
Resource Management Agency  
Information Systems GIS Services  
Map created on 02-12-2019  
Source: Pictometry: Nov 2017



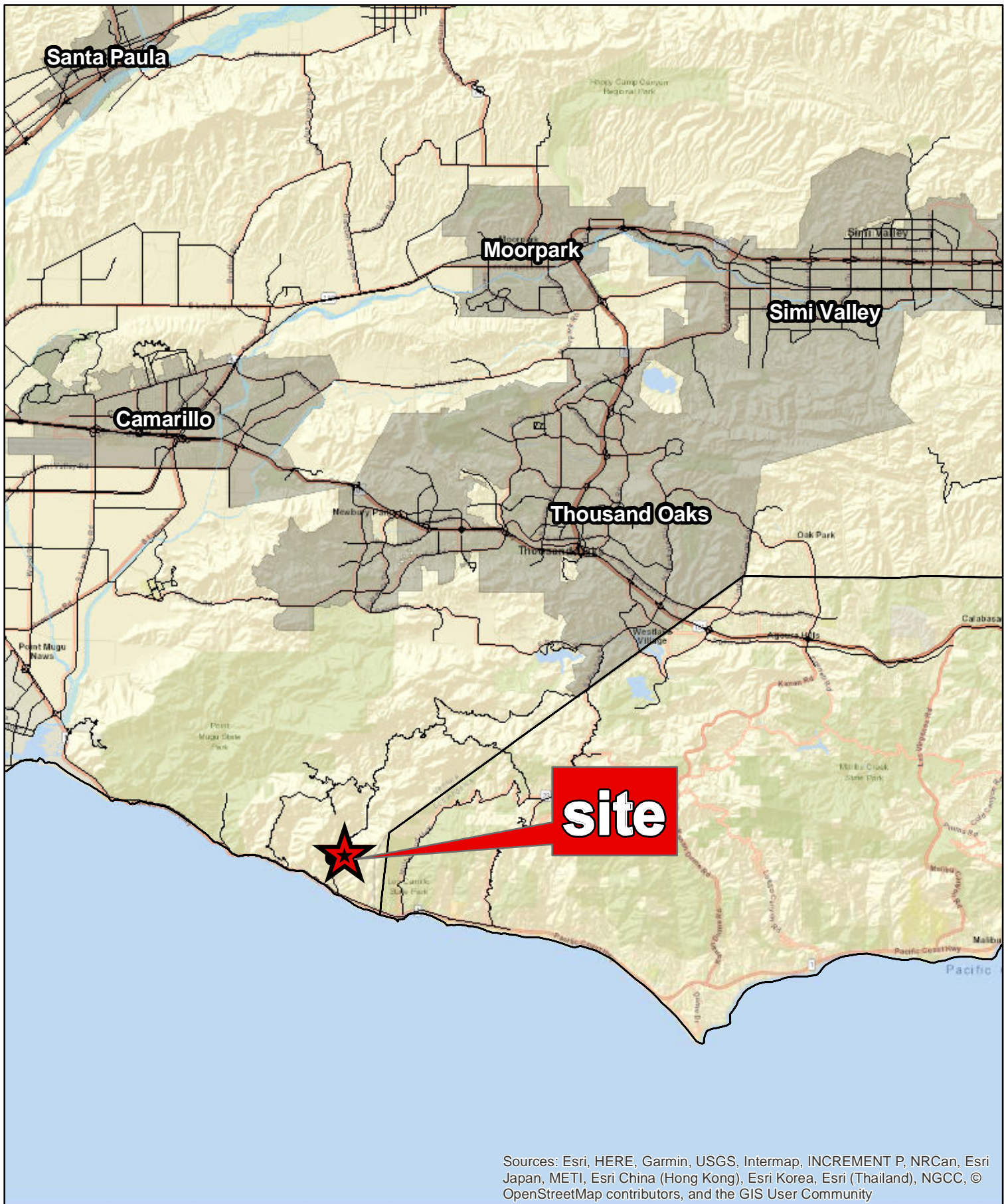
County of Ventura  
Planning Director Hearing  
General Plan & Zoning Map  
PL19-0011

0 200 400 800 Feet

Disclaimers: this map was created by the Ventura County Resource Management Agency Information Systems GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein







Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
Map created on 02-12-2019



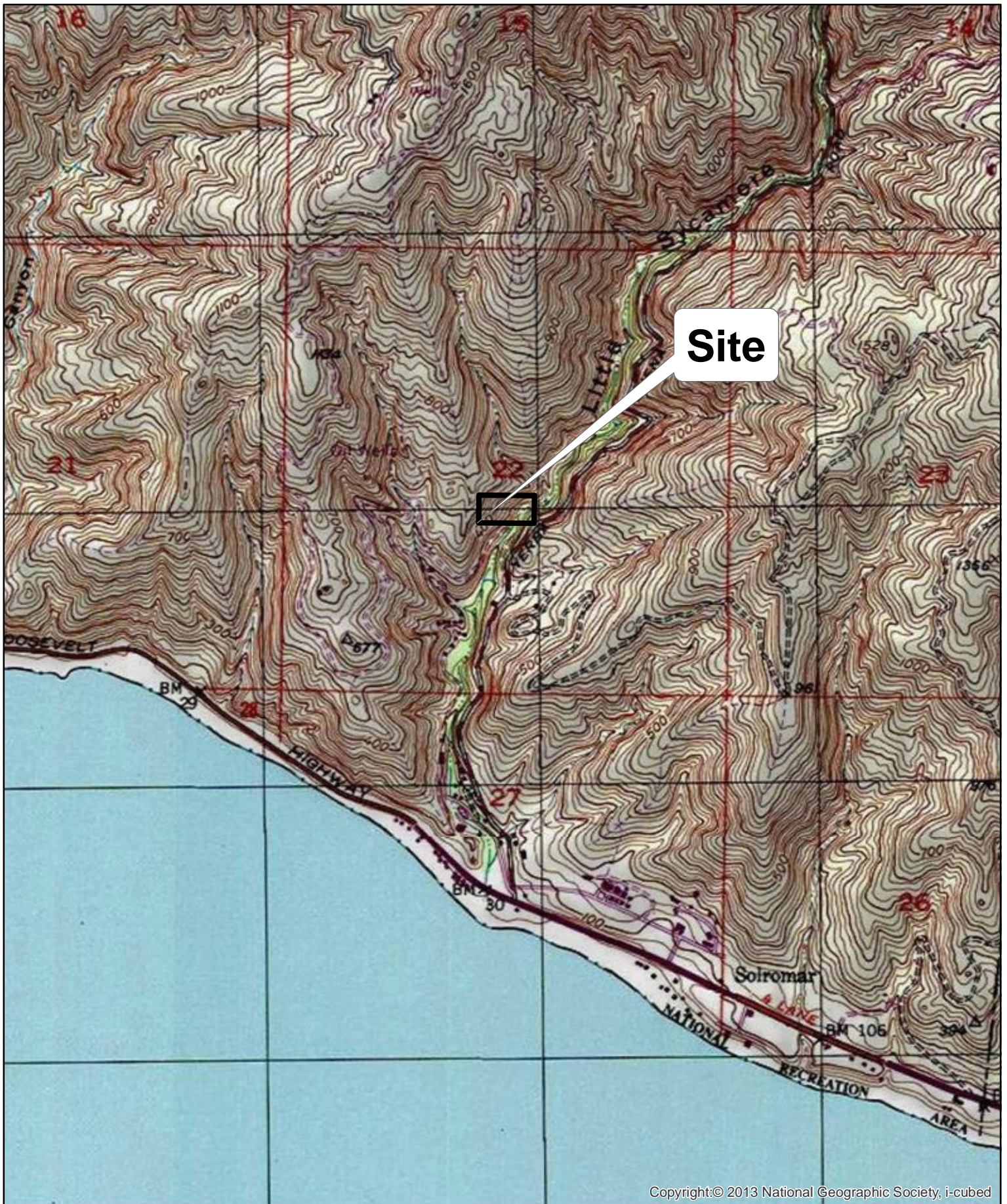
County of Ventura  
Planning Director Hearing  
PL19-0011  
Location Map

0 8,000 16,000 Feet

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County of Ventura  
Resource Management Agency  
GIS Development & Mapping Services  
Map created on 02-12-2019  
Source: Triunfo Pass U.S.G.S.  
7.5 Minutes Quadrangle  
Contour Interval = 20 ft



# County of Ventura Planning Director Hearing PL19-0011 **Topo Map**

0 1,000 2,000 Feet

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RUBIN RESIDENCE  
YERBA BUENA ROAD  
MALIBU, CA 90265

**PROJECT DESCRIPTION:**  
PROPOSED NEW CONSTRUCTION,  
2560 SF FACTORY BUILT SINGLE  
FAMILY RESIDENCE  
+  
515.31 SF FACTORY BUILT  
DETACHED 2 CAR GARAGE  
+  
60 SF UNCOVERED SITE BUILT DECK  
+  
414 SF POOL

**APN:**  
7000060170

**ZONING:**  
COS-10 AC-SDF/M

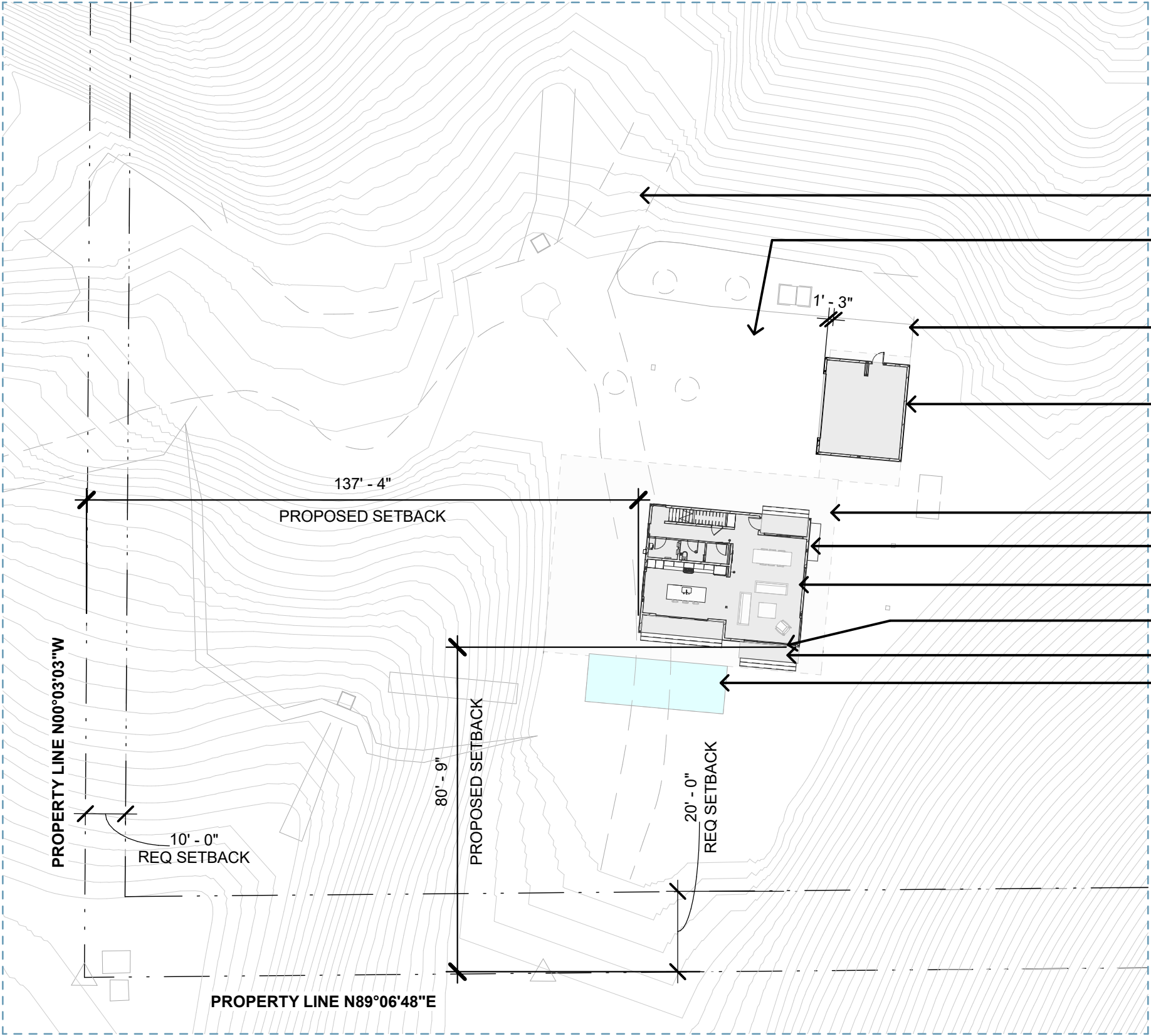
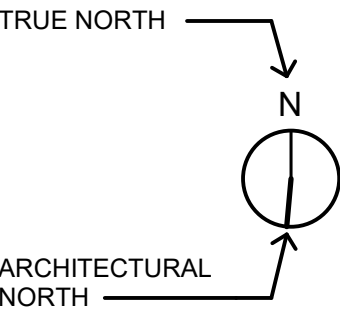
**REQUIRED SETBACKS:**  
FRONT: 20'  
SIDE: 20'  
REAR: 15'

**NET LOT AREA:**  
5 ACRES

**MAXIMUM ALLOWED LOT  
COVERAGE:**  
10,890 SF  
**PROPOSED LOT COVERAGE:**  
3,549.31 SF

**ALLOWED BUILDING HEIGHT:**  
25'  
**PROPOSED BUILDING HEIGHT:**  
22'

**FIRE SPINKLERS:**  
YES



DIRT ROAD

PAVED DRIVEWAY

1' - 3"

PREVIOUSLY PROPOSED BUILDING FOOTPRINT (644 SF)

NEWLY PROPOSED 2 CAR GARAGE (515.31 SF)

PREVIOUSLY PROPOSED BUILDING FOOTPRINT (3787 SF)

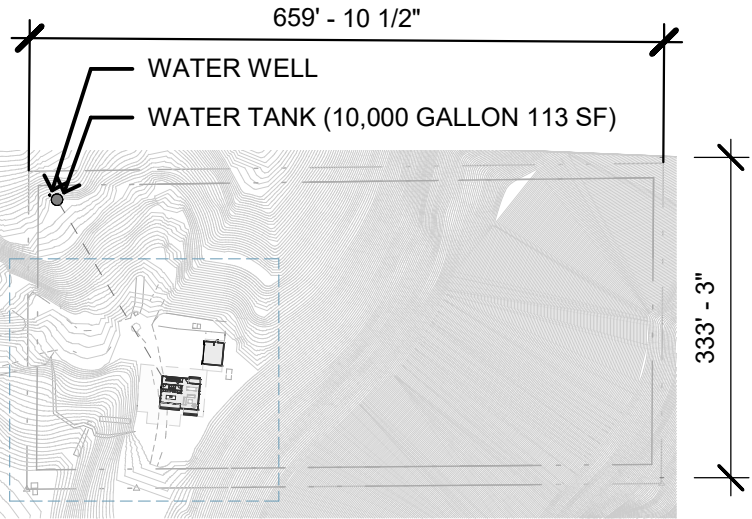
PROPOSED CONDENSER LOCATION

NEWLY PROPOSED SINGLE FAMILY RESIDENCE (2291 SF)

CRAWLSPACE ACCESS UNDER DECK

NEWLY PROPOSED UNCOVERED SITE BUILT DECK (60 SF)

NEWLY PROPOSED POOL (414 SF)

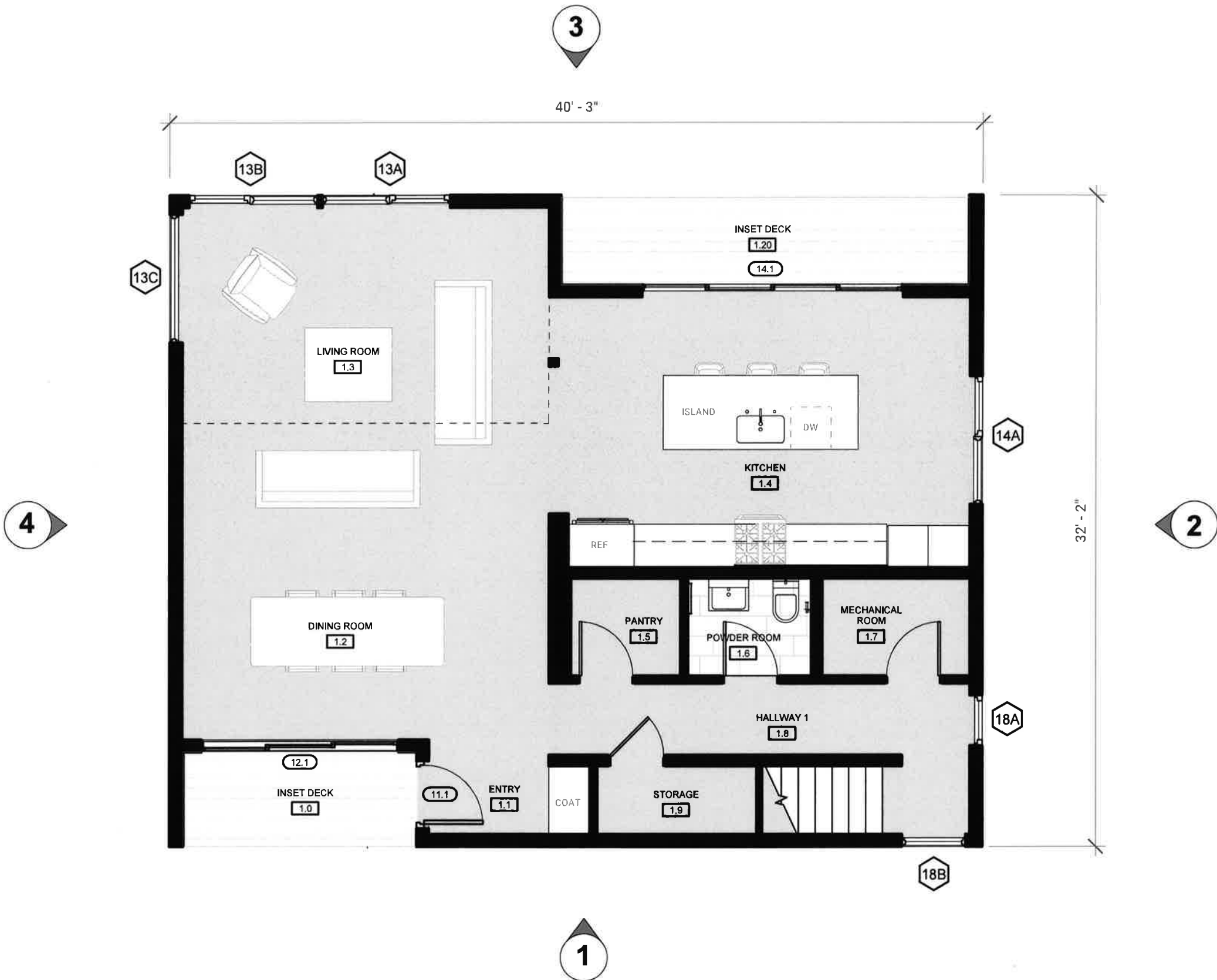


PROJECT AREA 1"=30'-0"

County of Ventura  
Planning Director Hearing  
Case No. PL19 - 0011  
Exhibit 3 - Project Plans

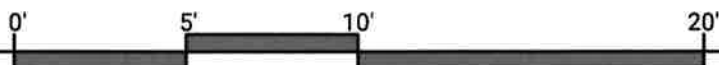
PARCEL 1 S 1/2 NE NE SW 1/4 SECTION 22



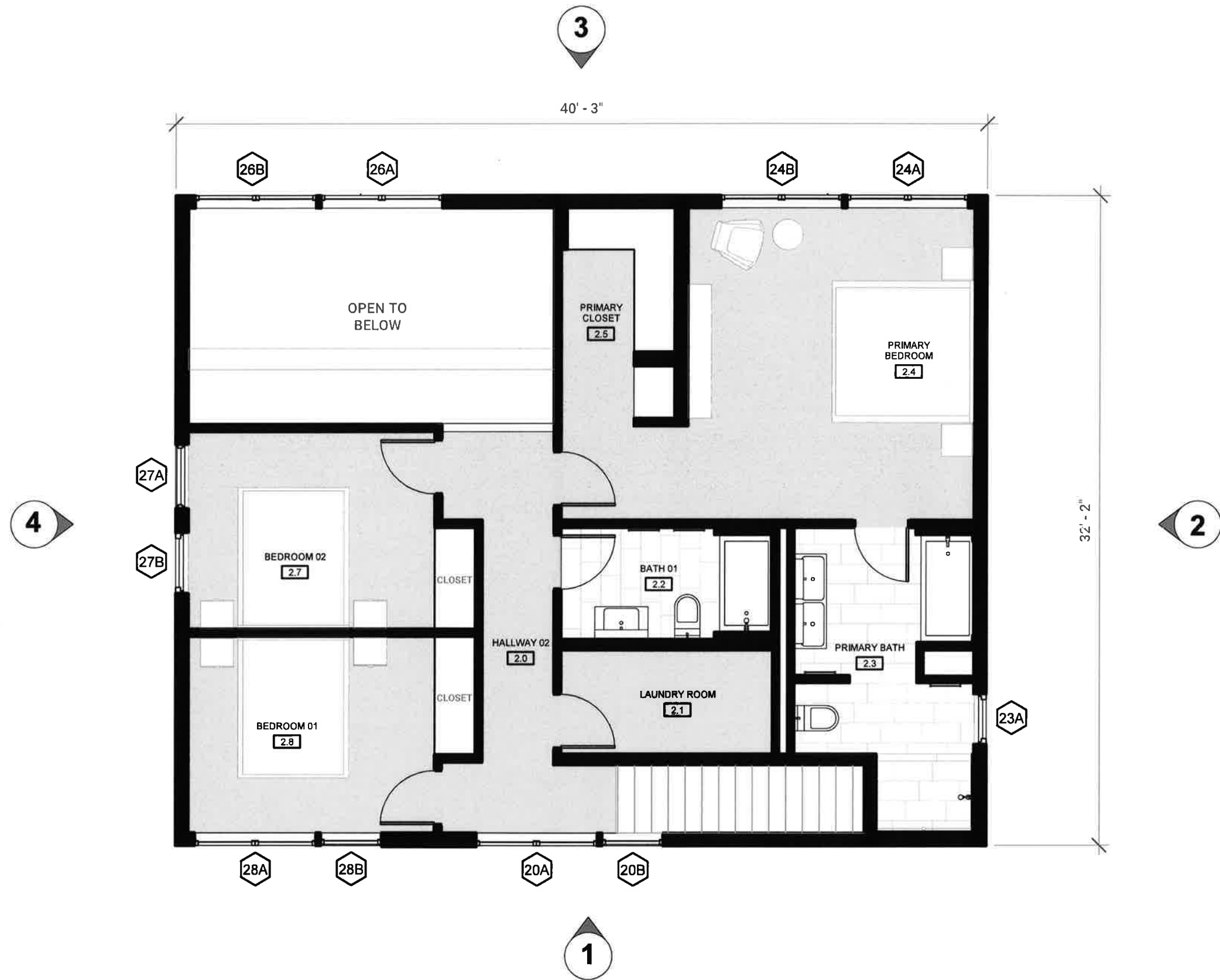


## Rubin Connect 8.3 - Level 1

3 BED / 2.5 BATH | 2560 SF TOTAL

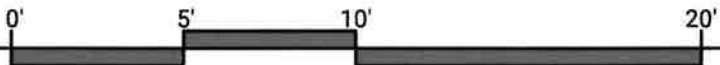


This floor plan is shown for reference purposes only. Connect Homes reserves the right to make changes and substitutions to this standard floor plan at any time.



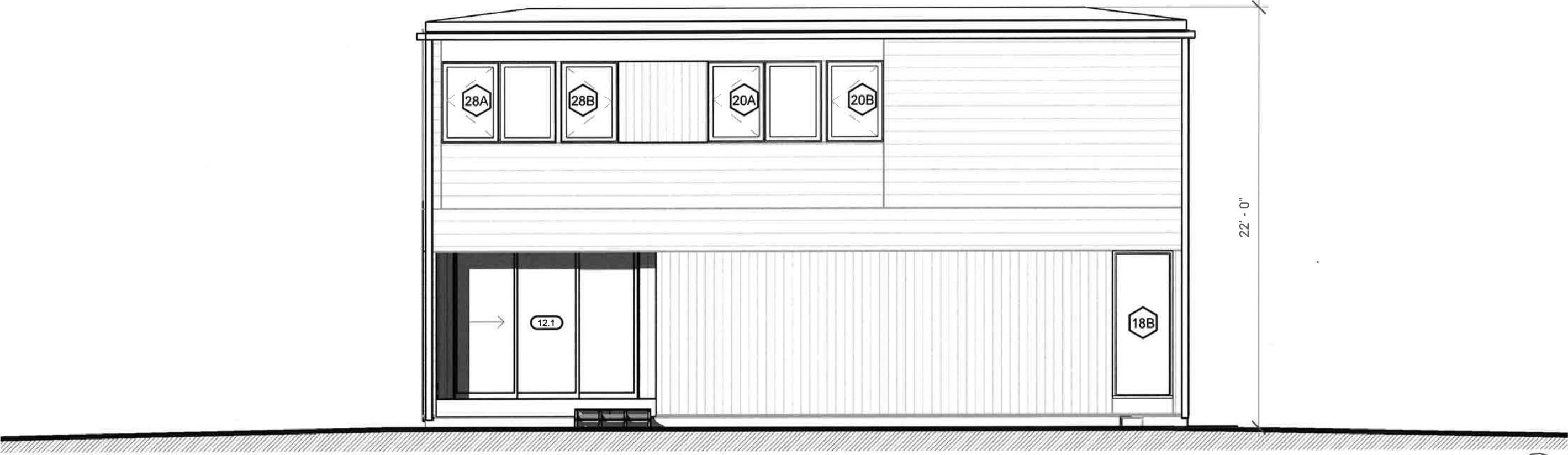
Rubin Connect 8.3 - Level 2

3 BED / 2.5 BATH | 2560 SF TOTAL



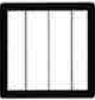

This floor plan is shown for reference purposes only. Connect Homes reserves the right to make changes and substitutions to this standard floor plan at any time.

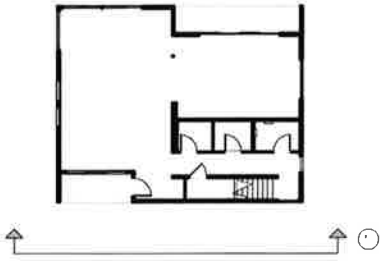




1

SIDING MATERIALS

-  Wood Siding
-  Metal Siding



Rubin Connect 8.3 - Elevation 1     3 BED / 2.5 BATH | 2560 SF TOTAL

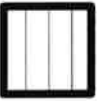
This floor plan is shown for reference purposes only. Connect Homes reserves the right to make changes and substitutions to this standard floor plan at any time.





2

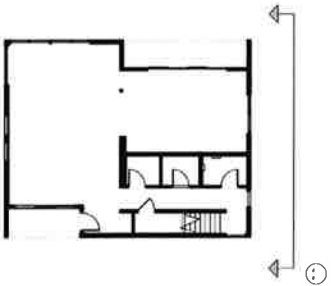
SIDING MATERIALS



Wood Siding

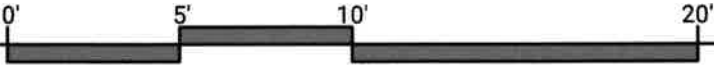


Metal Siding



Rubin Connect 8.3 - Elevation 2

3 BED / 2.5 BATH | 2560 SF TOTAL



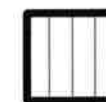
This floor plan is shown for reference purposes only. Connect Homes reserves the right to make changes and substitutions to this standard floor plan at any time.





3

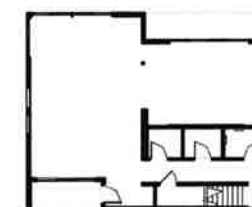
SIDING MATERIALS



Wood Siding



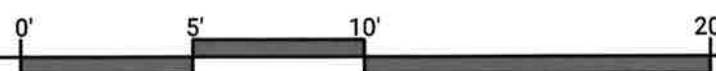
Metal Siding



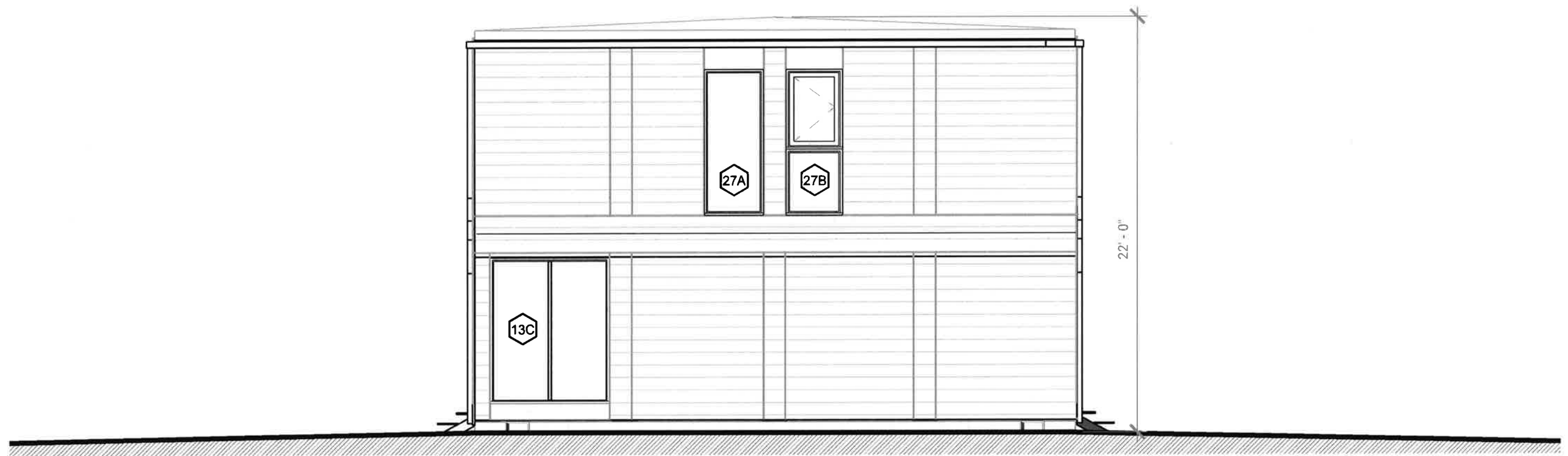
**CONNECT  
HOMES®**

## Rubin Connect 8.3 - Elevation 3

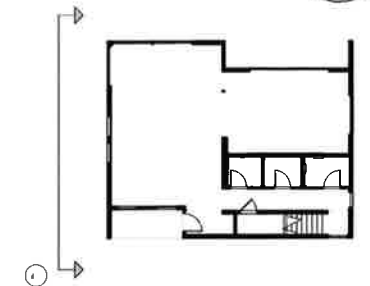
3 BED / 2.5 BATH | 2560 SF TOTAL



This floor plan is shown for reference purposes only. Connect Homes reserves the right to make changes and substitutions to this standard floor plan at any time.

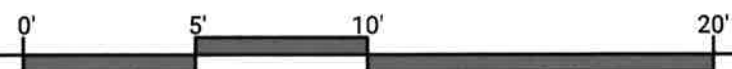


4



## Rubin Connect 8.3 - Elevation 4

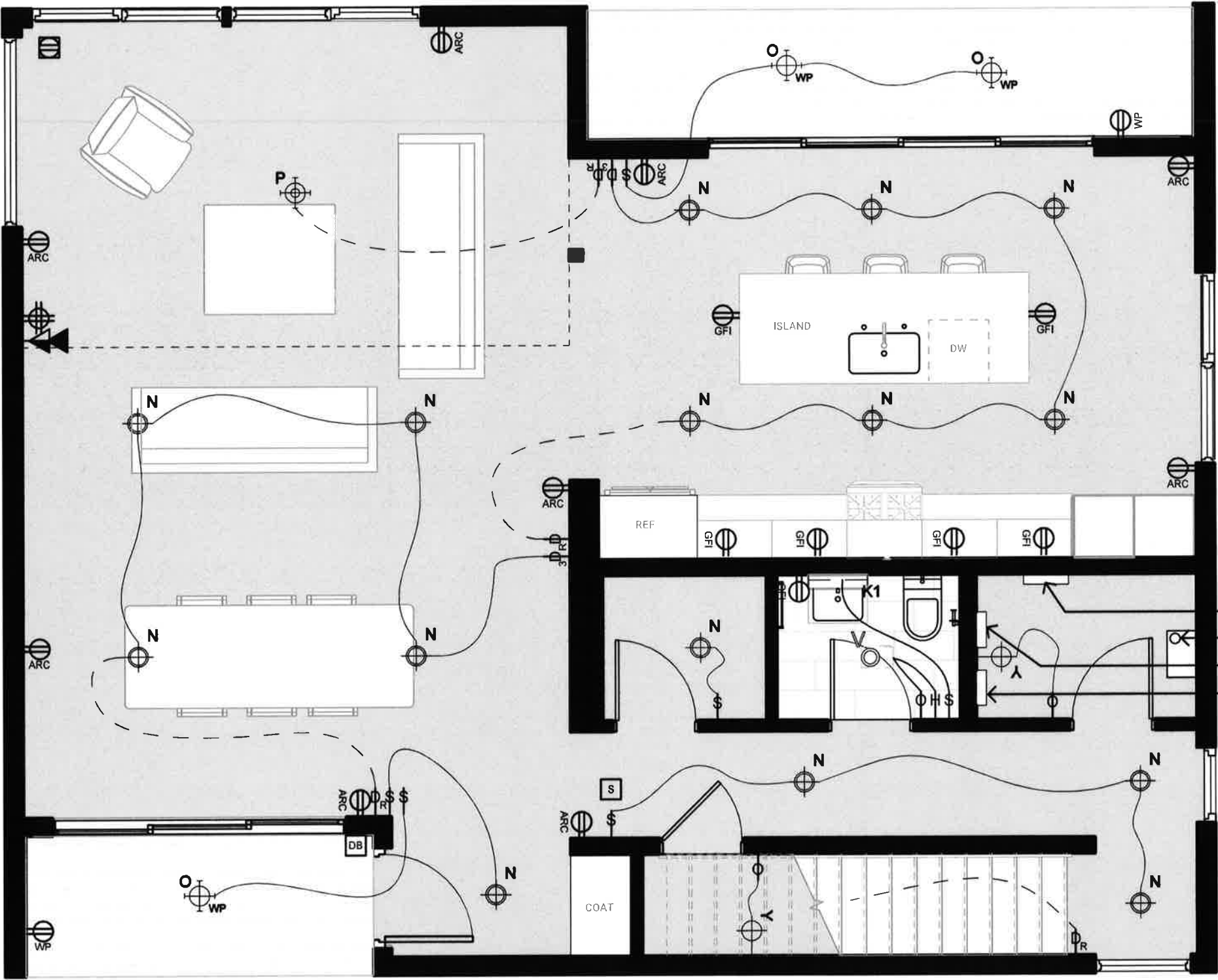
3 BED / 2.5 BATH | 2560 SF TOTAL



This floor plan is shown for reference purposes only. Connect Homes reserves the right to make changes and substitutions to this standard floor plan at any time.

**CONNECT  
HOMES®**





- F DOUBLE SWITCH
- D DIMMER
- D<sub>3</sub> DIMMER 3 WAY
- D<sub>R</sub> DIMMER 3 WAY REMOTE
- \$ SWITCH
- E ERV CONTROLS
- H HUMIDITY SWITCH
- Ø OCCUPANCY SENSOR SWITCH
- VØ CEILING MOUNT EXHAUST FAN AND LIGHT
- P⊕ PENDANT LIGHT - STANDARD
- A⊕ CEILING MOUNTED LIGHT FIXTURE
- ⊕ CEILING RECESSED LIGHT - INTERIOR
- ⊕<sub>WP</sub> CEILING RECESSED LIGHT - INTERIOR WATERPROOF
- A⊕ WALL MOUNTED LIGHT FIXTURE
- ⊕<sub>WP</sub> WALL MOUNTED LIGHT FIXTURE - EXTERIOR WATERPROOF
- A⊕<sub>WP</sub> CEILING MOUNTED - EXTERIOR WATERPROOF
- A FLUORESCENT TUBE LIGHT FIXTURE
- A LED BEAM STRIP LIGHT FIXTURE
- S SMOKE/CO DETECTOR
- ⊕ DUPLEX OUTLET
- ⊕<sub>ARC</sub> ARC FAULT DUPLEX OUTLET
- ⊕<sub>GFI</sub> GFI DUPLEX OUTLET
- ⊕ FLOOR DUPLEX OUTLET
- ⊕ FLOOR QUAD OUTLET
- ⊕ QUAD OUTLET
- ▶ CABLE/SATELLITE JACK
- ▽ TELEPHONE JACK
- ▶ DATA JACK
- DB DOOR BELL

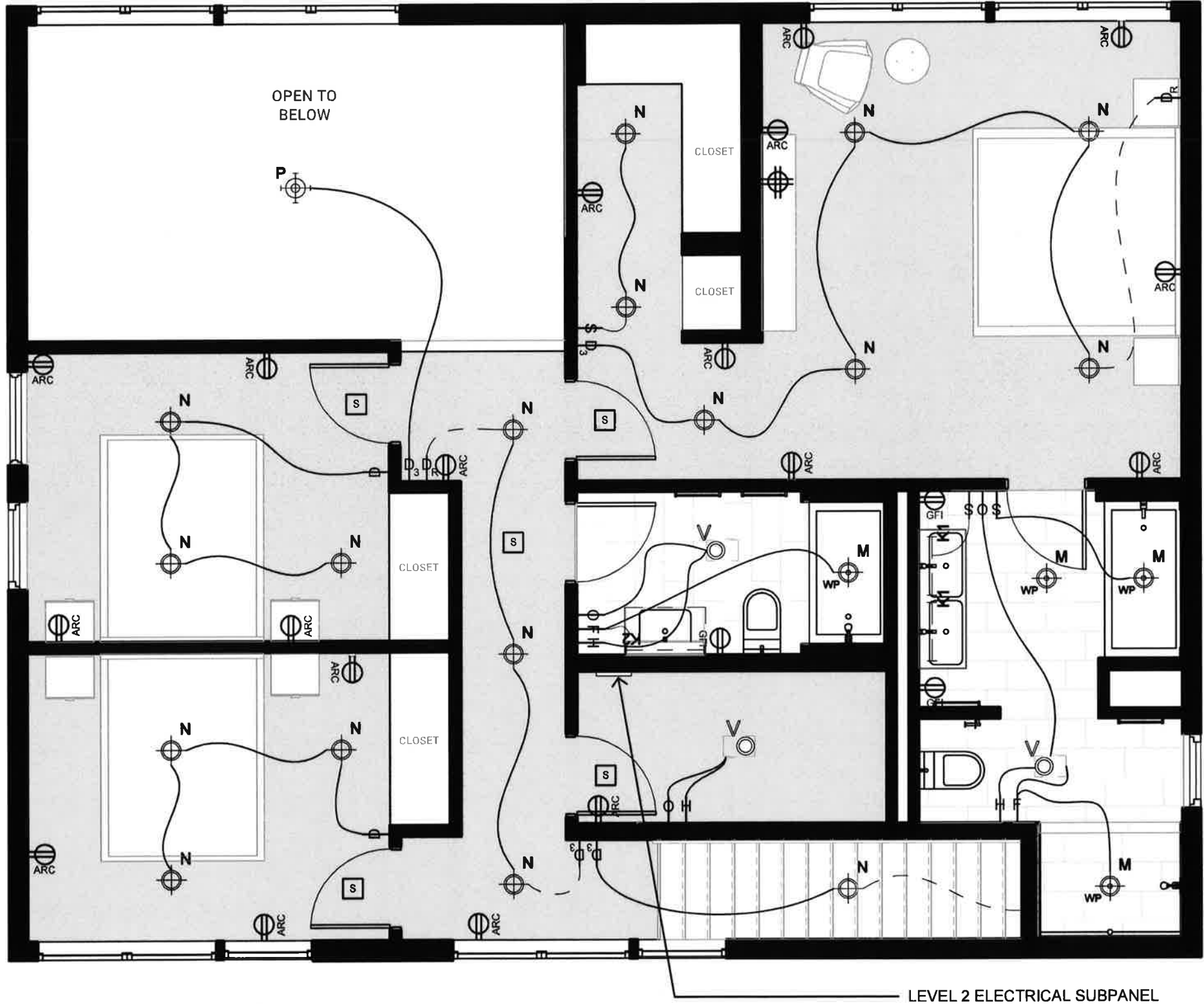
FIRESPRINKLER MANIFOLD  
TANKLESS WATER HEATER  
LEVEL 1 ELECTRICAL SUBPANEL  
LOW VOLTAGE BOX

Rubin Connect 8.3 - Electrical Plan

3 BED / 2.5 BATH | 2560 SF TOTAL

This floor plan is shown for reference purposes only. Connect Homes reserves the right to make changes and substitutions to this standard floor plan at any time.





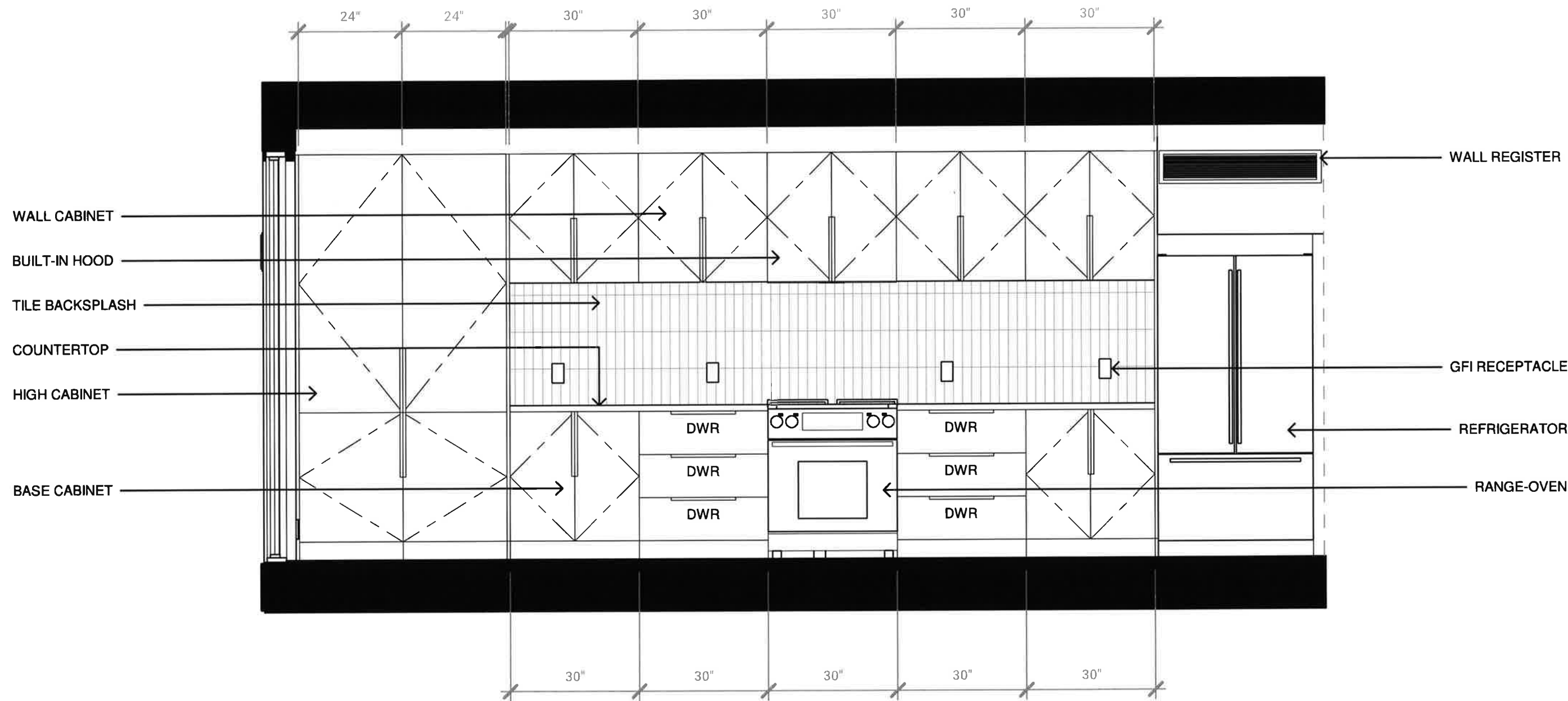
- DOUBLE SWITCH
- DIMMER
- DIMMER 3 WAY
- DIMMER 3 WAY REMOTE
- SWITCH
- ERV CONTROLS
- HUMIDITY SWITCH
- OCCUPANCY SENSOR SWITCH
- CEILING MOUNT EXHAUST FAN AND LIGHT
- PENDANT LIGHT - STANDARD
- CEILING MOUNTED LIGHT FIXTURE
- CEILING RECESSED LIGHT - INTERIOR
- CEILING RECESSED LIGHT - INTERIOR WATERPROOF
- WALL MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE - EXTERIOR WATERPROOF
- CEILING MOUNTED - EXTERIOR WATERPROOF
- FLUORESCENT TUBE LIGHT FIXTURE
- LED BEAM STRIP LIGHT FIXTURE
- SMOKE/CO DETECTOR
- DUPLEX OUTLET
- ARC FAULT DUPLEX OUTLET
- GFI DUPLEX OUTLET
- FLOOR DUPLEX OUTLET
- FLOOR QUAD OUTLET
- QUAD OUTLET
- CABLE/SATELLITE JACK
- TELEPHONE JACK
- DATA JACK
- DOOR BELL

Rubin Connect 8.3 - Electrical Plan

3 BED / 2.5 BATH | 2560 SF TOTAL

This floor plan is shown for reference purposes only. Connect Homes reserves the right to make changes and substitutions to this standard floor plan at any time.

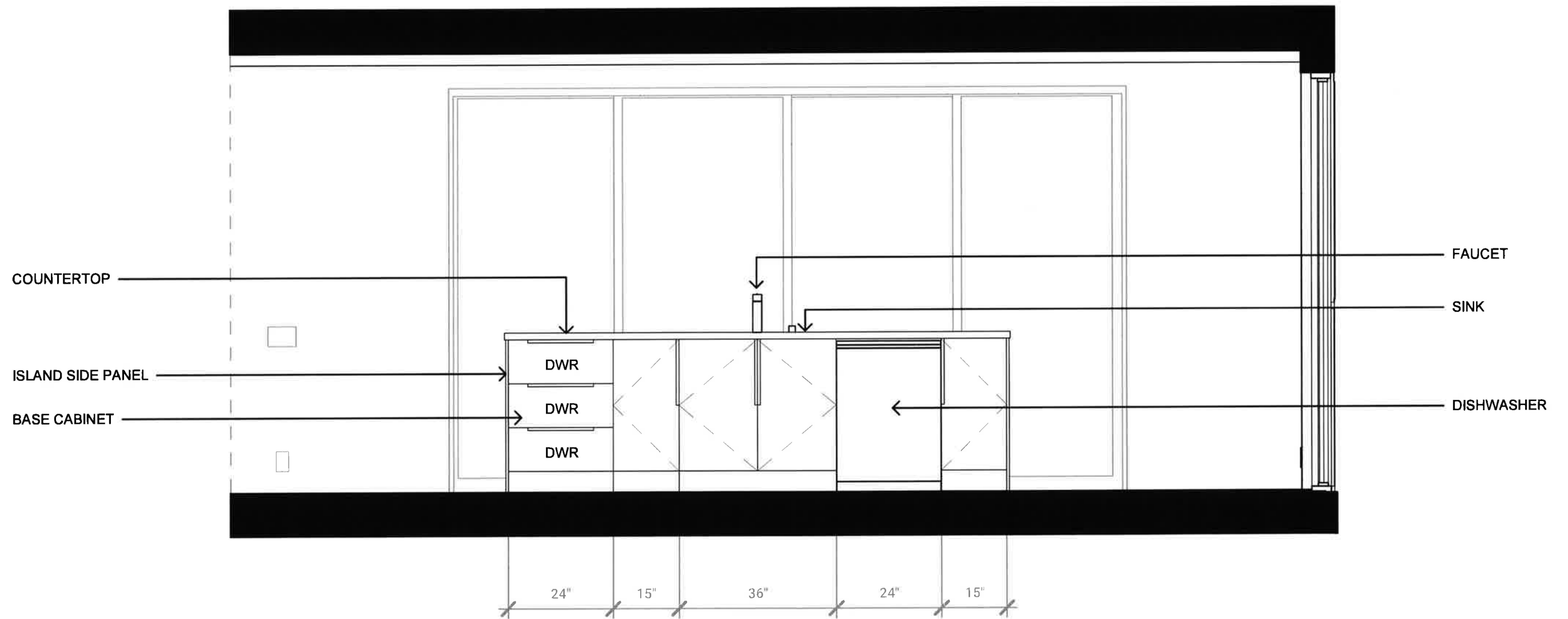




**Rubin Connect 8.3 - Kitchen Elevat...**     **3 BED / 2.5 BATH | 2560 SF TOTAL**

This floor plan is shown for reference purposes only. Connect Homes reserves the right to make changes and substitutions to this standard floor plan at any time.



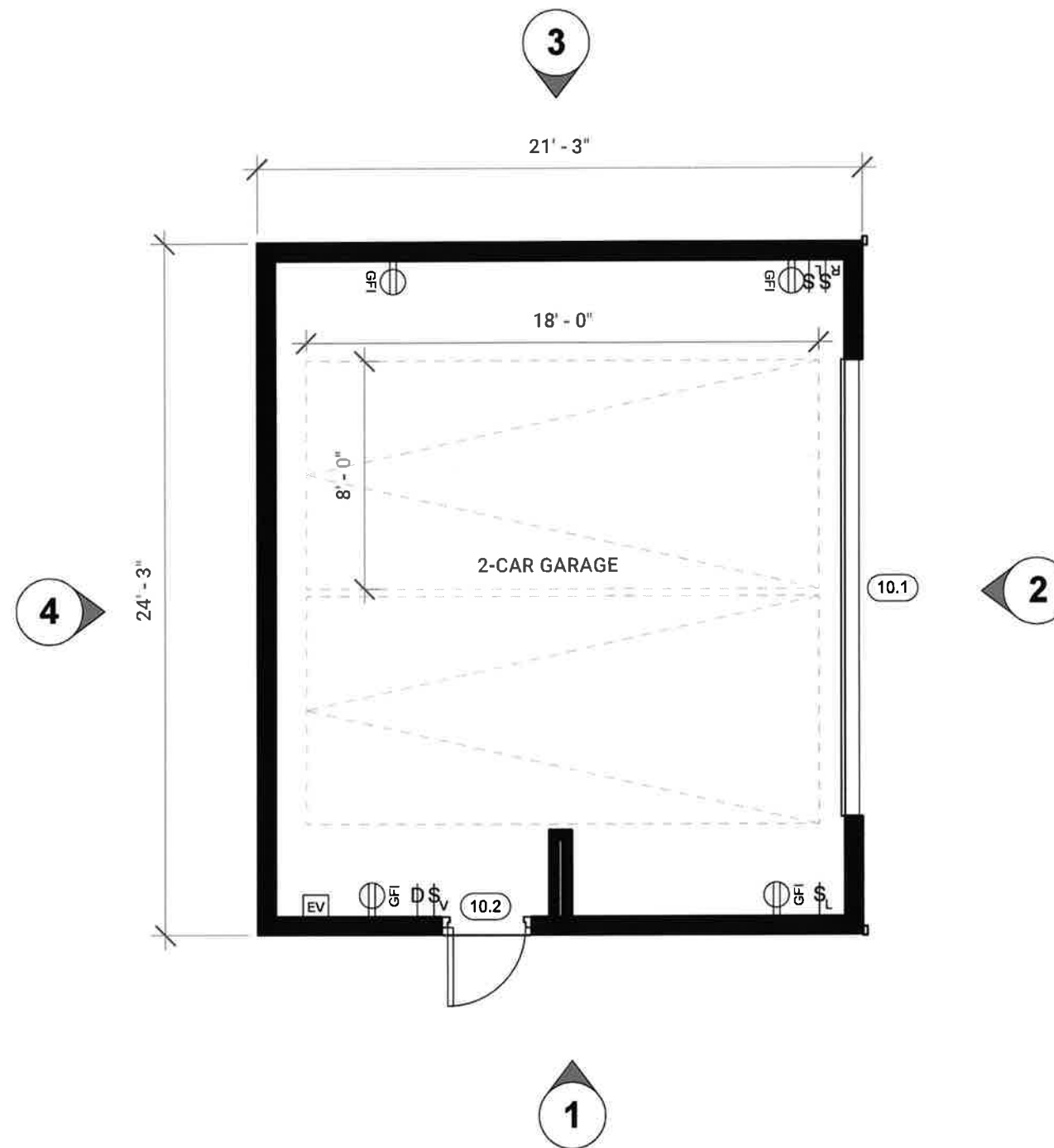


## Rubin Connect 8.3 - Kitchen Elevation 2

3 BED / 2.5 BATH | 2560 SF TOTAL

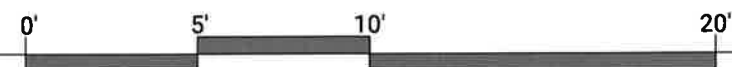
This floor plan is shown for reference purposes only. Connect Homes reserves the right to make changes and substitutions to this standard floor plan at any time.





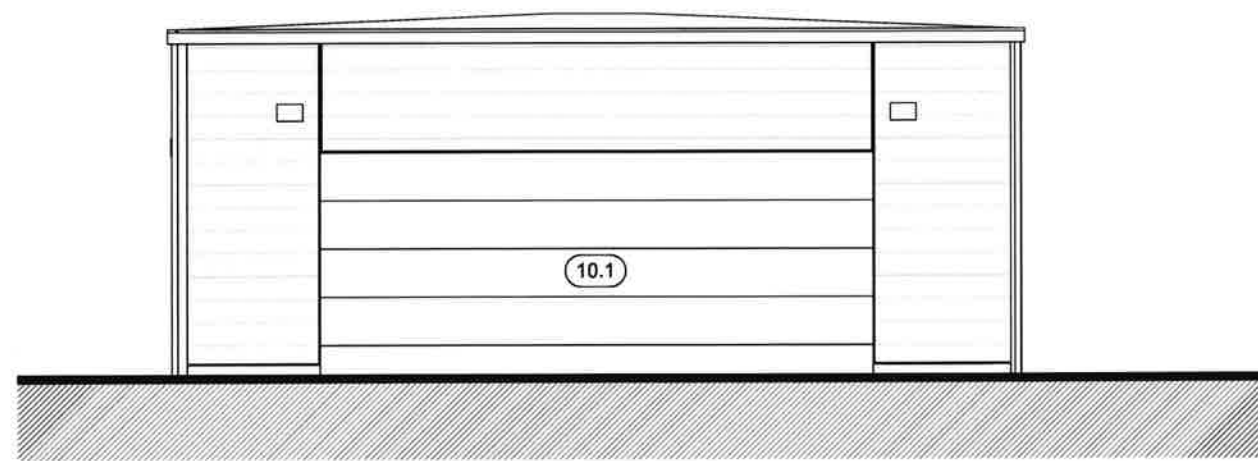
## Rubin Connect Garage - Plan

CONNECT GARAGE



This floor plan is shown for reference purposes only. Connect Homes reserves the right to make changes and substitutions to this standard floor plan at any time.

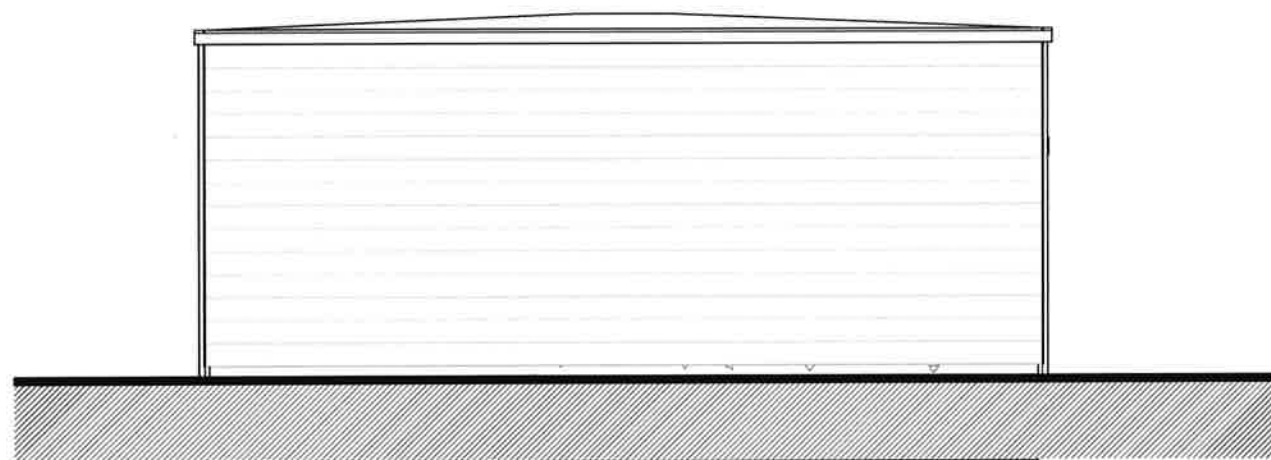
**CONNECT  
HOMES®**



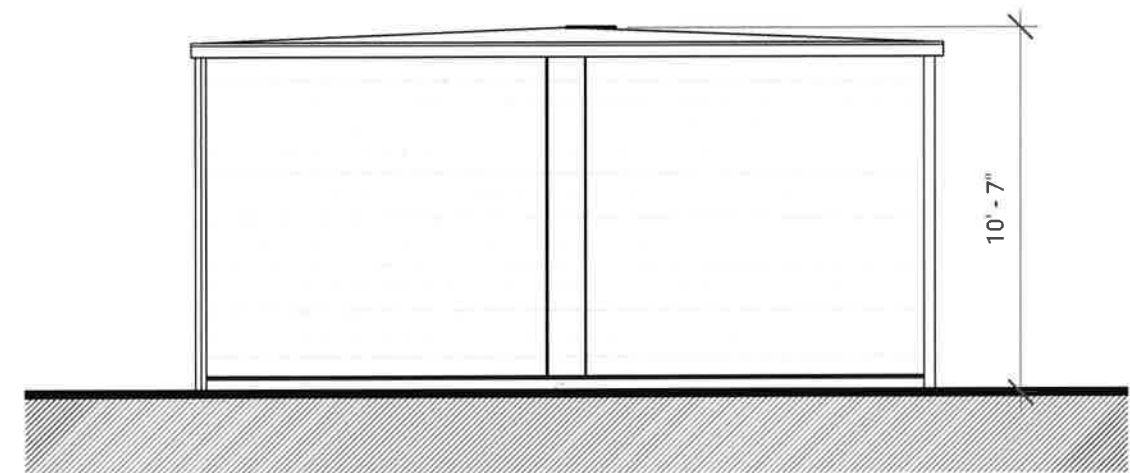
1



2

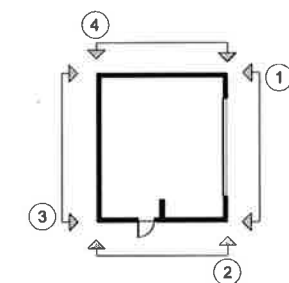


3



4

SIDING MATERIALS



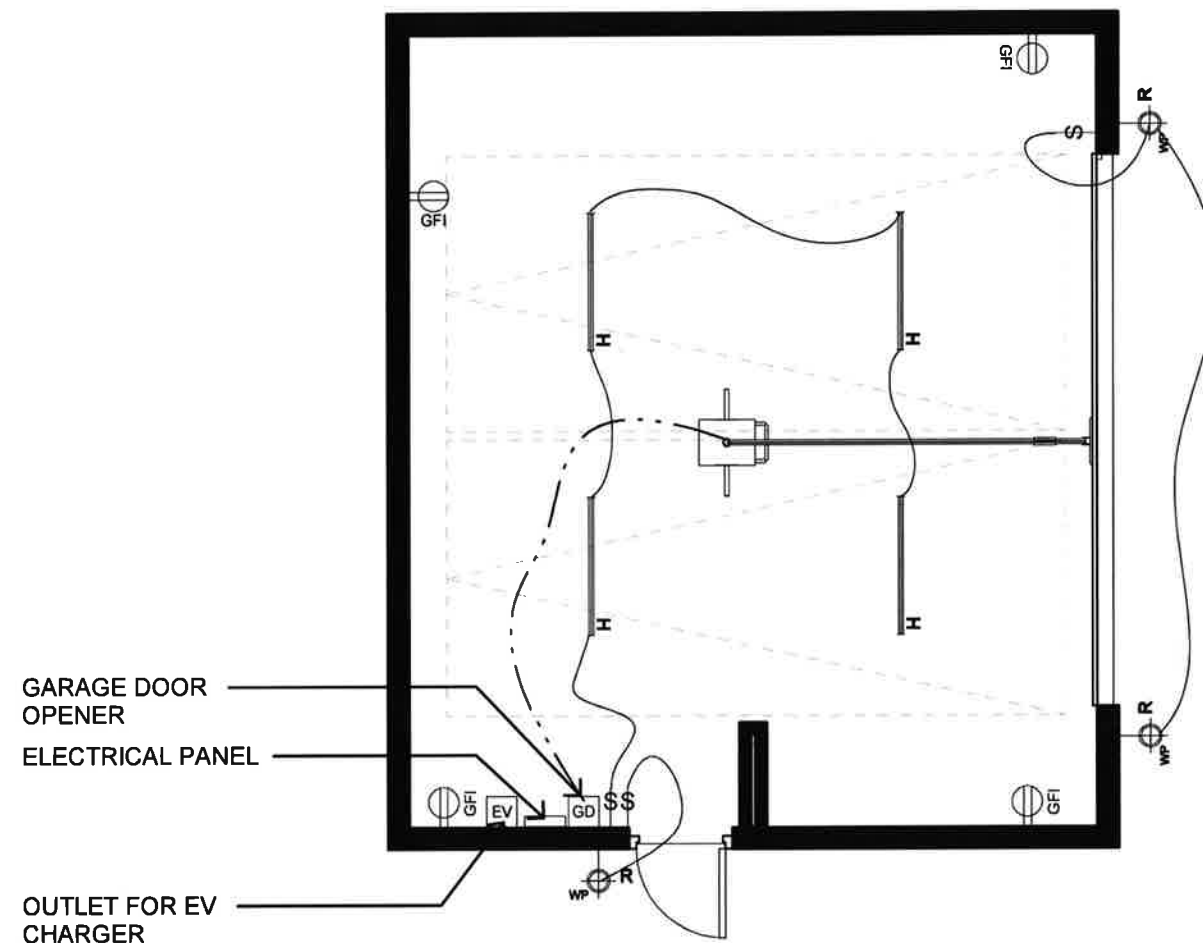
## Rubin Connect Garage - Elevations






CONNECT GARAGE



This floor plan is shown for reference purposes only. Connect Homes reserves the right to make changes and substitutions to this standard floor plan at any time.

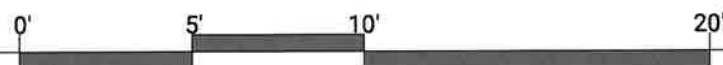
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-  SWITCH
-  SWITCH REMOTE
-  FLUORESCENT TUBE LIGHT FIXTURE
-  GFI DUPLEX OUTLET
-  WALL MOUNTED LIGHT FIXTURE - EXTERIOR WATERPROOF

## Rubin Connect Garage - Electrical

2 CAR GARAGE



This floor plan is shown for reference purposes only. Connect Homes reserves the right to make changes and substitutions to this standard floor plan at any time.



## Final Initial Study for Rubin Residence Coastal Planned Development (PD) Permit

### Section A – Project Description

1. **Project Case Number:** Coastal Planned Development (PD) Permit Case No. PL19-0011
2. **Name of Applicant:** Larry and Feilani Rubin, 611 Hampshire Road #507, Westlake Village, CA 91361 (“Applicant”)
3. **Project Location and Assessor’s Parcel Number:** The 5-acre property is located approximately one mile west of the Los Angeles County line and approximately 1.65 miles north of the intersection of Pacific Coast Highway and Yerba Buena Road, in the Santa Monica Mountains of the unincorporated area of Ventura County. The Tax Assessor’s parcel number (APN) for the property that constitutes the project site is 700-0-060-170.
4. **General Plan Land Use Designation and Zoning Designation of the Project Site:**
  - a. **General Plan Land Use Designation:** Open Space
  - b. **Area Plan Land Use Designation:** Coastal Open Space
  - c. **Zoning Designation:** COS-10 ac-sdf/M (Coastal Open Space, 10-acre minimum lot size, slope density formula, Santa Monica Mountains Overlay Zone)
5. **Description of the Environmental Setting:** Except for an onsite active water well (SWN 01S20W22L003S), the project site is undeveloped. Elevation at the property ranges between 255 feet to 555 feet above mean sea level (amsl), sloping mostly south and southeast. An ephemeral drainage is located in the northeast corner of the property approximately 300 feet from proposed development and conveys runoff to the east and is a tributary to Little Sycamore Canyon Creek.

The parcel consists of a steep, rocky, east-facing slope with numerous small rock outcrops. A narrow rocky gully dominated by laurel sumac crosses the northeastern quarter of the parcel and terminates off-site at Little Sycamore



Canyon. California Sagebrush covers 3.4 acres of the parcel. Other onsite vegetation noted on the property include Weedy California Sagebrush Scrub, Deerweed-Sawtooth Golden Bush Scrub, and Laurel Sumac Scrub. No protected trees are present onsite.

A small part of the property, where the proposed single-family dwelling is to be located appears to have been disturbed between June 2002 and June 2003 however the area appears to have recovered with native vegetation. An unimproved road leading to the water well was graded between October 2007 and May 2009, likely when the well (SWN 01S20W22L003S) was drilled on January 15, 2008.

The adjacent parcels surrounding the project site consist of the following:

Adjacent Parcels	Zoning Designation	Zoning Description	Existing Use
North	COS-10ac-sdf/M	Coastal Open Space, 10-acre minimum lot size, slope density formula, Santa Monica Mountains Overlay Zone	Undeveloped Open Space
East	COS-10ac-sdf/M	Coastal Open Space, 10-acre minimum lot size, slope density formula, Santa Monica Mountains Overlay Zone	Undeveloped Open Space
South	COS-10ac-sdf/M	Coastal Open Space, 10-acre minimum lot size, slope density formula, Santa Monica Mountains Overlay Zone	Undeveloped Open Space
West	COS-10ac-sdf/M	Coastal Open Space, 10-acre minimum lot size, slope density formula, Santa Monica Mountains Overlay Zone	Undeveloped Open Space

6. **Project Description:** The Applicant requests a Coastal Planned Development (PD) Permit to construct a ~~2,700 square foot (sq. ft.) single-story single-family dwelling (21 feet 11 inches) with an attached 994 sq. ft. 3 car garage, a 400 sq. ft. accessory dwelling unit, and an attached 1,100 sq. ft. covered patio. The accessory dwelling unit is to be constructed over the garage and will have a maximum height of 21 feet 11 inches. 2,291 square foot (sq.ft.) single-story single-family dwelling (22 feet 0 inches) with a detached 516 sq. ft. garage (10 feet 7 inches) and a 414 sq. ft. swimming pool.~~

~~Estimated earthwork includes 5,480 cubic yards of cut and 1,259 cubic yards of fill is to prepare the site for the proposed development. Runoff from the project would be conveyed via drainpipes and storm drains located immediately north of the proposed dwelling and at the southwest corner of the proposed driveway with an outlet and 30' long riprap outfall immediately downslope of the driveway.~~

Estimated earthwork includes 6,437 cubic yards (cy) cut and 1,100 cy fill to prepare the site for the proposed development. Catch basins and cisterns have been incorporated in the project to ensure that run-off is retained on site and velocity is reduced.

Water is to be provided by an onsite private well (SWN 01S20W22L003S) and a 10,000-gallon water tank for domestic water storage and fire suppression. Wastewater will be handled by an on-site wastewater system that consists of an onsite wastewater treatment system (OWTS) consisting of one 1,500-gallon septic tank, one 1000-gallon tank with SeptiTech STAAR 0.5 UV device, and two seepage pits. An onsite propane tank will provide gas for cooking and heating and solar panels will be installed on the roof of the dwelling. Access to the site is provided by a private driveway with direct access to Yerba Buena.

The proposed project will permanently remove approximately 39,038 sq. ft. (0.89 acres) of Environmentally Sensitive Habitat Areas (ESHA) related to the grading footprint and construction of a residence, garage/guesthouse, driveway, water storage tank and well, and septic system. The required 100-foot fuel modification zone will affect an additional 41,382 sq. ft. (0.95 acres). The total amount of ESHA affected by the project will be 1.84 acres.

7. **List of Responsible and Trustee Agencies:** California Coastal Commission and California Department of Fish and Wildlife (CDFW) (“Trustee Agencies”)
8. **Methodology for Evaluating Cumulative Impacts:** “Cumulative impacts” refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time [California Environmental Quality Act (CEQA) Guidelines, 2014c, Section 15355].

In order to analyze the proposed project’s contribution to cumulative environmental impacts, this Initial Study relies on both the list method in part (e.g., for the analysis of impacts to biological resources) and the projection (or plans) method in part (e.g., for the analysis of cumulative traffic impacts).

Pursuant to the California Environmental Quality Act (CEQA) Guidelines [§ 15064(h)(1)], this Initial Study evaluates the cumulative impacts of the project, by considering the incremental effects of the proposed project in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects within a 5-mile radius of the project site. The projects listed in Table 1 were included in the evaluation of the cumulative impacts of the

project due to their proximity to the proposed project site and potential to contribute to environmental effects of the proposed project. Attachment 4 of this initial study includes a map of pending and recently approved projects within the Ventura County Unincorporated Area.

**Table 1 – Ventura County Unincorporated Area  
Pending and Recently Approved Projects within 5 Mile Radius**

Permit No.	APN	Permit Type	Description	Status
PL16-0006	700-0-030-065	PD/PM-LLA	Coastal PD Permit for the installation of an exploratory water well and subsequent lot line adjustment-parcel map waiver.	On Appeal
PL17-0005	700-0-200-655	PD	Coastal PD Permit for the demolition of an existing residence and construction of a new residence, garage, and accessory dwelling unit.	Pending
PL17-0088	701-0-030-350	PD	Coastal PD Permit for the construction of a new swimming pool, pool deck, and cabana.	Pending
PL17-0103	700-0-010-605	PD	Coastal PD Permit for the construction of a dwelling, garage, patio, decks, swimming pool, water tanks, and a new septic system.	Approved
PL17-0104	700-0-060-010	PD	Major Modification to Planned Development (PD) Permit No. 1609 for the demolition of a dwelling, carport, and septic tank, construction of a dwelling, patio, water well, septic tank, and fire turnaround.	Approved
PL17-0130	700-0-030-095	PD	Coastal PD Permit to construct a private driveway to access a proposed single-family dwelling in Los Angeles County immediately across the County line.	Pending
PL18-0010	701-0-040-095	PD	Coastal PD Permit for a Restoration and Monitoring Plan to restore unpermitted clearing of native coastal sage vegetation.	Pending
PL18-0020	700-0-	PD	Coastal PD Permit to construct a	On Appeal

	140-235		dwelling, garage, deck, pool house, swimming pool/spa, two gazebos, and a viewing deck.	
PL18-0097	700-0-080-055	PD	Coastal PD Permit for the construction of new single-family dwelling with a detached garage and a pool.	Approved
PL18-0113	700-0-050-385	PD	Coastal PD Permit for a Restoration and Monitoring Plan for unpermitted vegetation removal and grading.	Pending
PL18-0142	700-0-220-255	SPAJ	Site Plan Adjustment for after the fact construction of a converted storage space into living space.	Approved
PL19-0005	700-0-070-450	PD	Coastal PD Permit for emergency actions taken post Woolsey Fire including debris removal, construction of grade control structures, and bank stabilization.	Pending
PL19-0029	701-0-040-095	SPAJ	Site Plan Adjustment to abate violation associated with Coastal PD Permit Case NO. LU07-0031 for non-permitted vegetation removal.	Pending
PL19-0072	700-0-270-015	PD	Minor Modification to Planned Development Permit No. 745-1 for continued operation of the Neptune's Net Restaurant.	Approved
PL19-0096	701-0-030-380	SPAJ	Site Plan Adjustment to CUP No. LU10-0108 for the operation and maintenance of a fitness and wellness camp with the business name The Ranch Malibu.	Approved
PL19-0101	700-0-010-585	SPAJ	Site Plan Adjustment to LU05-0169 for interior and exterior modifications to a single-family dwelling.	Approved
PL19-0113	700-0-	PD	Coastal Planned Development	Pending

	260-180		permit for the construction of a single-family residence, pool/spa, detached garages and carport, and covered patio area.	
PL20-0010	700-0-010-605	SPAJ	Site Plan Adjustment to PL17-0103 to change the roof from pitched to a flat roof.	Approved
PL20-0037	700-0-260-190	SPAJ	Site Plan Adjustment to PL18-0102 for the inclusion of interior stairs.	Approved
PL20-0061	701-0-010-155	PD	Coastal Planned Development Permit for the installation of a private apiary.	Pending
PL20-0099	700-0-010-605	PD	Planned Development Permit for the construction of a single-family dwelling, attached garage, patio and decks, and a swimming pool.	Approved
PL20-0121	700-0-060-150	SPAJ	Site Plan Adjustment to PL16-0084 for the construction of a pool/spa.	Approved

CCC – Conditional Certificate of Compliance  
CUP – Conditional Use Permit  
PD – Planned Development  
PM – Parcel Map  
PMW – Parcel Map Waiver  
LLA – Lot Line Adjustment  
PAJ – Permit Adjustment  
SPAJ – Site Plan Adjustment  
SD - Subdivision

## Section B – Initial Study Checklist and Discussion of Responses<sup>1</sup>

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>RESOURCES:</b>								
<b>1. Air Quality (VCAPCD)</b>								
<b>Will the proposed project:</b>								
a) Exceed any of the thresholds set forth in the air quality assessment guidelines as adopted and periodically updated by the Ventura County Air Pollution Control District (VCAPCD), or be inconsistent with the Air Quality Management Plan?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

**1a.** Based on information provided by the Applicant, air quality impacts will be below the 25 pounds per day threshold for reactive organic compounds and oxides of nitrogen as described in the *Ventura County Air Quality Assessment Guidelines*. Therefore, the project will have a less-than-significant impact on regional air quality.

**1b.** The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 1 of the *Ventura County Initial Study Assessment Guidelines*, specifically Section 4.3, Air Quality. The project is consistent with the *Ventura County Air Quality Management Plan*.

**Mitigation/Residual Impact(s)** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2A. Water Resources – Groundwater Quantity (WPD)</b>								
<b>Will the proposed project:</b>								

<sup>1</sup> The threshold criteria in this Initial Study are derived from the *Ventura County Initial Study Assessment Guidelines* (April 26, 2011). For additional information on the threshold criteria (e.g., definitions of issues and technical terms, and the methodology for analyzing each impact), please see the *Ventura County Initial Study Assessment Guidelines*.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
Directly or indirectly decrease, either individually or cumulatively, the net quantity of groundwater in a groundwater basin that is overdrafted or create an overdrafted groundwater basin?		X				X		
2) In groundwater basins that are not overdrafted, or are not in hydrologic continuity with an overdrafted basin, result in net groundwater extraction that will individually or cumulatively cause overdrafted basin(s)?		X				X		
3) In areas where the groundwater basin and/or hydrologic unit condition is not well known or documented and there is evidence of overdraft based upon declining water levels in a well or wells, propose any net increase in groundwater extraction from that groundwater basin and/or hydrologic unit?		X				X		
4) Regardless of items 1-3 above, result in 1.0 acre-feet, or less, of net annual increase in groundwater extraction?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

**2A-1 and 2A-2.** The lithology of the area consists of fractured bedrock of the Santa Monica Mountains. The proposed project includes the construction of a new single-family dwelling ~~and an ADU~~. Water for the project will be supplied by an onsite water well (SWN 01S20W22L003S). A Pump and Recovery Test, dated January 2, 2019, was submitted with the application materials and approved for the proposed dwelling. Total water level drawdown after 24 hours was 14 feet down from its starting point (251 feet) and recovered back to its starting point (251 feet) after 13 hours. The total water pumped during the test was 15,434 gallons, exceeding the required 4,678 gallons/per day for a 3-bedroom dwelling ~~and a 1-bedroom guesthouse~~, as required by Ventura County EHD in the water well pass or fail criteria. The project site does not overlie a known groundwater basin and is not in hydrologic continuity with an over drafted groundwater basin. The proposed project will slightly increase groundwater extraction; however, groundwater extractions are not expected to exceed one-acre foot per year



(AFY). The proposed project would not directly or indirectly decrease, either individually or cumulatively, the net quantity of groundwater in a groundwater basin that is over drafted or create an over drafted groundwater basin and is considered to have no impact. The proposed project will slightly increase groundwater extraction; however, groundwater extractions are not expected to exceed one-acre foot per year (AFY). Therefore, the proposed project is considered to have a less-than-significant impact to groundwater quantity.

**2A-3 and 2A-4.** The proposed project will result in an increase in groundwater extraction but is expected to use less than one AFY from an undefined groundwater unit in the Santa Monica Mountains. The proposed project area is not in hydrologic continuity with an over drafted basin, and there is no evidence of overdraft in the region. The proposed project is not likely to result in overdraft conditions and is considered to have a less-than-significant impact to groundwater extraction.

**2A-5.** The proposed project will be consistent with the applicable *Ventura County 2040 General Plan* Goals and Policies for Item 2A of the *Ventura County Initial Study Assessment Guidelines* and is considered less than significant.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2B. Water Resources - Groundwater Quality (WPD)</b>								
<b>Will the proposed project:</b>								
1) Individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the Basin Plan?		X				X		
2) Cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan?		X				X		
3) Propose the use of groundwater in any capacity and be located within two miles of the boundary of a former or current test site for rocket engines?	X				X			
4) Be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines?		X				X		

## Impact Discussion:

**2B-1. and 2B-2.** Sewer service is not available in the area. The proposed project includes the installation of a private onsite wastewater treatment system (OWTS). Construction of the septic system will include a sand filtration bed as required by Environmental Health Division (EHD) regulations. An Onsite Wastewater Treatment System Design Report, dated November 21, 2018, was prepared by EPD Consultants, Inc. The report states, “no groundwater was encountered” during drilling of a 46-foot test boring. Test results also indicate the site is suitable for seepage pit construction. Construction details in the report include proposed seepage pit bottoms at 35 feet below ground surface with a capped minimum of 13.5 feet below exiting grade. Construction details in the report include a 1,500-gallon concrete primary tank to serve the main residence, a 1,000-gallon two-chambered precast concrete primary tank to serve the guesthouse, two 6-foot diameter by 21.5-foot deep seepage pits and two future 6-foot diameter by 21.5-foot deep seepage pits. Septic systems are permitted by EHD and regulated by the State Water Resources Control Board (SWRCB). A properly installed and functioning septic system will reduce the groundwater contamination potential to less than significant and would not cause groundwater to exceed groundwater quality objectives set by the Basin Plan. The proposed project will not degrade groundwater quality, and construction of a future onsite septic system is not anticipated to result in substantial degradation of groundwater quality or cause groundwater to fail to meet water quality objectives set by the Basin Plan.

**2B-3.** The project does not propose the use of groundwater within two miles of the boundary of a former or current test site for rocket engines.

**2B-4.** The proposed project will be consistent with the applicable *Ventura County 2040 General Plan* Goals and Policies for Item 2B of the *Ventura County Initial Study Assessment Guidelines* and is considered less than significant.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2C. Water Resources - Surface Water Quantity (WPD)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable?	X				X			
2) Increase surface water consumptive use (demand) including but not limited to diversion or dewatering downstream reaches, either individually or cumulatively, resulting in an adverse impact to one or more of the beneficial uses listed in the Basin Plan?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**2C-1 and 2C-2.** The proposed project does not rely on or propose the use of surface water supplies in a fully appropriated stream reach as designated by State Water Resources Control Board (SWRCB), or where unappropriated surface water is unavailable. Water for the proposed single-family dwelling ~~and ADU~~ will be supplied by an existing domestic water supply well, SWN 01S20W22L003S. The proposed project is considered to have no impact on surface water quantity.

**2C-3.** The proposed project will be consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 2C of the *Ventura County Initial Study Assessment Guidelines* and is considered to have no impact on surface water quantity.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2D. Water Resources - Surface Water Quality (WPD)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the three Basin Plans?		X				X		
2) Directly or indirectly cause storm water quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

**2D-1.** The proposed project will not individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as is contained in Chapter 3 of the Los Angeles Basin Plan that is applicable for this area. Surface water quality is deemed less than significant (LS) because the proposed project is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan.

**2D-2.** The proposed project includes the construction of a ~~2,700 square foot single-family dwelling and a 944 square foot garage with a 400 square foot accessory dwelling unit located above the garage located~~ 2,291 sq. ft. single-family dwelling with a detached 515 sq. ft. garage and a 414 sq. ft. swimming pool outside of the County unincorporated urban area.<sup>2</sup> To minimize impacts to the surrounding chaparral habitat, the Applicant is proposing to limit the development to a confined building envelope<sup>3</sup> of approximately 9,521 sq. ft. Estimated earthwork includes 6,437 cubic yards (cy) cut and 1,100 cy fill with excess soil being exported.

The proposed project will not directly or indirectly cause stormwater quality to exceed water quality objectives or standards in the applicable Ventura Countywide National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit No. CAS004002 or any other Permits. The project will be required

<sup>2</sup> Ventura County General Plan Section 3.2 Land Use Designations - Urban land use designation is utilized to depict existing and planned urban centers which include commercial and industrial and residential uses where the building intensity is greater than one principal dwelling unit per two acres.

<sup>3</sup> *Ventura County Coastal Zoning Ordinance* Article 2, Definitions, Building Envelope - The area of a proposed parcel that contains all structures, including, but not limited to, the primary residential structure, other accessory residential structures, barns, garages, swimming pools, and storage sheds. Specifically excluded are fences and walls.

to comply with the Ventura Countywide NPDES MS4 Permit No. CAS004002, "Development Construction Program" Subpart 4.F, where the Applicant will be required to include Best Management Practices (BMP) designed to ensure compliance and implementation of an effective combination of erosion and sediment control for a disturbed site greater than 1 acre and determined as High Risk to protect surface water quality during construction (Tables 7 and 9 in Subpart 7.F, SW-HR and SW-2 Forms).

Additionally, the project is subject to coverage under the NPDES General Construction Permit No. CAS000002. As such, the proposed project will not directly or indirectly cause stormwater quality to exceed water quality objectives or standards and the project is expected to have a less-than-significant impact related to water quality objectives or standards in the applicable Ventura Countywide NPDES MS4 Permit or any other NPDES Permit.

**2D-3.** The proposed project is consistent with the applicable *2040 Ventura County General Plan Goals and Policies* for Item 2d of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>3A. Mineral Resources – Aggregate (Plng.)</b>								
<b>Will the proposed project:</b>								
1) Be located on or immediately adjacent to land zoned Mineral Resource Protection (MRP) overlay zone, or adjacent to a principal access road for a site that is the subject of an existing aggregate Conditional Use Permit (CUP), and have the potential to hamper or preclude extraction of or access to the aggregate resources?	X				X			
2) Have a cumulative impact on aggregate resources if, when considered with other pending and recently approved projects in the area, the project hampers or precludes extraction or access to identified resources?					X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**3A-1 and 3A-2.** The project site is not located within an MRP Overlay Zone or located adjacent to land classified as MRZ-2 (Mineral Resource Zone 2) (i.e., areas where adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists). The project site is not located adjacent to a principal access road for a site that is the subject of an aggregate extraction Conditional Use Permit (CUP). Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the extraction of or access to aggregate resources.

**3A-3.** The proposed project is consistent with the applicable *2040 Ventura County General Plan* Goals and Policies and the *Coastal Area Plan* for Item 3A of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>3B. Mineral Resources – Petroleum (Plng.)</b>								
<b>Will the proposed project:</b>								
1) Be located on or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road for a site that is the subject of an existing petroleum CUP, and have the potential to hamper or preclude access to petroleum resources?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**3B-1.** The proposed project site is not located on or adjacent to land located in an oil field or subject to an oil extraction Conditional Use Permit (CUP), and thus will not cause a significant impact with regard to the extraction of petroleum resources. Likewise, the subject property is not located adjacent to a principal access road for a site that is the subject of an existing, active CUP for oil extraction and does not have the potential to disturb access to petroleum resources. Therefore, the proposed project will not have a project-specific impact to petroleum resources, and the proposed project will

not make a cumulatively considerable contribution to a significant cumulative impact related to the extraction of or access to petroleum resources.

**3B-2.** The proposed project is consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 3B of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4. Biological Resources</b>								
<b>4A. Species</b>								
<b>Will the proposed project, directly or indirectly:</b>								
1) Impact one or more plant species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?			X				X	
2) Impact one or more animal species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?			X				X	

### Existing Conditions: Post-Woolsey Fire

In November 2018, the Woolsey Fire burned 100% of the lot. The parcel currently exhibits features typical of a post-fire condition, consisting of a landscape with charred remains of vegetation, soils and predominately denuded of vegetation. Fire is a natural and essential part of the life cycle of the plant communities of the Santa Monica Mountains. Habitat burned by wildfire that met the definition of ESHA before the fire shall be afforded the protections of ESHA. For the purposes of impact analysis and mitigation, the site conditions that existed prior to the fire conditions are considered baseline, which is characterized in the ISBA.

Biological Assessment surveys were conducted by Forde Environmental and E Read and Associates in March, April, May and June of 2018 and on April 4, 2019 (Attachment 4, Forde, ISBA, 2020). Most of the parcel consists of a steep, rocky, east facing slope above Little Sycamore Canyon. A narrow rocky gully dominated by laurel sumac scrub (*Malosma laurina*) crosses the northeastern quarter of the parcel and terminates offsite at Little Sycamore Canyon.



The biological survey identified 65 plant species within the survey area, with 52 (80%) native and 13 (20%) non-native. Based on the biological surveys, the major natural vegetation community occurring on the parcel (comprising approximately 68.8%) consists of California sagebrush shrub with laurel sumac scattered throughout. Other species in this community include purple sage (*Salvia leucophylla*), ashy-leaf buckwheat (*Eriogonum cinereum*), and chaparral yucca (*Hesperoyuccas whipplei*). Deerweed and goldenbrush (*Acmispon glaber* – *Hazardia squarrosa*) occupies a relative flat hilltop south of the existing road with a mix of non-native and native grasses. Weedy California sagebrush scrub dominated by summer mustard (*Hirschfeldia incana*) covers approximately 0.4 acres of the property. The total extent of environmentally sensitive habitat areas (ESHA) on the property is 4.98 acres. Additionally, during the biological survey on April 4, 2020, Catalina mariposa lily (*Calochortus catalinae* S. Watson), a California Native Plant Society (CNPS) Rank 4 species, was observed on the east facing slope of the property with a few occurring within the development envelope.

The United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) depicts a stream on the property near its western boundary and another to the east of the property. The biological survey did not observe evidence of the stream as depicted on the NWI; however, there is a minor drainage in the northeast corner of the property which is a tributary to Little Sycamore Canyon Creek. The bed and banks of the drainage were not discernable, but the feature does convey flows during and immediately after storm events to Little Sycamore Canyon Creek. The development envelope and will not be affected by the proposed project. Catch basins and cisterns have been incorporated into the project to ensure that run-off is retained onsite and velocity is reduced. California sagebrush scrub and laurel sumac scrub dominate the drainage. (Attachment 4, Forde ISBA, 2020, Appendix 3).

During the surveys, numerous birds were observed or heard and included the following: red-tailed hawk (*Buteo jamaicensis*), turkey vulture (*Cathartes aura*), morning dove (*Zenaidura macroura*), Anna's hummingbird (*Calypte anna*), wrentit (*Chamaea fasciata*), white-crowned sparrow (*Zonotrichia leucophrys*), bushtit (*Psaltiriparus minimus*), California [western] scrub-jay (*Aphelocoma californica*), spotted towhee (*Pipilo maculatus*), California towhee (*Melospiza crissalis*), and house finch (*Haemorrhous mexicanus*). Numerous additional bird species would be expected to occur seasonally. The tracks and scat of coyote (*Canis latrans*) and mule deer (*Odocoileus hemionus*) were found. Pocket gopher (*Thomomys bottae*) burrows were common and Western side-blotched lizard (*Uta stansburiana*), and Great Basin fence lizard (*Sceloporus occidentalis longipes*) were also observed. Gopher snake (*Pituophis catenifer* spp.), and rattlesnake (*Crotalus oreganus helleri*) are likely to occur. Wildlife species to have moderate to high potential to occur include California gnatcatcher (*Polioptila californica*) a federally listed species; however, this species was not observed or otherwise detected

during the surveys.<sup>4</sup> Legless lizards (*Lialis burtonis*) is also expected to occur however none were detected (Attachment 4, ISBA, 2020, Appendix 3).

The following are the impacts to native vegetation communities:

- Permanent loss of approximately 1.84 acres of native vegetation (California sage scrub/Coastal sage scrub), from development of the access road, the residential structure, and the required fuel modification.

In total, project development is anticipated to result in permanent loss of approximately 1.84 acres of native vegetation.

### **Impact Discussion:**

**4A-1.** The surveys detected one special-status plant species on the parcel: Catalina mariposa lily (*Calochortus catalinae*). California mariposa lily is recognized by CNPS on the CRPR list, with a ranking of 4.2, defined as plants of limited distribution (“watch list”). This species was observed on the east facing slope of the property with a few occurring within the development envelope. Catalina mariposa lily is not rare or declining and does not meet the definition of rare or endangered under Section 15380 of the CEQA Guidelines. Annual fuel modification is mandated by Ventura County Fire Protection District to occur prior to June 1 annually. The potential presence of this species in the fuel modification zone is not expected to exacerbate a fire threat, however mortality of this species could occur if fuel modification occurs during break dormancy and/or when these individuals bloom. Mitigation measures BIO-7, Fuel Modification Plan, includes timing of annual fuel modification maintenance to occur in early March before individuals break dormancy and/or late May, after the individuals have bloomed.

**4A-2.** No special-status animal species were detected during the project site surveys. Based on the California Natural Diversity Database (CNDDB) special-status species occurrence analysis, and an evaluation of on-site habitat, shoulderband snail, coast horned lizard, San Diego tiger whiptail, legless lizard, San Bernardino ringneck snake, coast patch-nose snake, San Diego mountain kingsnake, California horned lark, Southern California rufous crowned sparrow, and San Diego desert woodrat have a potential to occur on the project site (Attachment 4, ISBA, 2020). Project grading and construction may result in direct mortality to these wildlife species. In addition, loss of vegetation and dust generated during construction activities may also indirectly adversely impact these wildlife species occurring in natural areas immediately adjacent to the footprint of the building envelope. These potential indirect impacts are therefore considered significant. Due to these potential impacts, Mitigation Measures BIO-1, which requires pre-construction surveys and relocation of special-status species (if necessary), and BIO-3, which requires installation of temporary fencing around the

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<sup>4</sup> Biologist Andrew McGinn Forde holds a federal permit that authorizes him to survey for California gnatcatcher. Forde did not conduct protocol level surveys and does not believe they are necessary because if present, this species would most likely have been detected during the site surveys.

development envelope during construction, are proposed, which are expected to reduce the impacts to a less-than-significant level.

San Diego desert woodrat [*Neotoma lepida intermedia*, a California Species of Special Concern (SSC)] is known to occur in the project area. As with the special-status reptile species, this species is also not expected to occur within the development envelope. However, because of the proximity of native vegetation adjacent to the development envelope and availability of nest material, there is a potential for woodrats to occur in these areas; and, therefore, they could be impacted by construction activities. Construction noise and dust may result in nest abandonment, or accidental damage to nests during construction may occur. These impacts are therefore considered significant. Mitigation Measure BIO-2 is proposed to avoid and minimize impacts to woodrats.

Suitable nesting habitat for passerines (perching birds) does not occur within the development envelope due to lack of cover and maintained conditions. With some vegetation cover naturally regenerating post Woolsey Fire, prior to construction, there is a low potential for nesting birds to occur within the parcel. While the potential is low, avian species could incidentally occur within the areas proposed for construction and be adversely affected directly (e.g., nest removal) or indirectly (e.g., nest abandonment from noise and vibrations). To comply with the protection of such birds afforded by the Migratory Bird Treaty Act and California Department of Fish and Game Code, the proposed project would be subject to a condition of approval requiring the Applicant to prohibit land clearing activities during the breeding and nesting season (January 1 - September 15), or retain a County-approved biologist to conduct site-specific surveys prior to land clearing activities during the breeding and nesting season (January 1 - September 15) and to submit a Survey Report documenting the results of the initial nesting bird survey and a plan for continued surveys and avoidance of nests.

### **Mitigation:**

#### Mitigation Measure BIO-1: Pre-Construction Surveys and Relocation of Special-Status Wildlife

**Purpose:** To avoid significant impacts to special-status wildlife that could occur during vegetation clearing and grading.

**Requirement:** Two weeks prior to the initiation of, and periodically throughout, ground disturbance activities, a County-approved qualified biologist shall conduct surveys for special-status wildlife, coastal whiptail [*Aspidoscelis tigris stejnegeri*], coast horned lizard [*Phrynosoma blainvillii*] and San Diego desert woodrat (*Neotoma lepida intermedia*), to ensure that these species are not harmed within these fenced areas. Individuals of these species that are found shall be relocated to suitable undisturbed habitat, outside of the areas directly and indirectly (e.g., noise) affected by ground disturbance activities. A County-approved biologist shall conduct surveys and relocation activities according to methods approved by the CDFW.

**Documentation:** The Permittee shall provide to the Planning Division a signed contract with a County-approved qualified biologist that ensures wildlife surveys, and relocation of wildlife will be conducted within 14 days prior to, and during, any ground disturbance activities. The Permittee shall submit a memorandum to the Planning Division within 14 days of the wildlife surveys, notifying the Planning Division of the results of the surveys and avoidance and relocation activities.

**Timing:** Prior to the issuance of a Zoning Clearance for grading/construction, the Permittee shall provide the signed contract. Within 14 days of the wildlife surveys and relocation activities, the Permittee shall provide a memorandum reporting the results.

**Monitoring and Reporting:** The Permittee shall confirm with the Planning Division that a County-approved qualified biologist has been contracted to implement the requirements of this condition prior to issuance of a Zoning Clearance for construction. The Planning Division maintains copies of the signed contract and the survey reports in the Project file. The Planning Division has the authority to inspect the property during the development phase of the Project to ensure that the survey and wildlife relocation work is conducted as required. If the Planning Division confirms that the required surveys are not conducted as agreed upon or the fencing is not maintained as required, enforcement actions may be enacted in accordance with § 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

#### Mitigation Measure BIO-2: Woodrat Nest Avoidance and Relocation

**Purpose:** In order to minimize impacts to woodrats, avoidance measures shall be implemented.

**Requirement:** Prior to vegetation clearing, and grading activities (collectively, “land clearing activities”), a County-approved biologist, with a California Department of Fish and Wildlife (CDFW) Scientific Collecting Permit, shall survey suitable habitat for woodrats within areas that will be subject to land clearing activities, and within 50 feet of areas that will be subject to land clearing activities.

If the County-approved biologist does not find any nests, then no further action is required.

If the County-approved biologist finds active woodrat nests during the peak nesting season (February 1 through May 31), the Permittee shall implement a 50-foot radius buffer area around the nests in which land clearing activities will be postponed until the end of peak nesting season, in order to protect the nest. If the County-approved biologist finds active woodrat nests outside of the peak nesting season, a County-approved biological consultant shall relocate the nests according to the following instructions:

- a. Create new habitat on adjacent areas not impacted by the project by providing a vertical structure using local native material, such as tree and shrub trimmings,

stacked horizontally in areas that are under shady canopies and upslope of seasonal drainages. Piling rocks removed from the construction area can also be used to help achieve a structure. If multiple nesting material structures are created, they should be a minimum of 25 feet apart. The County-approved biologist shall place the new nesting material under shady areas in order to increase the chance that woodrats will use the nests. These areas should be in locations that do not presently provide this habitat structure to create new nesting opportunity and to reduce potential competition with existing woodrats.

- b. After creating habitat outside of the construction footprint, the County-approved biologist shall begin vegetation clearance around the nest to reduce woodrat dispersal back into the project site.
- c. Nudge the nest with a front end loader type tractor to flush the woodrats from the nest. They will usually abandon the nest and run out into adjacent off site cover.
- d. Carefully and slowly pick up the nest material with a front end loader (to allow any additional woodrats to escape), while maintaining a safe distance from the nest to reduce health hazards to the workers. (Dust masks should be used even when operating equipment.)
- e. Move the nest material to the creation area and place the nest material adjacent to the created nesting structure.

**Documentation:** The Permittee shall provide to the Planning Division a Survey Report from a County-approved biologist that provides the results of the woodrat survey and a plan for avoidance or relocation of the nests in accordance with the requirements set forth in this condition (above). Along with the Survey Report, the Permittee shall provide a copy of a signed contract with the County-approved biologist who will monitor avoidance and relocation efforts during land clearing activities. Following the completion of land clearing activities, the Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved biologist that documents the actions the County-approved biologist implemented to avoid or relocate woodrat nests.

**Timing:** The County-approved biologist shall conduct the survey within 30 days prior to the initiation of land clearing activities. The Permittee shall submit the Survey Report and signed contract to the Planning Division, prior to issuance of a Zoning Clearance for construction of the project. The Mitigation Monitoring Report shall be submitted within 14 days of completion of the land clearing activities.

**Monitoring and Reporting:** The Planning Division reviews for adequacy, and maintains in the project file, the signed contract, Survey Report, and Mitigation Monitoring Report. If the Planning Division confirms that the required surveys and relocation measures were not implemented in compliance with the requirements of this condition, then enforcement actions may be enacted in accordance with § 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

## Residual Impact:

With the implementation of Mitigation Measures BIO-1, BIO-2, BIO-3 (Section 4B, below), and BIO-7 (Section 4E below), project specific impacts to plants and animal species will be less than significant, and the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact to plants and animal species.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4B. Ecological Communities - Sensitive Plant Communities</b>								
<b>Will the proposed project:</b>								
1) Temporarily or permanently remove sensitive plant communities through construction, grading, clearing, or other activities?			X				X	
2) Result in indirect impacts from project operation at levels that will degrade the health of a sensitive plant community?			X				X	

## Background/Environmental Sensitive Habitat Areas:

Environmentally Sensitive Habitat Areas (ESHA) are sensitive ecological communities because they provide significant wildlife habitat and resources vital to many local wildlife species within the Santa Monica Mountains<sup>5</sup>. ESHA are primarily riparian and wetland habitats and closed-canopy oak woodlands; however, within the Coastal Zone the California Coastal Commission has also recognized coastal sage scrub, chaparral, and California's native perennial grasslands as meeting the definition of ESHA.

"A Manual of California Vegetation" (MCV)<sup>6</sup> assigns rarity rank to habitats and defines Global (G) and State (S) numbers to indicate the overall rarity of a plant community throughout its global and state range. Plant communities are assigned a numeric code between 1 and 5, with 1 being the rarest. According to CNPS, communities with a State Rank of 3 or lower are considered "rare" plant communities. One plant community was mapped on the project site and their rarity rankings are as follows:

- *Artemisia californica-Salvia mellifera* Shrubland Alliance (Coastal sage scrub): G4 S4

<sup>5</sup> Dixon, J., 2003. Designation of ESHA in the Santa Monica Mountains. California Coastal Commission.

<sup>6</sup> Sawyer, J.O., T. Keeler-Wolf, and J.M. Evens. 2009. *A Manual of California Vegetation*. Second Edition. California Native Plant Society, Sacramento.

These habitats and vegetation types are relatively rare in the Santa Monica Mountains and play an important role in the ecosystem of the Coastal Zone. The increasing threats from development and other anthropogenic impacts are also exacerbating the loss of these habitats. The Coastal Area Plan designates important habitat and serves to provide protective measures for the Santa Monica Mountains' unique coastal resources, including plant and animal species. Based on these facts, the Coastal sage scrub and chaparral communities occurring on the parcel are considered ESHA.

### **Impact Discussion:**

**4B-1 and 4B-2.** Plant communities are considered special status if they are designated as sensitive by CDFW (2010) or if they are identified as Locally Important Species by the County of Ventura. Plant communities are also provided legal protection when they provide habitat for protected species or when the community is in the coastal zone and qualifies as ESHA. All habitats within the survey area are considered ESHA.

Grading and other construction activities associated with the project would occur within 100 feet of ESHA and could result in inadvertent entrance into, removal of sensitive plant communities, or degradation of the edges of these communities, creating edge effects. These direct and indirect impacts to sensitive plant communities would result in significant impacts; however, with the implementation of Mitigation Measure BIO-3 that requires construction exclusion fencing for ESHA, impacts would be less than significant. Dust impacts would be reduced by adherence to the Ventura County Air Pollution Control District (VCAPCD) construction dust reduction requirements.

Sensitive communities adjacent to the development footprint also have the potential to be indirectly impacted by the introduction of invasive species. The introduction and proliferation of invasive plants is a potentially significant impact; however, impacts will be mitigated to a less-than-significant level by implementing Mitigation Measure BIO-4, prohibiting the use of invasive plants and seeds in a landscape plan and erosion control seed mix. With the implementation of Mitigation Measures BIO-3 and BIO-4, impacts to sensitive plant communities would be mitigated to a less than significant level.

### **Mitigation:**

#### Mitigation Measure BIO-3: Environmentally Sensitive Habitat Areas (ESHA) Construction Exclusion Fencing

**Purpose:** To reduce the potential indirect effects on adjacent habitat consistent with the Coastal Act and to locally important communities consistent with the Goal 4.4 Ventura County General Plan Goal Policies and Programs (updated 2020), ground disturbance and vegetation removal in ESHA outside of the construction is prohibited.

**Requirement:** The Permittee shall install temporary protective fencing along the edge of the development envelope (including the fuel modification zone). The fencing must

consist of durable materials and shall be staked or driven into the ground such that it is not easily moved and will perform its function for the duration of construction activities.

**Documentation:** The Permittee shall illustrate the ESHA habitat, setback area from ESHA, and required fencing on all grading and site plans. The Permittee shall also provide photo documentation of the fencing installed at the site prior to issuance of a Zoning Clearance for construction.

**Timing:** The Permittee shall submit the site plan and grading plans with the locations of the fencing to the Planning Division for review and approval prior to Zoning Clearance for construction of the project. The Permittee shall install the fencing prior to any vegetation removal, ground disturbance activities, or construction activities (whichever occurs first). The Permittee shall maintain the fencing in place until the Resource Management Agency, Building and Safety Division, issues the Certificate of Occupancy for the single-family dwelling.

**Monitoring and Reporting:** The Planning Division maintains the grading and site plan with the fencing illustrated provided by the Applicant in the project file. The Applicant shall demonstrate to the satisfaction of the Planning Division that the temporary fencing is installed prior to any vegetation removal, ground disturbance activities, or construction activities (whichever occurs first). The Planning Division has the authority to inspect the site to confirm that the fencing stays in place during the development phase of the project in accordance with the approved plans.

#### Mitigation Measure BIO-4: Invasive Species Seeding and Landscaping

**Purpose:** To ensure protection of adjacent ESHA, as required under the Local Coastal Program and the Coastal Act, from the introduction of invasive species.

**Requirements:** Invasive plant species shall not be included in any erosion control seed mixes and landscaping plans associated with the Project. The California Invasive Plant Inventory Database contains a list of non-natives, invasive plants (California Invasive Plant Council [Updated 2017] or its successor).

**Documentation:** The Permittee shall submit the erosion control seed mix and a final landscape plan, for review and approval by the Planning Division. The Permittee shall provide photographs demonstrating that the Permittee installed all landscaping and irrigation in accordance with the approved plans.

**Timing:** Prior to issuance of a Zoning Clearance for construction, the Permittee shall submit the erosion control seed mix and a final landscape plan, for review and approval by the Planning Division. All planting and irrigation shall be installed prior to Certificate of Occupancy of the single-family dwelling.

**Monitoring and Reporting:** The Permittee shall provide photos of the landscaping to the Planning Division, or schedule a site inspection with the Planning Division, to verify



that the Permittee installed landscaping and irrigation according to the approved plans. The Planning Division maintains copies of the approved plans and photographs in the Project file. The Planning Division, Public Works Agency Grading Inspectors, and Building and Safety, have the authority to conduct site inspections to ensure compliance with this condition consistent with the requirements of § 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

### Residual Impact:

With the implementation of Mitigation Measures BIO-3 and BIO-4, project specific impacts to sensitive plant communities will be less than significant, and the project will not make a cumulatively considerable contribution to a significant cumulative impact to sensitive plant communities.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4C. Ecological Communities - Waters and Wetlands</b>								
<b>Will the proposed project:</b>								
Cause any of the following activities within waters or wetlands: removal of vegetation; grading; obstruction or diversion of water flow; change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; construction of a road crossing; placement of culverts or other underground piping; or any disturbance of the substratum?		X				X		
2) Result in disruptions to wetland or riparian plant communities that will isolate or substantially interrupt contiguous habitats, block seed dispersal routes, or increase vulnerability of wetland species to exotic weed invasion or local extirpation?		X				X		
3) Interfere with ongoing maintenance of hydrological conditions in a water or wetland?		X				X		
4) Provide an adequate buffer for protecting the functions and values of existing waters or wetlands?		X				X		

### Impact Discussion:

**4C-1 through 4C-4:** The United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) depicts a stream on the property near its western boundary and another to the east of the property. The biological survey did not observe evidence of the stream as depicted on the NWI; however, there is a minor drainage in the northeast corner of the property which is a tributary to Little Sycamore Canyon Creek. The bed and banks of the drainage were not discernable, but the feature does convey flows during and immediately after storm events to Little Sycamore Canyon Creek. The development envelope and will not be affected by the proposed project. Catch basins and cisterns have been incorporated into the project to ensure that run-off is retained onsite and velocity is reduced.

The unnamed drainage feature may be subject to regulatory oversight of the U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and CDFW. While no impacts to jurisdictional areas are anticipated, the project will be conditioned to provide evidence that permits were obtained from State and Federal agencies or documentation from these agencies that permits are not required.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4D. Ecological Communities - ESHA (Applies to Coastal Zone Only)</b>								
<b>Will the proposed project:</b>								
1) Temporarily or permanently remove ESHA or disturb ESHA buffers through construction, grading, clearing, or other activities and uses (ESHA buffers are within 100 feet of the boundary of ESHA as defined in Section 8172-1 of the Coastal Zoning Ordinance)?			X				X	
2) Result in indirect impacts from project operation at levels that will degrade the health of an ESHA?			X				X	

### Impact Discussion:

The entire project site is located within the Coastal Zone. Based on the ISBA (Attachment 4, Forde, ISBA, 2020) prepared for the project, the major natural vegetation community occurring on the project site consists of California sage scrub and coastal sage scrub. Additional land types/cover within the parcel included rock outcroppings and non-native vegetation. Permanent impacts to ESHA habitat from the proposed

development and required 100-foot wide fuel modification zone is estimated to be at a total of 1.84 acres. The permanent loss of 1.84 acres of sensitive plant communities that constitute ESHA is considered a significant impact. Therefore, to compensate for the loss of ESHA, recommended Mitigation Measure BIO-5 will require the Permittee to establish and preserve ESHA at a 2:1 mitigation-to-impact ratio (3.68 acres of mitigation to offset 1.84 acres of ESHA).

While the County's preferred method for achieving compensatory mitigation for ESHA impacts is on-site mitigation, the sites steep topography does not provide a suitable environment for onsite restoration to establish and be successful. The Applicant has acquired APN 694-0-181-500, a 33-acre parcel in the Carlisle Canyon Area. On April 7, 2021, the Mountains Recreation and Conservation Authority adopted Resolution No. 21-58 authorizing the acceptance of the donation of this property. To ensure the offsite property is permanently protected, Mitigation Measure BIO-5, requires the applicant provide an ESHA Protection Plan confirming the property has been donated and officially accepted by Mountains Recreation and Conservation Authority and will be permanently protected.

Additionally, *Coastal Area Plan South Coast Santa Monica Mountains* Policy F.3 requires all new development to be sited and designed to avoid adverse impacts to ESHA. In cases where ESHA are located on a project site where the impacts of development are mitigated consistent with the Plan, the County shall assure that all habitat areas are permanently maintained in open space through an easement or other appropriate means. With the implementation of Mitigation Measure BIO-6, the Applicant will be required to permanently protect onsite ESHA in perpetuity through a deed restriction.

Potential impacts to post-fire recovery ESHA will be prevented through implementation of Mitigation Measure BIO-3 which requires exclusion fencing during construction (see Section 4B). With the implementation of Mitigation Measure BIO-3, direct impacts to ESHA would be mitigated to a less-than-significant level. Indirect impacts to ESHA could result from the introduction and proliferation of invasive plants. This can occur through the inadvertent transportation of seed or propagules or the intentional use of invasive plants in seed mixes or landscaping. Introduction of invasive plants degrade the quality of plant communities and wildlife habitat and would result in significant impacts to ESHA. However, with the implementation of Mitigation Measure BIO-4, impacts would be mitigated to a less-than-significant level and cumulatively considerable impacts would be less than significant.

The Applicant will be required to comply with the Ventura County Fire Protection District Fire Hazard Reduction Program (FHRP)<sup>7</sup>. Initial compliance with the FHRP will require vegetation be removed, thinned and sufficiently spaced within a minimum 100-foot fuel

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<sup>7</sup> The Fire Hazard Reduction Program (FHRP), requires property owners included in the program to maintain their property free of fire hazards or nuisance vegetation year-round. Common requirements are 100-feet of vegetation clearance from structures and 10-feet for road access. See Ventura County Fire Code Appendix W for specific requirements of the FHRP program.

modification zone that is designated around combustible structures (and 10 feet from access roads). ESHA adjacent to the fuel modification zone has the potential to be indirectly impacted by the introduction of invasive species inadvertently transported into the area from anthropogenic activities. Sensitive communities adjacent to the fuel modification zone also have the potential to be indirectly impacted by the introduction and proliferation of invasive plants; however, with the implementation of Mitigation Measure BIO-7, impacts would be mitigated to a less-than-significant level and cumulatively considerable impacts would be less than significant.

**Mitigation:**

**Mitigation Measure BIO-5 Compensatory Mitigation for Loss of ESHA**

**Purpose:** To mitigate potentially significant impacts to ESHA at a 2:1 mitigation to impact ratio, totaling at least 3.68 acres.

**Requirement:** The Permittee shall permanently protect ESHA, consisting of coastal sage scrub and chaparral habitat, on land located outside the project area within the Santa Monica Mountains. The Permittee shall protect the ESHA through the direct acquisition and dedication (donation) to Mountains Recreation and Conservation Authority, a qualified conservation organization.<sup>8</sup>

**Documentation:** The Permittee shall submit to the Planning Division a plan for the acquisition and protection of the ESHA (collectively, "ESHA Protection Plan"). The ESHA Protection Plan shall include the following elements:

1. The purpose of the ESHA Protection Plan, which includes (but is not limited to) this condition stated verbatim;
2. A description of the property to be permanently protected, including (but not limited to):
  - a. the size (in acres) of the ESHA;
  - b. a description of the type of habitat on the property, including an explanation of why the habitat qualifies as ESHA; and

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<sup>8</sup> For the purposes of this mitigation measure, the conservation organization must meet all of the following criteria:

- (a) It must be a public conservation agency, or a private non-profit organization chartered under the US Code, Title 26, Part 501(c)3, whose primary purpose is the preservation and protection of land in its natural, scenic, historical, recreational and/or open space condition.
- (b) If it is a private non-profit organization, then it must be either a statewide, national or international organization, or a local community-based organization with a membership of at least 500 individuals and/or businesses.
- (c) It must have owned and/or managed natural resource/open space property, at least 50 acres in area, for at least one year. In lieu of meeting this requirement, a Conservation Organization may provide a financial surety to ensure the stewardship of the Conservation Parcel for a period of five years.
- (d) It must have the institutional and economic ability to maintain the property.

- c. a map and legal description of the property on which the ESHA is located;
- 3. An executed copy of Mountains Recreation and Conservation Authority adopted Resolution No. 21-58 authorizing the acceptance of the donation of APN 694-0-181-500;
- 4. The deed or other instrument that grants, or will grant, Mountains Recreation and Conservation Authority the authority to protect the ESHA;
- 5. Provisions for the long-term maintenance of the ESHA, including (but not limited to) a description of the uses and maintenance activities that will be allowed within the ESHA. The following shall be prohibited within the ESHA:
  - a. Removal, mining, excavation, or disturbance of the soil or surface rocks or decaying material such as fallen trees;
  - b. Dumping, filling, storing, disposal, burying or stockpiling of any natural or manmade materials;
  - c. Erection of buildings or structures of any kind, including, but not limited to, fencing, corrals, advertising signs, antennas, and light poles;
  - d. Placement of pavements, concrete, asphalt and similar impervious materials, laying of decomposed granite for pathways, or setting of stones, paving bricks, or timbers;
  - e. Operation of dunebuggies, motorcycles, all-terrain vehicles, bicycles, mowers, tractors, or any other types of motorized or non-motorized vehicles or equipment;
  - f. Removal or alteration of native trees or plants, through such activities as irrigating, mowing, draining, plowing, tilling or disking, except as necessary for controlled burns (for fuel reduction, as regulated by the Ventura County Fire Protection District), removal of non-native species and native habitat restoration or maintenance (which must be under the direction of a qualified biologist);
  - g. Application of insecticides or herbicides, poisons, or fertilizers;
  - h. Grazing or keeping of cattle, sheep, horses or other livestock, or pet animals;
  - i. Agricultural activity of any kind including the harvesting of native materials for commercial purposes;
  - j. Planting, introduction or dispersal of non-native plant or animal species;
  - k. Hunting or trapping, except live trapping for purposes of scientific study or removal of non-native species;
  - l. Manipulating, impounding or altering any natural watercourse, body of water or water circulation on the ESHA, and activities or uses detrimental to water quality, including but not limited to degradation or pollution of any surface or sub-surface waters;
  - m. Light pollution (e.g., lighting that is directed towards the ESHA); and
  - n. Other activities that damage the existing flora, fauna or hydrologic conditions.

The deed or other instrument that grants, or will grant, Mountains Recreation and Conservation Authority the authority to protect and maintain the ESHA shall be recorded with the deed to the property.

**Timing:** Prior to the issuance of a Zoning Clearance for grading/construction of the project, the Permittee shall submit the ESHA Protection Plan to the Planning Division for review and approval. Prior to the issuance of a Zoning Clearance for occupancy, the deed or other instrument that grants the Mountains Recreation and Conservation Authority the authority to protect and maintain the ESHA shall be recorded.

**Monitoring and Reporting:** The Planning Division will review the ESHA Protection Plan, in order to ensure that it complies with the requirements of this condition. The Planning Division will maintain a copy of the recorded ESHA Protection Plan and the recorded deed in the case file for the Project.

Mitigation Measure BIO-6 Coastal Area Plan – Permanent Preservation of Environmentally Sensitive Habitat Area (ESHA) in the M Overlay Zone

**Purpose:** In accordance with Coastal Area Plan Policy F-3 for Environmentally Sensitive Habitats in the South Coast, all ESHA within the Project site must be permanently maintained through the recordation of a condition of approval that protects the remaining ESHA as open space.

**Requirement:** The ESHA that is located on the property as shown in the ESHA Map, which is Exhibit 7 of this document, shall be maintained in open space in perpetuity. The following shall be prohibited within the ESHA:

- a. Removal, mining, excavation, or disturbance of the soil or surface rocks or decaying material such as fallen trees;
- b. Dumping, filling, storing, disposal, burying or stockpiling of any natural or manmade materials;
- c. Erection of buildings or structures of any kind, including, but not limited to, fencing, corrals, advertising signs, antennas, and light poles;
- d. Placement of pavements, concrete, asphalt and similar impervious materials, laying of decomposed granite for pathways, or setting of stones, paving bricks, or timbers;
- e. Operation of dune buggies, motorcycles, all-terrain vehicles, bicycles, mowers, tractors, or any other types of motorized or non-motorized vehicles or equipment;
- f. Removal or alteration of native trees or plants, through such activities as irrigating, mowing, draining, plowing, tilling, or disking, except as necessary for controlled burns (for fuel reduction, as regulated by the Ventura County Fire Protection District), removal of non-native species, and native habitat restoration or maintenance (which must be under the direction of a qualified biologist);
- g. Application of insecticides or herbicides, poisons, or fertilizers;
- h. Grazing or keeping of cattle, sheep, horses or other livestock, or pet animals;

- i. Agricultural activity of any kind including the harvesting of native materials for commercial purposes;
- j. Planting, introduction, or dispersal of non-native plant or animal species;
- k. Hunting or trapping, except live trapping for purposes of scientific study or removal of non-native species;
- l. Manipulating, impounding or altering any natural watercourse, body of water or water circulation on the ESHA, and activities or uses detrimental to water quality, including but not limited to degradation or pollution of any surface or sub-surface waters;
- m. Light pollution (e.g., lighting that is located outside of, yet directed towards, the ESHA); and
- n. Other activities that damage the existing flora, fauna, or hydrologic conditions of the ESHA.

**Documentation:** The Permittee shall record for the subject property: (1) the conditions of this PD and (2) the ESHA Map, which is Exhibit 6 of the Planning Director hearing that provides the ESHA that will remain as open space in perpetuity as a result of the Project.

**Timing:** Prior to the issuance of a Zoning Clearance for construction of the project, the Permittee shall record (1) the conditions of this PD and (2) Attachment 4 of the Planning Director hearing for the Project, with the deed to the subject property.

**Monitoring and Reporting:** The Planning Division will review this Project and all future projects on the subject property to ensure compliance with the requirements of this condition. The Planning Division has the authority to inspect the site to confirm on-going compliance with this project condition consistent with the requirements of § 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

#### **Residual Impacts:**

With the implementation of Mitigation Measures BIO-3 through BIO-6 and BIO-7, the proposed project is expected to reduce potential impacts to ESHA to a less-than-significant level, and the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact to ESHA

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4E. Habitat Connectivity</b>								
<b>Will the proposed project:</b>								



Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Remove habitat within a wildlife movement corridor?		X					X	
2) Isolate habitat?		X					X	
3) Construct or create barriers that impede fish and/or wildlife movement, migration or long term connectivity or interfere with wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction?			X				X	
4) Intimidate fish or wildlife via the introduction of noise, light, development or increased human presence?			X				X	

**4E-1 through 4E-4.** The project site is located approximately 5.1 miles southeast of the Santa Monica - Sierra Madre Habitat Connectivity Corridor. Project development will not result in removal of habitat within this designated movement corridor. There is open space between the Santa Monica - Sierra Madre Habitat Connectivity Corridor and the project site; and, therefore, there is potentially unrestricted wildlife movement between the two areas. Roads and trails adjacent and near the project site likely serve as conduits for wildlife, such as deer, mountain lion and other animals. There are no fences or other barriers to movement.

No physical barriers to connectivity exist for the project site; however, certain types of fencing, which are typically erected for residential development, may create barriers to wildlife movement and habitat connectivity. To avoid future barriers to wildlife movement, Mitigation Measure BIO-8 is proposed, which will require fencing outside the development footprint to be permeable to wildlife.

In addition, the future occupation of the residence will likely increase levels of noise and human presence above existing levels; however, the increased noise levels are not considered to be significant impacts, as the noise levels are consistent with those typical of a residential development.

No lighting is proposed as part the of the project; however, the proposed project will likely incorporate lighting that could have a significant impact on wildlife movement, if it is excessive or shines into adjacent areas with native vegetation. Therefore, Mitigation Measure BIO-9 is proposed, which requires the Applicant to submit a lighting plan.

## **Mitigation/Residual Impact(s)**

### Mitigation Measure BIO-7 Fuel Modification Plan

**Purpose:** To mitigate potentially significant impacts to ESHA and ESHA buffers from landscaping and maintenance within the fuel modification zone.

**Requirement:** The Permittee shall use a County-approved qualified biologist or landscape architect to prepare a Fuel Modification Plan for the Planning Division's review and approval that minimizes impacts to ESHA and meets the Ventura County Fire Protection District's requirements to modify fuels surrounding structures. The Fuel Modification Plan shall specify methods for controlling and eradicating any non-native plants within the fuel modification zone. The Plan shall also specify the species of plants and seed that are indigenous to the Santa Monica Mountains. Any rare plants in the fuel modification zone shall be preserved, and care taken not to remove them during maintenance of the fuel modification zone. The plant and seed palette must be reviewed and approved by VCFPD so as to not to pose a flammability risk within the fuel modification zone.

The Plan shall also specify the locations of plantings and seeding, methods of installation (hydroseed, plantings, cuttings, etc.), and the future methods for maintaining the vegetation consistent with VCFPD requirements. Maintenance of fuels may include use of hand tools to prune vegetation, thinning shrubs rather than clear-cutting, avoiding nesting birds, etc. The Plan should also identify any physical features or constraints and how they will be addressed such as steep slopes and erosion control methods e.g. straw wattles, silt fencing, hydroseeding, erosion control blankets, etc. Any erosion control materials shall be plastic-free and biodegradable. Seed or plantings shall be sourced from within Ventura County, and the provenance of seed shall be stated in the Fuel Modification Plan. The fuel modification area shall be maintained by the Permittee to be consistent with the provisions of the approved Fuel Modification Plan for the life of any approved structure.

**Documentation:** A Fuel Modification Plan shall be submitted to the Planning Division prior to Zoning Clearance for construction of the project. The approved Fuel Modification Zone shall be maintained for the life of the structures and shall be recorded with the conditions of approval with the title of the property. Following installation of fuel modification activities and installation, a report shall be submitted along with an as-built Fuel Modification Plan with a description of any changes that were necessary from the original Plan and photos of the Fuel Modification Zone.

**Timing:** The Permittee shall submit a Fuel Modification Plan prior to issuance of a Zoning Clearance for construction of the project. Fuel Modification maintenance shall occur in early May before Catalina mariposa lily break dormancy and/or late May, after the individuals have bloomed.

**Monitoring and Reporting:** The Permittee shall submit the Fuel Modification Plan to Planning Division and the Fire Department for review and approval to assure compliance with the requirements of this condition prior to issuance of a Zoning Clearance for construction of the project. The Permittee shall submit a report and as-built Fuel Modification Plan (as necessary) to the Planning Division to ensure compliance with the requirements of this condition. The Planning Division maintains copies of the Fuel Modification Plan and the annual report provided by the Permittee in the project file.

Mitigation Measure BIO-8: Fencing Adjacent to Wildlife Corridors

**Purpose:** To mitigate potentially significant environmental impacts to wildlife migration corridors from fencing.

**Requirement:** The Permittee shall ensure that all new fences or walls, except for those within 100 feet of structures and retaining walls, are permeable to wildlife, and conform to the following standards:

- a. A split-rail, pole, or wire fences must be constructed such that:
  - (1) The top rail or wire is no more than 40 inches above the ground;
  - (2) The top two rails or wires are at least 12 inches apart;
  - (3) The bottom wire or rail is at least 18 inches above the ground;
  - (4) Both the top and bottom wires or rails are smooth (no barbed wire on the top or bottom wires);
  - (5) There are no vertical stays; and
  - (6) The posts are located a minimum of 10 feet apart.
- b. Fencing for grazing shall be limited to moveable one or two-strand electric fencing.

**Documentation:** The Permittee shall submit plans to the Planning Division for review and approval, which identify all fences to be constructed on the Project site. These plans must identify the fence locations and include schematic elevations detailing the design of, and materials to be used in, the fencing.

**Timing:** The Permittee shall submit the plans which identify all fences to be constructed on the Project site, to the Planning Division for review and approval, prior to the issuance of a Zoning Clearance for construction. The Permittee shall install the approved fencing, prior to issuance of a Certificate of Occupancy for the principal structure.

**Monitoring and Reporting:** The Permittee shall submit the plans, which identify all fences to be constructed on the Project site, to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for construction. The Planning Division has the authority to conduct site inspections to ensure that the Permittee installs and maintains the fencing in compliance with this condition, consistent with the requirements of § 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

Mitigation Measure BIO-9: Wildlife Corridor or Wildlife Habitat Outdoor Lighting/Glare Condition

**Purpose:** To mitigate potentially significant environmental impacts from light and glare to wildlife migration corridors and/or wildlife habitat.

**Requirement:** All outdoor lighting must be located within 100 feet of a structure or adjacent to a driveway and shall be hooded to direct light downward onto buildings, structures, driveways, or yards, to prevent the illumination of surrounding habitat. Floodlights are prohibited. All glass and other materials used on building exteriors and structures must be selected to minimize reflective glare. To minimize light and glare from emanating from the Project site, all light fixtures located on the exterior of structures, as well as all freestanding light standards, must be high cut-off type that divert lighting downward onto the property to avoid the casting of any direct light onto the adjacent habitat.

**Documentation:** The Permittee shall submit two copies of a lighting plan to the Planning Division for review and approval. The Permittee shall include the manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs) in the lighting plan. The lighting plan must include illumination information within parking areas, pathways and structures proposed throughout the development. The Permittee shall install all exterior lighting in accordance with the approved lighting plan.

**Timing:** The Permittee shall submit the lighting plan to the Planning Division for review and approval, prior to the issuance of a Zoning Clearance for construction. The Permittee shall maintain the lighting pursuant to the approved lighting plan for the life of the Project.

**Monitoring and Reporting:** The Planning Division maintains a stamped copy of the approved lighting plan in the Project file. The Permittee shall ensure that the lighting is installed according to the approved lighting plan prior to the issuance of a Certificate of Occupancy. The Building and Safety Inspector and Planning Division staff have the authority to ensure that the lighting plan is installed according to the approved lighting plan. The Planning Division has the authority to conduct site inspections to ensure ongoing compliance with this condition consistent with the requirements of 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

## Residual Impacts:

With the implementation of Mitigation Measures BIO-7 through BIO-9, impacts to wildlife movement will be mitigated to a less-than-significant level.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4F. Will the proposed project be consistent with the applicable General Plan Goals and Policies for Item 4 of the Initial Study Assessment Guidelines?			X				X	

**4F.** The proposed project is consistent with the *2040 Ventura County General Plan* Goals and Policies of the *Ventura County Initial Study Assessment Guidelines*. The project is consistent with *General Plan* Biological Resources Policies COS-1.1 and COS-1.2, which requires discretionary development, which could potentially impact biological resources to be evaluated by a qualified biologist to assess impacts, and, if necessary, develop mitigation measures to mitigate any significant impacts to biological resources to less-than-significant. A biological resources evaluation, an ISBA (Attachment 4, Forde, ISBA, 2020), was prepared for the proposed project (Attachment 4). With the implementation of Mitigation Measures BIO-1 through BIO-9 that protect the biological resources identified in the ISBA, the proposed project will be consistent with *General Plan* Policies COS-1.1 and COS-1.2.

*General Plan* Biological Resources Policy COS-1.11 requires discretionary development to be sited a minimum of 100 feet from significant wetland habitats to mitigate the potential impacts on those habitats. The proposed building pad has been sited more than 300 feet away from the unnamed drainage located in the northeast corner of the property and has been designed to avoid impacts to wetland habitats. Drainages from developed areas would be conveyed to cisterns and catch basins. Project-specific impacts to wetland habitats are considered less-than-significant.

The project site is located within areas that are subject to the *Coastal Area Plan*. *Coastal Area Plan South Coast Santa Monica Mountains* Policy F.3 requires National Park Service, Coastal Conservancy, the Santa Monica Mountains Conservancy, State Department of Parks and Recreation, County Recreation Services, and Trust for Public Lands be consulted for discretionary entitlement applications that may adversely affect the biological resources. On March 20, 2019, the Planning Division notified and requested comments from the National Parks Service, Santa Monica Mountains Conservancy, California State Coastal Conservancy, California State Parks, the Trust of Public Lands and Ventura County General Services Agency Parks Division regarding the proposed project. To date, no responses have been received.

Additionally, *Coastal Area Plan South Coast Santa Monica Mountains* Policy F.3 requires all habitat areas to be permanently maintained in open space through an easement or other appropriate means. The proposed project will be consistent with *Coastal Area Plan South Coast Santa Monica Mountains* Policy F.3 with the implementation of Mitigation Measure BIO-6, which will require the Applicant to permanently protect onsite ESHA in perpetuity through a deed restriction. As a result, the proposed project is consistent with *General Plan* Goals and Policies and *Coastal Area Plan* policies governing biological resources.

### Residual Impact(s):

With the implementation of Mitigation Measures BIO-1 through BIO-9, residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>5A. Agricultural Resources – Soils (PInG.)</b>								
<b>Will the proposed project:</b>								
1) Result in the direct and/or indirect loss of soils designated Prime, Statewide Importance, Unique or Local Importance, beyond the threshold amounts set forth in Section 5a.C of the Initial Study Assessment Guidelines?	X				X			
2) Involve a General Plan amendment that will result in the loss of agricultural soils?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**5A-1.** The project site includes soils designated as “Other Land” in the Ventura County Important Farmland Inventory (IFI). The proposed project will not result in the removal or covering of soils designated as Prime, having Statewide Importance, Unique, or Local Importance set forth in the IFI. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the loss of agricultural soils designated Prime, Statewide Importance, Unique or Local Importance.

**5A-2.** The proposed project does not include a General Plan amendment that will result in the loss of designated agricultural soils. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to agricultural soil resources.

**5A-3.** The proposed project is consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 5A of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>5B. Agricultural Resources - Land Use Incompatibility (AG.)</b>								
<b>Will the proposed project:</b>								
1) If not defined as Agriculture or Agricultural Operations in the zoning ordinances, be closer than the threshold distances set forth in Section 5b.C of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 5b of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**5B-1.** The proposed project, as a residential dwelling, is not defined as Agricultural Operations in the zoning ordinances. However, there is no classified farmland within the threshold distance of 300 feet set forth in 5b.C.

**5B-2.** The proposed project site does not have any adjacent or nearby agricultural operations. As such the proposed project is consistent with the General Plan Policy ED 13.2, which states that discretionary development adjacent to Agricultural-designated lands shall not conflict with agricultural use of those lands.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>6. Scenic Resources (Plng.)</b>								
<b>Will the proposed project:</b>								



Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Be located within an area that has a scenic resource that is visible from a public viewing location, and physically alter the scenic resource either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?			X				X	
b) Be located within an area that has a scenic resource that is visible from a public viewing location, and substantially obstruct, degrade, or obscure the scenic vista, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?			X				X	
c) Be consistent with the applicable General Plan Goals and Policies for Item 6 of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**6a and 6b.** The project site does not include any land within the Scenic Resource Protection (SRP) Overlay Zone. However, the site is located within the Santa Monica Mountains Overlay Zone. The Santa Monica Mountains consist of rock outcroppings and sensitive habitats, such as riparian corridors, native chaparral and oak woodlands. Public Resources Code (PRC) Section 30240 requires development in areas adjacent to ESHA be designed to prevent impacts which would significantly degrade those areas. Pursuant to Mitigation Measure BIO-7, the Applicant will be required to submit a fuel modification plan prohibiting invasive and non-native plants. With the implementation of Mitigation Measure BIO-6, which will permanently preserve all ESHA onsite and mitigate for the loss of ESHA, the proposed project will not substantially degrade the vegetation on site. No lighting is proposed as part the of the project; however, the proposed project will likely incorporate residential lighting that could be visible from public views, if it is excessive or shines into adjacent areas with native vegetation. Therefore, Mitigation Measure BIO-9 is proposed, which requires the Applicant to submit a lighting plan to the Planning Division for review and approval.

PRC Section 30251 requires permitted development to be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, and to be visually compatible with the character of surrounding areas. Planning Division staff conducted a site visit on March 20, 2019 and determined that the proposed project site was visible from Yerba Buena, a Scenic Protected Highway, which is directly adjacent to and east of the project site however the project

site was not noticeably visible from other nearby public roadways (Pacific View Road). The California Department of Parks and Recreation's Point Mugu State Park Trail is located approximately 0.8 miles south of the proposed project site. The Yellow Hill Trail is located approximately one mile southwest of the proposed project, and the Big Sycamore Canyon Trail is approximately four miles west of the proposed project site. At these distances and due to the steep terrain, public views of the proposed project would likely not be visible or would be minimal at best.

Pursuant to the *Ventura County Coastal Zoning Ordinance* Section 8177-4.1.7, all new development to the extent shall not be sited within 500 feet of the park boundary unless no alternative siting on the property is possible. National Park Service is located within 2,643 feet to the northeast of the project site. The parkland is unimproved, does not contain any public or private park trails, roads or facilities (unimproved wildland), and contained steep topography and dense vegetation (prior to the Woolsey Fire). The project site is not currently accessible by the public or the National Park Service; and, hence, absent any individuals in this area. The proposed project is not visible from the National Park Service's property.

In order to ensure proposed development blends in with the natural environmental of the Santa Monica Mountains, the project will be conditioned to require that the single-family dwelling with ~~an attached garage and accessory dwelling unit~~ be a detached garage to be painted with earth tone colors and non-reflective paints. With the design of the house intended to blend in with the natural environment, the proposed project would result in less-than-significant project-specific impacts and would not result in a cumulatively considerable contribution to a significant cumulative impact, related to scenic resources.

**6c.** The proposed project is consistent with the applicable *2040 Ventura County General Plan* Goals and Policies and the *Ventura County Coastal Area Plan* Policies (The South Coast, Santa Monica Mountains Policies 7) for Item 6 of the *Ventura County Initial Study Assessment Guidelines*.

### **Residual Impact(s):**

With the implementation of Mitigation Measures BIO-6, BIO-7, and BIO-9, impacts to scenic resources will be mitigated to a less-than-significant level.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>7. Paleontological Resources</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) For the area of the property that is disturbed by or during the construction of the proposed project, result in a direct or indirect impact to areas of paleontological significance?	X				X			
b) Contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**7a.** The property contains soils that belong to Gullied Land, which contain three kinds of surface features: deep gullies that are essentially barren; very shallow, very steep, highly erosive soils material in soft sediments; and very steep escarpments, primarily road cuts along Pacific Coast Highway; and Millsholm Series, which are shallow, well drained soils developed on moderately steep to very steep upland areas on sandstone and shale. (Geologic and Geotechnical Investigation, prepared by Geoconcepts, dated November 29, 2018,) In accordance with the *Ventura County Initial Study Assessment Guidelines*, the Coldwater Sandstone, Cozy Dell Shale, and Matilija Sandstone geologic formations are not considered to have a High, or Moderate to High incidence of paleontological resources and a determination of no impact can be made. Therefore, the proposed project will not create a project specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact to paleontological resources.

Although the proposed project will not likely result in impacts to paleontological resources, future ground disturbance activities will be subject to the following condition of approval, to ensure the protection of any subsurface resources that are inadvertently encountered during ground disturbance activities.

#### Paleontological Resources Discovered During Grading

**Purpose:** In order to mitigate potential impacts to paleontological resources that may be encountered during ground disturbance or construction activities.

**Requirement:** If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall:

- a. Cease operations and assure the preservation of the area in which the discovery was made;
- b. Notify the Planning Director in writing, within three days of the discovery;
- c. Obtain the services of a paleontological consultant or professional geologist who shall assess the find and provide a report that assesses the resources and sets forth recommendations on the proper disposition of the site;
- d. Obtain the Planning Director's written concurrence with the recommended disposition of the site before resuming development; and
- e. Implement the agreed upon recommendations.

**Documentation:** The Permittee shall submit the paleontologist's or geologist's reports. Additional documentation may be required to demonstrate that the Permittee has implemented the recommendations set forth in the paleontological report.

**Timing:** If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the paleontological report to the Planning Division immediately upon completion of the report.

**Monitoring and Reporting:** The Permittee shall provide the paleontological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the paleontological report to the satisfaction of the Planning Director. The paleontologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the paleontological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the paleontological report, consistent with the requirements of § 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

**7b.** The proposed project will not contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact to paleontological resources.

**7c.** The proposed project is consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 7 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>8A. Cultural Resources – Archaeological</b>								
<b>Will the proposed project:</b>								
1) Demolish or materially alter in an adverse manner those physical characteristics that account for the inclusion of the resource in a local register of historical resources pursuant to Section 5020.1(k) requirements of Section 5024.1(g) of the Public Resources Code?		X				X		
2) Demolish or materially alter in an adverse manner those physical characteristics of an archaeological resource that convey its archaeological significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**8A-1 and 8A-2.** A Phase I Archaeological Study was prepared by Robert J Wlodarski, Historical Environmental Archaeological Research Team, dated April 2019, to investigate the existence of historical and cultural resources on the subject property. The study included a cultural resource records search of the California Historical Resources Information System (CHRIS) at the South-Central Coastal Information Center (SCCIC) at California State University, Fullerton, and field survey of the proposed project site. The results of the Phase 1 archaeological study yielded no indications of prehistoric or historic archaeological resources within the subject property. Research utilizing cultural resource information from several extant data bases, indicated that no prehistoric or historic archaeological sites have been previously recorded within the project boundaries. Fourteen prehistoric archaeological sites and isolates have been previously recorded and forty-two studies occurred within ¼ mile of the project site. An archaeological field survey was conducted for the proposed project in April of 2019 to inspect all areas proposed for development. Based on the results of this investigation, no significant archaeological resources exist in areas proposed for development, and no additional archaeological consideration or work would be required for the proposed development.

Pursuant to Public Resources Code Section 21080.3.1 et seq., on February 19, 2019, a formal request (AB-52) was sent to Native American representatives for consultation regarding the proposed project's potential impact to tribal coastal resources. As of the date of this initial study, no comments were received.

Although the proposed project is unlikely to result in impacts to archaeological resources due to the proximity of a recorded resource, future ground disturbance activities will be subject to the following condition of approval, to ensure the protection of any subsurface resources that are inadvertently encountered during ground disturbance activities.

With the inclusion of archaeological resources condition (noted below), the proposed project would not demolish or materially alter in an adverse manner the physical characteristics of an archaeological resource in a local register, pursuant to Section 5020.1(k) requirements of Section 5024.1(g) of the Public Resources Code. Therefore, the proposed project will have a less-than-significant impact on archaeological resources. Furthermore, the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to archaeological resources.

#### Archaeological Resources Discovered During Grading

**Purpose:** In order to mitigate potential impacts to archaeological resources discovered during ground disturbance.

**Requirement:** The Permittee shall implement the following procedures:

- a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:
  - (1) Cease operations and assure the preservation of the area in which the discovery was made;
  - (2) Notify the Planning Director in writing, within three days of the discovery;
  - (3) Obtain the services of a County-approved archaeologist who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
  - (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and
  - (5) Implement the agreed upon recommendations.
- b. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:

- (1) Cease operations and assure the preservation of the area in which the discovery was made;
- (2) Immediately notify the County Coroner and the Planning Director;
- (3) Obtain the services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
- (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and
- (5) Implement the agreed upon recommendations.

**Documentation:** If archaeological remains are encountered, the Permittee shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by the archaeologist's report.

**Timing:** If any archaeological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the archaeological report to the Planning Division immediately upon completion of the report.

**Monitoring and Reporting:** The Permittee shall provide the archaeological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the archaeological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the archaeological report, consistent with the requirements of § 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

**8A-3.** The proposed project is consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 8A of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**	Cumulative Impact Degree Of Effect**
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	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>8B. Cultural Resources – Historic (PInG.)</b>								
<b>Will the proposed project:</b>								
1) Demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources?	X				X			
2) Demolish or materially alter in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code?	X				X			
3) Demolish or materially alter in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA?	X				X			
4) Demolish, relocate, or alter an historical resource such that the significance of the historical resource will be impaired [Public Resources Code, Sec. 5020(q)]?	X				X			

### Impact Discussion:

**8B-1 – 8B-4.** The subject property currently does not include any existing development. Therefore, the proposed project will have no impact on historical resources. Furthermore, the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact to historical resources.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>9. Coastal Beaches and Sand Dunes</b>								
<b>Will the proposed project:</b>								
a) Cause a direct or indirect adverse physical change to a coastal beach or sand dune, which is inconsistent with any of the coastal beaches and coastal sand dunes policies of the California Coastal Act, corresponding Coastal Act regulations, Ventura County Coastal Area Plan, or the Ventura County General Plan Goals, Policies and Programs?	X				X			
b) When considered together with one or more recently approved, current, and reasonably foreseeable probable future projects, result in a direct or indirect, adverse physical change to a coastal beach or sand dune?					X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 9 of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**9a and 9b.** The project site is located approximately 0.69 miles north of the Pacific Ocean and the development envelope is located between 255 and 555 feet amsl. The proposed project's distance from the coast does not have the potential to adversely impact a coastal beach or sand dune. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, to coastal beaches or sand dunes.

**9c.** The proposed project is consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 9 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department) *	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>10. Fault Rupture Hazard (PWA)</b>								
<b>Will the proposed project:</b>								
a) Be at risk with respect to fault rupture in its location within a State of California designated Alquist-Priolo Special Fault Study Zone?	X							
b) Be at risk with respect to fault rupture in its location within a County of Ventura designated Fault Hazard Area?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 10 of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

**10a and 10b.** There are no known active or potentially active faults extending through the proposed project based on State of California Earthquake Fault Zones in accordance with the Alquist-Priolo Earthquake Fault Zoning Act, and Ventura County General Plan Hazards Appendix - Figure 2.2.3b. Furthermore, no habitable structures are proposed at this time within 50 feet of a mapped trace of an active fault. Therefore, the proposed project will not result in a project-specific impact from potential fault rupture hazard. There is no known cumulative fault rupture hazard impact that will occur as a result of other approved, proposed, or probable projects.

**10c.** The project is consistent with the applicable *2040 Ventura County General Plan Goals and Policies for Item 10 of the Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
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	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>11. Ground Shaking Hazard (PWA)</b>								
<b>Will the proposed project:</b>								
a) Be built in accordance with all applicable requirements of the Ventura County Building Code?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 11 of the Initial Study Assessment Guidelines?		X			X			

### Impact Discussion:

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

**11a.** The property will subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The County of Ventura Building Code adopted from the California Building Code, dated 2016, Chapter 16, Section 1613 requires structures be designed to withstand this ground shaking. The Geologic and Geotechnical Investigation, prepared by Geoconcepts, dated November 29, 2018, provides the structural seismic design criteria (Page 95) for the proposed project and may be required to be updated to the Building Code in effect at the time of building permit issuance. The requirements of the building code will reduce the effects of ground shaking to less than significant. The hazards from ground shaking will affect each project individually; and no cumulative ground shaking hazard will occur as a result of other approved, proposed, or probable projects.

**11b.** The proposed project is consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 11 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>12. Liquefaction Hazards (PWA)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving liquefaction because it is located within a Seismic Hazards Zone?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 12 of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

**12a.** The project site is not located within a potential liquefaction zone based on the Ventura County General Plan Hazards Appendix – Figure 2.4b. This map is a compilation of the State of California Seismic Hazards Maps for the County of Ventura and is used as the basis for delineating the potential liquefaction hazards within the County. Consequently, liquefaction is not a factor for the proposed project and the site is not within a State of California Seismic Hazards zone for liquefaction. The hazards from liquefaction will affect each project individually; and no cumulative liquefaction hazard will occur as a result of other approved, proposed, or probable projects.

**12b.** The proposed project is consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 12 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>13. Seiche and Tsunami Hazards (PWA)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Be located within about 10 to 20 feet of vertical elevation from an enclosed body of water such as a lake or reservoir?	X							
b) Be located in a mapped area of tsunami hazard as shown on the County General Plan maps?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 13 of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

**13a.** The project site is located approximately .69 miles north of the Pacific Ocean and is located between 255 and 555 feet amsl. The project site is not located adjacent to a closed or restricted body of water based on aerial imagery review [Resource Management Agency Geographic Information System (RMA) GIS Viewer, 2018] and is not subject to seiche hazard. The hazards from seiche will affect each project individually, and no cumulative seiche hazard will occur as a result of other approved, proposed, or probable projects.

**13b.** The project is not mapped within a tsunami inundation zone based on the Ventura County General Plan, Chapter 11, Figure 11.9, dated September 2020. Therefore, the proposed project will not have a project-specific impact related to tsunami hazards. The hazards from seiche and tsunami will affect each project individually; and no cumulative seiche and tsunami hazard will occur as a result of other approved, proposed, or probable projects.

**13c.** The proposed project is consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 13 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>14. Landslide/Mudflow Hazard (PWA)</b>								
<b>Will the proposed project:</b>								
a) Result in a landslide/mudflow hazard, as determined by the Public Works Agency Certified Engineering Geologist, based on the location of the site or project within, or outside of mapped landslides, potential earthquake induced landslide zones, and geomorphology of hillside terrain?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 14 of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

**14a.** The site is located in a hillside area of Ventura County. Based on analysis conducted by the California Geological Survey as part of California Seismic Hazards Mapping Act, 1991, Public Resources Code Sections 2690-2699.6, the property within the area of the proposed project is in a potential seismically induced landslide zone. The Geology and Geotechnical Investigation Report, prepared by Geoconcepts, November 29, 2018, page 6, indicates the slopes descending from the proposed project have adequate factors of safety. In this regard, the proposed project project-specific impacts related to landslide hazard is considered to be less than significant. The hazards from landslides/mudslides will affect each project individually; and no cumulative landslide/mudslide hazard will occur as a result of other approved, proposed, or probable projects.

**14b.** The proposed project is consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 14 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS



Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>15. Expansive Soils Hazards (PWA)</b>								
<b>Will the proposed project:</b>								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving soil expansion because it is located within a soils expansive hazard zone or where soils with an expansion index greater than 20 are present?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 15 of the Initial Study Assessment Guidelines?		X			X			

### Impact Discussion:

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

**15a.** Future development at the site will be subject to the requirements of the County of Ventura Building Code adopted from the California Building Code, in effect at the time of construction that requires mitigation of potential adverse effects of expansive soils. The proposed project will be placed into hard bedrock that is not expansive. There is no impact from potential hazards from expansive soils. The hazards from expansive soils will affect each project individually; and no cumulative expansive soils hazard will occur as a result of other approved, proposed, or probable projects.

**15b.** The proposed project is consistent with the applicable *2040 Ventura County General Plan Goals and Policies for Item 15 of the Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>16. Subsidence Hazard (PWA)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving subsidence because it is located within a subsidence hazard zone?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 16 of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**16a.** The subject property is not within the probable subsidence hazard zone as delineated on the Ventura County General Plan (HAZ-4.15 Subsidence Hazard-Extraction Wells). The subject property is not within one of the areas within Ventura County that are experiencing subsidence due to groundwater extraction, as identified in the 2040 Ventura County General Plan Update (Background Report). In addition, the project does not involve the development of an oil, gas or groundwater withdrawal facility; and, therefore, the project is considered to have no impact on the hazard of subsidence. In addition, the project does not involve the development of an oil, gas or groundwater withdrawal facility, therefore, the project is considered to have no impact on the hazard of subsidence. The hazards from subsidence will affect each project individually; and no cumulative subsidence hazard will occur as a result of other approved, proposed, or probable projects.

**16b.** The proposed project is consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 16 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>17a. Hydraulic Hazards – Non-FEMA (PWA)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Result in a potential erosion/siltation hazard and flooding hazard pursuant to any of the following documents (individually, collectively, or in combination with one another): <ul style="list-style-type: none"> <li>• 2007 Ventura County Building Code Ordinance No.4369</li> <li>• Ventura County Land Development Manual</li> <li>• Ventura County Subdivision Ordinance</li> <li>• Ventura County Coastal Zoning Ordinance</li> <li>• Ventura County Non-Coastal Zoning Ordinance</li> <li>• Ventura County Standard Land Development Specifications</li> <li>• Ventura County Road Standards</li> <li>• Ventura County Watershed Protection District Hydrology Manual</li> <li>• County of Ventura Stormwater Quality Ordinance, Ordinance No. 4142</li> <li>• Ventura County Hillside Erosion Control Ordinance, Ordinance No. 3539 and Ordinance No. 3683</li> <li>• Ventura County Municipal Storm Water NPDES Permit</li> <li>• State General Construction Permit</li> <li>• State General Industrial Permit</li> <li>• National Pollutant Discharge Elimination System (NPDES)?</li> </ul>		X			X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 17A of the Initial Study Assessment Guidelines?		X			X			

### Impact Discussion:

**17A-1.** There is an increase in impervious area proposed by the project. To offset the additional runoff from the developed to the pre-developed condition, the project is being designed with stormwater control measures, rainwater capture cistern, as indicated in the Pre and Post Development Stormwater Runoff Quantities letter, dated January 4, 2019, to reduce any increase in post development runoff to be pre-development rates and amounts. Therefore, the proposed development will be constructed in accordance with current codes and standards, which will require that there is no increase in flooding hazard and no increase in the potential for erosion or siltation.

**17A-2.** The proposed project is consistent with the applicable 2040 Ventura County General Plan Goals and Policies for Item 17a of the Ventura County Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>17b. Hydraulic Hazards – FEMA (WPD)</b>								
<b>Will the proposed project:</b>								
1) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Unshaded' flood zone (beyond the 0.2% annual chance floodplain: beyond the 500-year floodplain)?		X				X		
2) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Shaded' flood zone (within the 0.2% annual chance floodplain: within the 500-year floodplain)?		X				X		
3) Be located, in part or in whole, within the boundaries of a Special Flood Hazard Area (1% annual chance floodplain: 100-year), but located entirely outside of the boundaries of the Regulatory Floodway?		X				X		
4) Be located, in part or in whole, within the boundaries of the Regulatory Floodway, as determined using the 'Effective' and latest available DFIRMs provided by FEMA?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 17B of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

**17B-1 through 17B-4.** The site is not located within or adjacent to a Federal Emergency Management Agency (FEMA) 1% annual chance (100-year) floodplain as evidenced in the effective Digital Flood Insurance Rate Map (DFIRM) 06111C1140E (January 20, 2010). The project site is located in a "Zone X-Unshaded" 500-year floodplain. The nearest floodplain is the Pacific Ocean, which is located approximately .6 miles south and downslope of the project site. Therefore, the proposed project will have a less-than-significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to flooding.

**17B-5.** As stated above, the subject property is located in a minimal flood hazard zone as evidenced on FEMA map Panel 06111C1129F and, therefore, will be consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for item 17b of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>18. Fire Hazards (VCFPD)</b>								
<b>Will the proposed project:</b>								
a) Be located within High Fire Hazard Areas/Fire Hazard Severity Zones or Hazardous Watershed Fire Areas?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 18 of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

**18a.** The proposed project is located within the High Fire Hazard Area/Fire Severity Zone or Hazardous Watershed Fire Area. Fire Station 56, located at 11855 Pacific Coast Highway in Malibu, is approximately 1.25 miles southeast of the project site. The proposed project will comply with all applicable Federal and State regulations and the requirements of the Ventura County Building Code and Ventura County Fire Code. The proposed project will be subject to conditions of approval to ensure the project is in conformance with current California State Law and the Ventura County Fire Code. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative fire hazards impact.

**18b.** The proposed project is consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 18 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>19. Aviation Hazards (Airports)</b>								
<b>Will the proposed project:</b>								
a) Comply with the County's Airport Comprehensive Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards)?	X				X			
b) Will the proposed project result in residential development, a church, a school, or high commercial business located within a sphere of influence of a County airport?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 19 of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**19a and 19b.** The proposed project site is not located within the sphere of influence of Oxnard, Camarillo, Santa Paula or Naval Base Ventura County airports. The nearest airport to the project site is the Naval Base Mugu Airport, which is located approximately 10 miles to the northwest of the project site. The proposed project will not involve any obstructions to navigable airspace, as all possible future development on-site will be no greater than 21 feet 11 inches which is less than the maximum height of 35 feet allowed in the COS zone. Therefore, the proposed project will comply with the County's Airport Comprehensive Land Use Plan and pre-established deferral criteria set forth in the Federal Aviation Regulation Part 77 (Obstruction Standards). The proposed project will not have a significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to aviation hazards.

**19c.** The proposed project is consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 19 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>20a. Hazardous Materials/Waste – Materials (EHD/Fire)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Utilize hazardous materials in compliance with applicable state and local requirements as set forth in Section 20a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 20a of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**20A-1.** The proposed project is a residential development and will not utilize hazardous materials which require permitting or inspection from Ventura County Environmental Health Division/Certified Unified Program Agency but may use hazardous materials typically associated with construction activities. Improper storage, handling, and disposal of these materials may contribute to adverse impacts to the environment. Compliance with applicable state and local regulations will reduce potential environmental impacts with regards to proper handling, storage, and disposal of hazardous materials during construction activities. The proposed project will not make a cumulatively considerable contribution to a significant cumulative hazardous materials/waste impact.

**20A-2.** The proposed project will be consistent with the *2040 Ventura County General Plan* Goals and Policies for Item 20a of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>20b. Hazardous Materials/Waste – Waste (EHD)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Comply with applicable state and local requirements as set forth in Section 20b of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 20b of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**20b-1.** The proposed project is not considered an activity that generates hazardous wastes which would require a Ventura County Environmental Health Division/Certified Unified Program Agency permit. Therefore, the proposed project will not have a significant project-specific impact related to hazardous materials/waste. The proposed project will not have any project-specific or cumulative impacts relative to hazardous wastes.

**20b-2.** The proposed project will not generate hazardous waste and is consistent with the *2040 Ventura County General Plan Goals and Policies for Item 20b of the Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>21. Noise and Vibration</b>								
Will the proposed project:								



Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Either individually or when combined with other recently approved, pending, and probable future projects, produce noise in excess of the standards for noise in the Ventura County General Plan Goals, Policies and Programs (Section 2.16) or the applicable Area Plan?	X				X			
b) Either individually or when combined with other recently approved, pending, and probable future projects, include construction activities involving blasting, pile-driving, vibratory compaction, demolition, and drilling or excavation which exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment (Section 12.2)?		X			X			
c) Result in a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 (Initial Study Assessment Guidelines, Section 21)?	X				X			
d) Generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways located within proximity to sensitive uses that have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses (Initial Study Assessment Guidelines, Section 21-D, Table 1, Item No. 3)?	X				X			
e) Involve blasting, pile-driving, vibratory compaction, demolition, drilling, excavation, or other similar types of vibration-generating activities which have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment [Hanson, Carl E., David A. Towers, and Lance D. Meister. (May 2006) Section 12.2]?		X			X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
f) Be consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**21a.** In order to determine whether a project will result in a significant noise impact, the Ventura County Initial Study Assessment Guidelines set forth standards to determine whether the proposed use is a “noise sensitive use” or a “noise generator.” Noise sensitive uses include, but are not limited to, dwellings, schools, hospitals, nursing homes, churches and libraries. The proposed project, consisting of a single-family dwelling with ~~an attached 3-car garage and ADU above the garage~~ a detached garage, is considered a noise sensitive use.

The proposed project is located approximately .65 miles north from State Route 1 (Pacific Coast Highway) and is outside the CNEL 60dB(A) noise contour (RMA GIS Viewer, Noise Contour Maps, 2019). Therefore, proposed residential uses will not be subject to noise levels from traffic along State Route 1, which are incompatible with residential uses. In addition, the proposed project site is not located near any railroads or airports (both of which are approximately nine miles and 12 miles away, respectively). Therefore, the proposed project will not be subject to unacceptable levels of noise from these noise generators.

**21b.** Although construction is unlikely to generate excessive ground-borne vibration or ground-borne noise levels, the proposed project will be subject to a construction noise condition to ensure that development of the proposed project complies with the requirements of the Ventura County General Plan Limiting Unwanted Noise Policy HAZ 9.1. Therefore, the proposed project will have a less-than-significant project-specific vibratory impact and will not make a cumulatively considerable contribution to a significant cumulative vibratory impact, related to vibration-generating activities.

**21c.** The proposed project does not involve the creation of a vibration-generating transit use. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the creation of a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 of the Ventura County Initial Study Assessment Guidelines (Section 21).

**21d.** The project site has direct access to Yerba Buena Road, which is an existing paved road. In addition, the proposed project will not involve the use of semi-trucks or buses. Therefore, the proposed project will not have a project-specific vibratory impact

and will not make a cumulatively considerable contribution to a significant cumulative vibratory impact, related to the use of rubber-tire heavy vehicle uses.

**21e.** The temporary construction activities required to develop the project site may include blasting, pile-driving vibratory compaction, demolition, drilling, excavation, or other similar types of vibration-generating activities that may temporarily exceed the threshold criteria defined in the Transit Noise and Vibration Impact Assessment (written by Carl Hanson, David Towers, and Lance Meister, dated May 2006, Initial Study Assessment Guidelines, page 119). The proposed project will be subject to a condition of approval for construction noise to ensure that construction of the proposed project complies with the requirements of the *2040 Ventura County General Plan Goals, Policies and Programs Policy 9.1 Construction Noise Threshold Criteria and Control Plan* (Advanced Engineering Acoustics, November 2005). Therefore, the proposed project will have a less-than-significant project-specific vibratory impact and will not make a cumulatively considerable contribution to a significant cumulative vibratory impact, related to vibration-generating activities.

**21f.** The proposed project is consistent with the applicable *2040 Ventura County General Plan Goals and Policies* for Item 21 of the *Ventura County Initial Study Assessment Guidelines*. Pursuant to the requirements for the *Ventura County General Plan Goals, Policies and Programs Policy 9.1, Construction Noise Threshold Criteria and Control Plan* (Advanced Engineering Acoustics, November 2005), this Initial Study evaluated the noise impacts of the proposed project and future development on the project site.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>22. Daytime Glare</b>								
<b>Will the proposed project:</b>								
a) Create a new source of disability glare or discomfort glare for motorists travelling along any road of the County Regional Road Network?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**22a.** The proposed construction of a single-family dwelling ~~attached~~ detached garage, and ~~ADU~~ swimming pool can be seen from Yerba Buena. Therefore, the project does have the potential to create a new source of disability glare or discomfort glare for motorists. As discussed in Sections 6a and 6b of this Initial Study (above), Mitigation Measure BIO-9, requires the Permittee to provide a lighting plan to the Planning Division for review and approval. Additionally, as discussed in Section 6b (above), the Applicant shall submit a materials sample/color board at the time of construction of the new single-family dwelling and shall utilize natural building materials and colors (earth tones and non-reflective paints) on exterior surfaces of all structures. Therefore, the project-specific glare impact will be less-than-significant, and the proposed project will not make a cumulatively considerable contribution to significant glare impacts.

**22b.** The proposed project is consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for item 22 of the *Ventura County Initial Study Assessment Guidelines*. Pursuant to the requirements for the *Ventura County General Programs Policy 3.6, Open Space Character Policy*, the project will integrate design that minimizes the visibility of structures from public view.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>23. Public Health (EHD)</b>								
<b>Will the proposed project:</b>								
a) Result in impacts to public health from environmental factors as set forth in Section 23 of the Initial Study Assessment Guidelines?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

**23a.** The proposed project has the potential to impact public health due to the use of an onsite wastewater treatment system (OWTS). An OWTS that is undersized, improperly installed, failing, or poorly maintained has the potential to create a public nuisance and/or contaminate groundwater. Potential impact can be reduced to less than significant with adherence to state and local OWTS regulations and proper maintenance of tanks and disposal fields. Septic tank must be pumped by a Ventura County EHD

permitted pumper truck and septage wastes must be disposed of in an approved manner.

Water for the project will be provided by an existing onsite well (SWN 01S20W22L003S). Groundwater may contain contaminants harmful to human health. Well water used for domestic purposes (drinking, cooking, and sanitary purposes) must meet Federal and State drinking water standards. Compliance with Federal, State, and local laws related to water well siting and drilling, water quality testing, and onsite wastewater treatment system setbacks will reduce impacts to less than significant.

**23b.** The proposed project will be consistent with the *2040 Ventura County General Plan Goals and Policies* for Item 23 of the *Ventura County Initial Study Assessment Guidelines*, provided the onsite wastewater treatment system is properly installed and maintained so as not to contaminate groundwater or create a public nuisance.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>24. Greenhouse Gases (VCAPCD)</b>								
<b>Will the proposed project:</b>								
a) Result in environmental impacts from greenhouse gas emissions, either project specifically or cumulatively, as set forth in CEQA Guidelines §§ 15064(h)(3), 15064.4, 15130(b)(1)(B) and -(d), and 15183.5?		X				X		

#### Impact Discussion:

**24a.** The VCAPCD has not yet adopted any approach to setting a threshold of significance for land use development projects in the area of project greenhouse gas emissions. Furthermore, the amount of greenhouse gases anticipated from the project will be a small fraction of the levels being considered by the VCAPCD for greenhouse gas significance thresholds and far below those adopted to date by any air district in California. Therefore, the project specific and cumulative impacts to greenhouse gases are less than significant.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>25. Community Character (PInG.)</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>Will the proposed project:</b>								
a) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that is incompatible with existing land uses, architectural form or style, site design/layout, or density/parcel sizes within the community in which the project site is located?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**25a.** The proposed project is consistent with the General Plan "Open Space" land use designation, the Coastal Area Plan "Open Space" designation, and the Ventura County CZO zoning designation, COS-10 ac-sdf/M. The proposed project is consistent with the land use and maximum building density requirements of the General Plan. The applicant is not requesting a change in land use or zoning designations or parcel size.

The surrounding properties have the same land use designations and zoning as the project site and consist primarily of open space and rural residential development. The nearest developed lot is 200 feet to the northeast. The other properties sharing lot lines are currently undeveloped open space. The proposed project includes the construction of a single-family dwelling with a detached garage and swimming pool ~~an attached 3-car garage, and ADU above the garage~~; therefore, future development will be compatible with the existing residential development in the Santa Monica Mountains.

The proposed project has been evaluated for conformance with the applicable requirements of the Ventura County CZO for the construction of a new single-family dwelling, including building setbacks, height limits, and other development standards for new residences. Additionally, pending projects in the vicinity of the proposed project are also subject to mitigation measures to preserve the natural character of the Santa Monica Mountains by avoiding ESHA or mitigating for the loss of ESHA and in keeping with the development standards set forth in the Ventura County CZO (Section 8175-2 et seq.). Additionally, as discussed in Section 6b and 22a (above) the proposed project will be conditioned to require the Applicant to submit plans and a materials sample/color board for the new single-family dwelling to the Planning Division for review and approval, prior to issuance of a Zoning Clearance for the construction of the proposed project to ensure the proposed residence is compatible with the natural environment of

the Santa Monica Mountains. Therefore, the project-specific community character impact will be less-than-significant, and the proposed project will not make a cumulatively considerable contribution to significant community character impacts.

**25b.** The proposed project is consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 25 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>26. Housing (Plng.)</b>								
<b>Will the proposed project:</b>								
a) Eliminate three or more dwelling units that are affordable to: <ul style="list-style-type: none"> <li>• moderate-income households that are located within the Coastal Zone; and/or,</li> <li>• lower-income households?</li> </ul>	X				X			
b) Involve construction which has an impact on the demand for additional housing due to potential housing demand created by construction workers?		X			X			
c) Result in 30 or more new full-time-equivalent lower-income employees?	X				X			
d) Be consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**26a.** No dwelling units exist on the project site. The proposed project includes the construction of one single-family dwelling ~~and one ADU~~ on the project site and will not eliminate three or more existing dwelling units that are affordable to moderate-income or lower-income households. The project, in fact, would result in the development of one new single-family dwelling unit ~~and one ADU~~ which will add to the County's housing stock. Therefore, the proposed project will not have a significant project-specific impact to housing. The proposed project will not make a cumulatively considerable contribution to a significant cumulative housing impact.

**26b.** As stated in the *Ventura County Initial Study Assessment Guidelines*, any project that involves construction has an impact on the demand for additional housing due to potential housing demand created by construction workers. However, construction worker demand would result in a less-than-significant project-specific and cumulative impact because construction work is short-term, and there is a sufficient pool of construction workers within Ventura County and the Los Angeles metropolitan regions. Therefore, the proposed project will have a less-than-significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the demand for construction worker housing.

**26c.** The proposed single-family dwelling will not result in 30 or more new full-time-equivalent lower-income employees, as the proposed residential project would not facilitate the development of a new commercial, institutional, industrial, or other employment-generating use on the subject property. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the demand for housing for employees associated with commercial or industrial development.

**26d.** The proposed project is consistent with the applicable *2040 Ventura County General Plan Goals and Policies* for Item 26 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a(1). Transportation &amp; Circulation - Roads and Highways - Level of Service (LOS) (PWA)</b>								
<b>Will the proposed project:</b>								
a) Cause existing roads within the Regional Road Network or Local Road Network that are currently functioning at an acceptable LOS to function below an acceptable LOS?		X				X		

### Impact Discussion:

**27a(1)-a.** This project will generate additional traffic on the Regional Road Network and local public roads. To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County General Plan Goals, Policies, and Programs Section 4.2.2-6 and Ventura County Ordinance Code, Division 8, Chapter 6 require that the Transportation Department of the Public Works Agency collect a Traffic Impact Mitigation Fee (TIMF) for development. This project is subject to the TIMF ordinance and policy. With payment of the TIMF (see condition of approval below), the Level of



Service (LOS) and safety of the existing roads would remain consistent with the County's General Plan. Therefore, adverse traffic impacts relating to level of service will be less than significant.

#### Traffic Impact Mitigation Fee

**Purpose:** To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County General Plan Goals, Policies, and Programs Section 4.2.2-6 and Ventura County Ordinance Code, Division 8, Chapter 6 require that the PWATD collect a Traffic Impact Mitigation Fee (TIMF).

**Requirement:** The applicant/permittee shall deposit a TIMF with the PWATD. The trip generation rate and TIMF will be calculated based on the applicant's information. The applicant/permittee may choose to submit additional information or provide a Traffic Study to supplement the information currently provided to establish the trip generation rate. The TIMF may be adjusted for inflation at the time of deposit in accordance with the latest version of the Engineering News Record Construction Cost Index.

The TIMF due to the County would be:  $\$199 = 1(1) \text{ SFDU} \times \$117.00(2)/\text{SF DU} + 1(1) \text{ OH DU} \times \$82.00(3)/\text{OH DU}$ .

#### Notes:

1. The trips generated by the project shall be used as a baseline level so that the TIMF may be computed for future increases to the trip generation. Based on the applicant's information, the baseline level will be 1 Single-Family Dwelling Unit (SF DU) and 1 Other-Housing Dwelling Unit (OH DU). (TD-4, RMA-138).
2. County TIMF for a Single-Family Dwelling Unit (SF DU in the Coastal Area Traffic District #13.
3. County TIMF for Other-Housing Dwelling Unit (OH DU) in the Coastal Area Traffic District #13.

**Documentation:** The applicant/permittee shall come to the PWA Transportation Department counter, fill out the TIMF form, and pay the TIMF. The applicant/permittee shall provide a copy of the Conditions of Approval for the project. The fee may not be collected without sufficient documentation.

**Timing:** This condition shall be met prior to the issuance of the Building Permit and/or Zoning Clearance for Use Inauguration, whichever comes first.

**Monitoring and Reporting:** The PWATD will review and approve the payment of the TIMF (TD-1, RMA-135).

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a(2). Transportation &amp; Circulation - Roads and Highways - Safety and Design of Public Roads (PWA)</b>								
<b>Will the proposed project:</b>								
a) Have an Adverse, Significant Project-Specific or Cumulative Impact to the Safety and Design of Roads or Intersections within the Regional Road Network (RRN) or Local Road Network (LRN)?		X				X		

### Impact Discussion:

**27a(2)-a.** The project, as proposed, does not have the potential to alter the level of safety of roadways and intersections near the project. Therefore, the adverse impacts relating to the supplementary addition of pedestrians and bicycles into the area will be less than significant.

The proposed project includes the construction of a single-family dwelling with a detached garage and swimming pool. ~~attached 3-car garage with an ADU above the garage.~~ When development occurs, the low volume of traffic that may be generated by the development will not have the potential to alter the existing level of safety of the County-maintained roadways, intersections, and state highway (State Route 1) near the project.

To address the concerns about the existing status of the existing roads in the Yerba Buena Area, consideration should be given to disclose to the Applicant and any successors in interest of the property that the existing road systems are not considered standard. Although they do not create a substantial risk of injury, when such roads are used with due care in a manner in which it is reasonably foreseeable that they will be used, they are of a rural nature with widths, grades, and other road features that would be considered substandard if such roads were being designed or built today. The proposed project will be conditioned to include a Notice of Substandard Access Roads (NSSAR) will require that the applicant record an NSSAR, since the proposed development is adjacent to a substandard road, which may not be improved to the current County Road Standard in the future. With the requirement to record an NSSAR, the proposed project will have a less-than-significant project-specific impact related to safety/design of County roads and will make a less-than-significant cumulatively considerable contribution to a significant cumulative impact related to safety/design of County roads.

### Notice of Substandard Access Roads (NSSAR):

**Intent:** The County requires the Permittee or property owner/sub-divider to record a Notice of Substandard Access Roads (NSSAR) when the project/development is near a substandard road, which may not be improved to the current County Road Standard in the future.

**Description of Requirement:** The Permittee or the property owner shall provide record notice to successors in interest of the property that the existing road systems in the area are not considered standard; and, although such roads do not create an unreasonable risk of harm when used with due care, in a manner in which it is reasonably foreseeable that they will be used, these roads are of a rural nature with widths, grades, and other road features that would be considered substandard if such roads were being designed or built today, and that the County does not currently and also may not in the future have funds available to improve these roads.

The Notice of Substandard Access Roads condition shall include the following:

- A. The property is served by existing public roads and/or private roads in the Yerba Buena Area that do not meet current County road standards.
- B. The Permittee/Owner shall acknowledge that Yerba Buena Road, Cotharin Road, Deer Creek Road, and Pacific View Drive in the Yerba Buena Area, and access roads connected to these roads do not meet current County Road Standards.
- C. The private portions of these public roads and the private roads are neither County-maintained nor currently eligible for any improvements at County expense.
- D. These roads are of rural nature with widths, grades, and other road features that would be considered substandard if such roads were being designed or built to current standards.
- E. These roads are to be used with due care in a manner in which it is reasonably foreseeable that they will be used.
- F. There are no current funding sources available to construct the improvements on the existing public roads in this area.

**Documentation:** The PWA Transportation Department will provide a draft Notice of Substandard Access Roads to the Permittee. The Permittee shall bring the draft NSSAR to the PWA Transportation Department for review prior to recordation. The Permittee shall record the NSSAR with the County Recorder. The Permittee shall provide the PWA Transportation Department with a copy of the recorded NSSAR.

**Timing:** This condition shall be met prior to the issuance of the Zoning Clearance for Construction.

**Monitoring:** The PWA Transportation Department will accept the recorded Notice of Substandard Access Roads from the Permittee in conformance with the project conditions.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a(3). Transportation &amp; Circulation - Roads &amp; Highways – Safety &amp; Design of Private Access (VCFPD)</b>								
a) If a private road or private access is proposed, will the design of the private road meet the adopted Private Road Guidelines and access standards of the VCFPD as listed in the Initial Study Assessment Guidelines?	X				X			
b) Will the project be consistent with the applicable General Plan Goals and Policies for Item 27a(3) of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**27a(3)-a.** All existing roads, Pacific Coast Highway and Yerba Buena, leading to the project site meet minimum VCFPD access standards. The Applicant proposes to construct a driveway from Yerba Buena Road to the residence which will be required to meet the adopted Private Road Guidelines and Access Standards of VCFPD as identified in the *Ventura County Initial Study Assessment Guidelines*. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the safety and design of private access.

**27a(3)-b.** The proposed project will be consistent with the applicable 2040 *Ventura County General Plan* Goals and Policies for Item 27a(3) of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**	Cumulative Impact Degree Of Effect**
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	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a(4). Transportation &amp; Circulation - Roads &amp; Highways - Tactical Access (VCFPD)</b>								
<b>Will the proposed project:</b>								
a) Involve a road or access, public or private, that complies with VCFPD adopted Private Road Guidelines?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 27a(4) of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**27a(4)-a.** State Route 1 (Pacific Coast Highway) and Yerba Buena Road are existing roads serving the project site. No public or private roads are proposed for this project. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to tactical access.

**27a(4)-b.** The proposed project will be consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 27a(4) of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):**None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27b. Transportation &amp; Circulation - Pedestrian/Bicycle Facilities (PWA/PIng.)</b>								
<b>Will the proposed project:</b>								
1) Will the Project have an Adverse, Significant Project-Specific or Cumulative Impact to Pedestrian and Bicycle Facilities within the Regional Road Network (RRN) or Local Road Network (LRN)?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Generate or attract pedestrian/bicycle traffic volumes meeting requirements for protected highway crossings or pedestrian and bicycle facilities?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**27b-1 and 27 b-2.** The proposed project does not purport to generate additional bicycle and pedestrian traffic on the County of Ventura Regional Road Network and local public roads. There are no pedestrian and/or bicycle crossings on State Route 1 or Yerba Buena Road. Furthermore, the most appropriate County road standard for roadways in rural areas does not require pedestrian facilities (sidewalks) and/or bicycle facilities (bike lanes). Therefore, the proposed project will not have a project-specific adverse impact and will not make a cumulatively considerable contribution to a significant cumulative impact to pedestrian and bicycle facilities/traffic.

**27b-3.** The proposed project is consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 27b of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27c. Transportation &amp; Circulation - Bus Transit</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Substantially interfere with existing bus transit facilities or routes, or create a substantial increase in demand for additional or new bus transit facilities/services?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**27c-1.** According to the *Ventura County Initial Study Assessment Guidelines* (p. 173), “A project will normally have a significant impact on bus transit if it would substantially interfere with existing bus transit facilities or routes, or if it would create a substantial increased demand for additional or new bus transit facilities/services.” However, only “projects that can be expected to generate more than 100 daily vehicle trips (10 single family housing units or equivalent traffic generation) will require an evaluation of the specific project impacts through either consultation with the appropriate transit service provider or separate analysis performed by the Applicant.” Projects not generating more than 100 trips can be expected to result in less-than significant impacts.

The proposed project site is not located within proximity to any bus transit facilities or routes with which it could interfere. Moreover, the proposed project consists of the construction of one new single-family dwelling ~~and one ADU~~ and will not result in a net increase in demand for bus transit facilities and will not proceed the threshold requiring a transit analysis Therefore, the proposed project will not have a project-specific impact on bus transit facilities/services and will not make a cumulatively considerable contribution to a significant cumulative impact related to bus transit facilities/services.

**27c-2.** The proposed project is consistent with the applicable *2040 Ventura County General Plan Goals and Policies* for Item 27c of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27d. Transportation &amp; Circulation – Railroads</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Individually or cumulatively, substantially interfere with an existing railroad's facilities or operations?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27d of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**27d-1.** The proposed project site is located approximately 14 miles from the nearest railroad and would not interfere with an existing railroad's facilities or operations. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to railroad facilities or operations.

**27d-2.** The proposed project is consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 27d of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27e. Transportation &amp; Circulation – Airports (Airports)</b>								
<b>Will the proposed project:</b>								
1) Have the potential to generate complaints and concerns regarding interference with airports?			X		X			
2) Be located within the sphere of influence of either County operated airport?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:



**27e-1 and 27e-2.** The project site is located approximately 10 miles southeast from the nearest airport, Naval Base Mugu Airport, and is not located within a sphere of influence of any County-operated airport. Furthermore, the proposed single-family dwelling will be ~~17 foot 6 inches~~ in height and ~~the ADU above the garage will be 21 foot 11 inches~~ in height and do not exceed the maximum height of 35 feet allowed by the Ventura County CZO. Further, the proposed project will not involve the introduction of substantial lighting or other features that could interfere with air traffic safety. Additionally, potential impacts from glare will be mitigated to a less-than-significant level by implementing Mitigation Measure BIO-9 which requires the Permittee to provide a lighting plan to the Planning Division for review and approval, as well as a recommended condition of approval requiring the Applicant to submit a materials sample/color board for the construction of the residential dwelling. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to interference with airports.

**27e-3.** The proposed project is consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 27e of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27f. Transportation &amp; Circulation - Harbor Facilities (Harbors)</b>								
<b>Will the proposed project:</b>								
1) Involve construction or an operation that will increase the demand for commercial boat traffic and/or adjacent commercial boat facilities?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**27f-1.** The project site is located approximately 14 miles from the nearest harbor, Port of Hueneme. The proposed project will not result in an increase in demand for commercial boat traffic. Therefore, the proposed project will not have a project-specific adverse impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to existing harbor facilities or operations.

**27f-2.** The proposed project is consistent with the applicable *2040 Ventura County General Plan Goals and Policies* for Item 27f of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27g. Transportation &amp; Circulation – Pipelines</b>								
<b>Will the proposed project:</b>								
1) Substantially interfere with, or compromise the integrity or affect the operation of, an existing pipeline?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27g of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**27g-1.** The project site is not located over or near any existing pipelines (RMA GIS Viewer, 2019). The nearest pipeline is located approximately 13 miles north of the project site. Therefore, the proposed project will not result in project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to pipelines.

**27g-2.** The proposed project is consistent with the applicable Ventura County General Plan Goals and Policies for Item 27G of the Ventura County Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>28a. Water Supply – Quality (EHD)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Comply with applicable state and local requirements as set forth in Section 28a of the Initial Study Assessment Guidelines?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 28a of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

**28a-1.** The proposed project is a residential development which will utilize an existing onsite water well (SWN 01S20W22L003S) for the domestic water supply. Ground water may contain contaminants harmful to human health; however, water quality analysis results, dated January 7, 2019, indicate the well water quality meets primary State drinking water standards. The water well will require a Certification of Water Quality approval from the Ventura County Environmental Health Division prior to building permit issuance. The proposed project will also utilize an OWTS for domestic sewage disposal. The use of an OWTS has the potential to contaminate groundwater supplies. Conformance with the Ventura County Building Code and periodic monitoring/testing of the water well for compliance with drinking water standards will reduce any project specific and cumulative impacts to a level considered less than significant.

**28a-2.** The proposed project is consistent with the *2040 Ventura County General Plan* Goals and Policies for Item 28a of the *Ventura County Initial Study Assessment Guidelines* regarding permanent domestic water supply.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>28b. Water Supply – Quantity (WPD)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Have a permanent supply of water?		X				X		
2) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that will adversely affect the water supply - quantity of the hydrologic unit in which the project site is located?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

**28b-1.** Domestic water for the proposed project will be provided by an onsite private water supply well (SWN 01S20W22L003S). A well pump and recovery test were submitted by the applicant and approved by the Groundwater Section on February 19, 2019. The pump test satisfactorily demonstrates that the well can provide a long-term supply of water to the proposed project and is considered to be less than significant for water supply quantity.

**28b-2.** The physical development proposed for the project would not individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that would adversely affect the water supply quantity of the hydrologic unit in which the project site is located and is considered to have a less than significant impact on water supply quantity.

**28b-3.** The proposed project will be consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 28b of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>28c. Water Supply - Fire Flow Requirements (VCFPD)</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>Will the proposed project:</b>								
1) Meet the required fire flow?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 28c of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

**28c-1.** The Applicant will be required to provide on-site water supply, including fire hydrants that meet the required fire flow in accordance with the Ventura County Waterworks Manual and Ventura County Fire Code. One 10,000-gallon water tank is proposed to provide additional water for domestic water storage and fire suppression. Therefore, fire flow impacts would be less-than-significant, and the project will not make a cumulatively considerable contribution to a significant cumulative impact related to fire flow.

**28c-2.** The proposed project is consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 28c of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29a. Waste Treatment &amp; Disposal Facilities - Individual Sewage Disposal Systems (EHD)</b>								
<b>Will the proposed project:</b>								
1) Comply with applicable state and local requirements as set forth in Section 29a of the Initial Study Assessment Guidelines?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29a of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

**29a-1.** The proposed project is for a residential development which will utilize a new onsite wastewater treatment system (OWTS) for domestic wastewater disposal. Septic feasibility reports dated September 25, 2018, November 21, 2018, May 27, 2019, and May 30, 2019, indicates the site is suitable for an alternate system and proposes an OWTS consisting of one 1,500-gallon septic tank, one 1000-gallon tank with SeptiTech STAAR 0.5 UV device, and two seepage pits. Septic feasibility has been demonstrated, however, a complete and detailed evaluation of the proposed OWTS shall be conducted by Environmental Health Division (EHD) Liquid Waste Program staff during the plan review and construction permitting process. EHD Liquid Waste Program staff shall review and verify all relevant documentation, including but not limited to geotechnical report, system design calculations, compliance with local building codes, and historic geological data for the area. Conformance with the County Building Code Ordinance, state OWTS policy, EHD guidelines and the EHD Local Agency Management Program, as well as proper routine maintenance of OWTS, will reduce any project- specific and cumulative impacts to a level considered less than significant.

**29a-2.** The proposed project will be consistent with the *2040 Ventura County General Plan* Goals and Policies for Item 29a of the *Ventura County Initial Study Assessment Guidelines* provided the septic systems are properly installed and maintained so as not to contaminate groundwater or create a public nuisance.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29b. Waste Treatment &amp; Disposal Facilities - Sewage Collection/Treatment Facilities (EHD)</b>								
<b>Will the proposed project:</b>								
1) Comply with applicable state and local requirements as set forth in Section 29b of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29b of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**29b-1.** The proposed project will utilize an OWTS and will not require connection to a sewage collection facility. Therefore, the proposed project will not have any project-specific impacts and will not make a cumulative considerable contribution to a significant cumulative impact, related to the use of a sewage collection/treatment facility.

**29b-2.** The proposed project will not require connection to a sewage collection facility at this time and is consistent with the *2040 Ventura County General Plan Goals and Policies* for Item 29b of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29c. Waste Treatment &amp; Disposal Facilities - Solid Waste Management (PWA)</b>								
<b>Will the proposed project:</b>								
1) Have a direct or indirect adverse effect on a landfill such that the project impairs the landfill's disposal capacity in terms of reducing its useful life to less than 15 years?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

**29c-1.** As required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June 2001 and updated annually, confirms Ventura County has at least 15 years of disposal capacity available for waste generated by in-County projects. Because the County currently exceeds the minimum disposal capacity required by the California PRC, the proposed project will have less than a significant project-specific impacts and cumulative impacts upon Ventura County's solid waste disposal capacity.

**29c-2.** Ventura County Ordinance 4421 requires all discretionary permit applicants whose proposed project includes construction and/or demolition activities to reuse, salvage, recycle, or compost a minimum of 65% of the solid waste generated by their project. The IWMD's waste diversion program (Form B Recycling Plan/Form C Report) ensures this 65% diversion goal is met prior to issuance of a final zoning clearance for use inauguration or occupancy, consistent with the Ventura County General Plan's Waste Treatment and Disposal Facility Goals 4.4.1-1 and -2 and Policies 4.4.2-1, -2, and -6. Therefore, the proposed project will have less than significant project-specific impacts and will not make a cumulatively considerable contribution to significant cumulative impacts related to the Ventura County General Plan's goals and policies for solid waste disposal capacity.

The proposed project is consistent with the applicable *2040 Ventura County General Plan Goals and Policies* for Item 29c of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29d. Waste Treatment &amp; Disposal Facilities - Solid Waste Facilities (EHD)</b>								
<b>Will the proposed project:</b>								
1) Comply with applicable state and local requirements as set forth in Section 29d of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29d of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**29d-1.** The proposed project does not include a solid waste operation or facility. The project will not have any project-specific or cumulative impacts related to a solid waste operation or facility.

**29d-2.** The proposed project is consistent with the *2040 Ventura County General Plan Goals and Policies* for Item 29d of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>30. Utilities</b>								
<b>Will the proposed project:</b>								



Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Individually or cumulatively cause a disruption or re-routing of an existing utility facility?	X				X			
b) Individually or cumulatively increase demand on a utility that results in expansion of an existing utility facility which has the potential for secondary environmental impacts?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**30a. and 30b.** The proposed project does not propose to hook up to electrical utility lines. The proposed project includes a complete solar photovoltaic system to be installed on the dwellings roof with a backup generator. The proposed project will not increase demand on a utility, such that an expansion of an existing utility facility will be required. Therefore, the proposed project will not result in project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to an expansion of an existing utility facility.

**30c.** The proposed project will be consistent with the applicable *2040 Ventura County General Plan Goals and Policies for Item 30 of the Ventura county Initial study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>31a. Flood Control Facilities/Watercourses - Watershed Protection District (WPD)</b>								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Either directly or indirectly, impact flood control facilities and watercourses by obstructing, impairing, diverting, impeding, or altering the characteristics of the flow of water, resulting in exposing adjacent property and the community to increased risk for flood hazards?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 31a of the Initial Study Assessment Guidelines?		X				X		
<b>31b. Flood Control Facilities/Watercourses - Other Facilities (PWA)</b>								
<b>Will the proposed project:</b>								
1) Result in the possibility of deposition of sediment and debris materials within existing channels and allied obstruction of flow?		X				X		
2) Impact the capacity of the channel and the potential for overflow during design storm conditions?		X				X		
3) Result in the potential for increased runoff and the effects on Areas of Special Flood Hazard and regulatory channels both on and off site?		X				X		
4) Involve an increase in flow to and from natural and man-made drainage channels and facilities?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 31b of the Initial Study Assessment Guidelines?		X				X		

### Impact Discussion:

**31a. and 31b.** The proposed project is located northwest of Little Sycamore Canyon creek which is a Ventura County Watershed Protection District (District) jurisdictional redline channel. No direct connections to this District channel appear to be proposed or indicated on the applicant's submitted materials.

The proposed project would result in an increase of impervious area within the subject property. It is understood that impacts from the proposed increase in impervious area and stormwater drainage design will be required to be mitigated to less than significant under the conditions imposed by the County of Ventura Public Works Agency, Engineering Services Department, Development & Inspection Services Division, by reference to Appendix J of the Ventura County Building Code requiring that runoff from the proposed project site will be released at no greater than the undeveloped flow rate and in such manner as to not cause an adverse impact downstream in peak, velocity or duration.

District staff determines that the proposed project design with the conditions mentioned above mitigates the direct and indirect project-specific and cumulative impacts to flood control facilities and watercourses. Therefore, the environmental assessment is less than significant on redline channels under the jurisdiction of the Ventura County Watershed Protection District.

The proposed project will be consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 31 of the *Ventura county Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>32. Law Enforcement/Emergency Services (Sheriff)</b>								
<b>Will the proposed project:</b>								
a) Have the potential to increase demand for law enforcement or emergency services?		X			X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 32 of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**32a.** The proposed project includes the construction of a single-family dwelling with a detached garage ~~an attached garage and accessory dwelling unit~~, which is included within a project category that has been determined to have the potential to increase demand for law enforcement or emergency services. The nearest Ventura County Sheriff's Station is the Camarillo Airport Sheriff's Station, located at 100 Durley Avenue in, Camarillo, which is approximately 18 miles east of the project site. The nearest Los

Angeles County Sheriff's Station, Malibu/Lost Hills Sheriff's Station, located at 27050 Agoura Road in Agoura Hills, is approximately 30 miles east of the project site. However, the proposed project, will not substantially increase demand for law enforcement or emergency services. Therefore, the proposed project would result in less-than-significant project specific impacts and would not make a cumulatively considerable contribution to a significant cumulative impact to emergency services.

**32b.** The proposed project is consistent with the applicable *2040 Ventura County General Plan Goals and Policies* for Item 32 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>33a. Fire Protection Services - Distance and Response (VCFPD)</b>								
<b>Will the proposed project:</b>								
1) Be located in excess of five miles, measured from the apron of the fire station to the structure or pad of the proposed structure, from a full-time paid fire department?		X			X			
2) Require additional fire stations and personnel, given the estimated response time from the nearest full-time paid fire department to the project site?		X			X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33a of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**33a-1. and 33a-2.** The nearest fire station is Ventura County Fire Station No. 56, at 11855 Pacific Coast Highway, Malibu CA 90265, which is under two miles southeast of the project site via Yerba Buena Road and State Route 1 (Pacific Coast Highway). The distance from Fire Station 56 to the project site is adequate, and the proposed project will not require a new fire station or additional personnel. Therefore, the proposed project will have a less-than-significant project-specific impact related to fire protection services. The proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to fire protection services.

**33a-3.** The proposed project is consistent with the applicable 2040 Ventura County General Plan Goals and Policies for Item 33A of the Ventura County Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>33b. Fire Protection Services – Personnel, Equipment, and Facilities (VCFPD)</b>								
<b>Will the proposed project:</b>								
1) Result in the need for additional personnel?	X				X			
2) Magnitude or the distance from existing facilities indicate that a new facility or additional equipment will be required?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33b of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**33b-1.** The proposed project, a single-family dwelling and a detached garage ~~an ADU~~, will not result in the need for additional fire protection services personnel. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, with regard to the need for fire personnel.

**33b-2.** As stated in this Initial Study (above), the nearest fire station to the project site is Ventura county Fire Station 56 at 11855 Pacific Coast Highway, Malibu CA 90265, which is located approximately two miles southeast of the project site on State Route 1 (Pacific Coast Highway). The distance from Fire Station 56 to the project site is adequate.

**33b-3.** The proposed project is consistent with the applicable 2040 Ventura County General Plan Goals and Policies for Item 33B of the Ventura County Initial Study Assessment Guidelines.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>34a. Education – Schools</b>								
<b>Will the proposed project:</b>								
1) Substantially interfere with the operations of an existing school facility?		X			X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 34a of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**34a-1.** The proposed project will not interfere with the operations of an existing school facility or cause a significant demand on schools. Any additional demand created by the proposed project would be mitigated by payment of school fees pursuant to Section 65996 of the California Code (2014b). Therefore, the proposed project will have a less-than-significant project-specific impact related to schools and will not make a cumulatively considerable contribution to a significant cumulative impact related to schools.

**34a-2.** The proposed project is consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 34a of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>34b. Education - Public Libraries (Lib. Agency)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Substantially interfere with the operations of an existing public library facility?	X							
2) Put additional demands on a public library facility which is currently deemed overcrowded?		X						
3) Limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes?	X							
4) In combination with other approved projects in its vicinity, cause a public library facility to become overcrowded?					X			
5) Be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

**34b-1 through 34b-4.** The proposed project, a single-family dwelling, ~~attached garage, and ADU, detached garage, and swimming pool~~ will not have an impact on the operations of an existing public library facility. The Planning Division staff analyzed Figure 7-16 (County Library Services map, Ventura County General Plan Public Facilities and Services Background Report for County 2040 General Plan) and determined that the project site is not located adjacent to or near any County library facilities. The nearest public library to the project site, Ray D. Prueter Library is located approximately 19 miles northwest of the project site. Therefore, the proposed use and development of the subject property does not have the potential to create project-specific impacts which would interfere with the use of the library. Moreover, the modest incremental increase in the demand for library services that would result from the proposed project would not result in a significant drain on library resources, thereby warranting the need for the construction of new facilities that could result in adverse physical changes to the environment. Therefore, the proposed project will not have a significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to library services

**34b-5.** The proposed project is consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 34b of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>35. Recreation Facilities (GSA)</b>								
<b>Will the proposed project:</b>								
a) Cause an increase in the demand for recreation, parks, and/or trails and corridors?		X				X		
b) Cause a decrease in recreation, parks, and/or trails or corridors when measured against the following standards: <ul style="list-style-type: none"> <li>• <u>Local Parks/Facilities</u> - 5 acres of developable land (less than 15% slope) per 1,000 population;</li> <li>• <u>Regional Parks/Facilities</u> - 5 acres of developable land per 1,000 population; or,</li> <li>• <u>Regional Trails/Corridors</u> - 2.5 miles per 1,000 population?</li> </ul>	X					X		
c) Impede future development of Recreation Parks/Facilities and/or Regional Trails/Corridors?		X				X		
d) Be consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines?	X					X		

### Impact Discussion:

**35a. and 35b.** The proposed single-family dwelling, detached garage and swimming pool ~~attached garage, and ADU~~ may result in an increased demand for recreation, parks and/or trails and corridors in the local area. However, the potential increase in population created by the project is minimal and will not impede the future development of local parks facilities. Therefore, the proposed project will result in less-than significant project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact, related to recreational facilities.

**35c.** The proposed project does not have the potential to impede the development of parks/facilities and/or regional trails/corridors. There are no parks/facilities and/or regional trails/corridors located on, or immediately adjacent to the proposed project site. The California Department of Parks and Recreation's Point Mugu State Park Trail is



located approximately 0.8 miles south of the proposed project site. The Yellow Hill Trail is located approximately 1 mile southwest of the proposed project, and the Big Sycamore Canyon Trail is approximately 4 miles west of the proposed project site. In addition, no Quimby fees will be required as the proposed project does not involve a subdivision of three lots or more. Therefore, the proposed project will result in less than significant project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to recreational facilities.

**35d.** The proposed project is consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 35 of the *Ventura County Initial Study Assessment Guidelines*.

**Mitigation/Residual Impact(s):** None.

**\*Key to the agencies/departments that are responsible for the analysis of the items above:**

Airports - Department Of Airports	AG. - Agricultural Department	VCAPCD - Air Pollution Control District
EHD - Environmental Health Division	VCFPD - Fire Protection District	GSA - General Services Agency
Harbors - Harbor Department	Lib. Agency - Library Services Agency	Plng. - Planning Division
PWA - Public Works Agency	Sheriff - Sheriff's Department	WPD – Watershed Protection District

**\*\*Key to Impact Degree of Effect:**

N – No Impact  
 LS – Less than Significant Impact  
 PS-M – Potentially Significant but Mitigable Impact  
 PS – Potentially Significant Impact

## Section C – Mandatory Findings of Significance

Based on the information contained within Section B:		
	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).		X
3. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant.)		X
4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		X

### Findings Discussion:

1. As stated above in Section B, Items 4A, 4B, 4C, 4D, 4E, and 4F, the proposed project would potentially have significant impacts on biological resources. However, with the imposition of the mitigation measures as defined in those sections, potential impacts would be mitigated to less-than-significant on project-specific and cumulative levels. The proposed project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
2. The proposed project does not involve the potential to achieve short-term, to the disadvantage of long-term, environmental goals.

3. As stated in Section B, and with the imposition of the recommended mitigation measures and conditions of approval, the proposed project does not have the potential to create a cumulatively considerable contribution to a significant cumulative impact.
4. As stated in Section B, the proposed project will have at most a less-than-significant impact with regard to adverse effects, either directly or indirectly, on human beings.

## Section D – Determination of Environmental Document

**Based on this initial evaluation:**

[ ]	I find the proposed project <b>could not</b> have a significant effect on the environment, and a <b>Negative Declaration</b> should be prepared.
[x]	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in Section B of the Initial Study will be applied to the project. A <b>Mitigated Negative Declaration</b> should be prepared.
[ ]	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an <b>Environmental Impact Report (EIR)</b> is required.*
[ ]	I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An <b>Environmental Impact Report</b> is required, but it must analyze only the effects that remain to be addressed.*
[ ]	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, <b>nothing further is required.</b>



Angela Georgeff, Case Planner

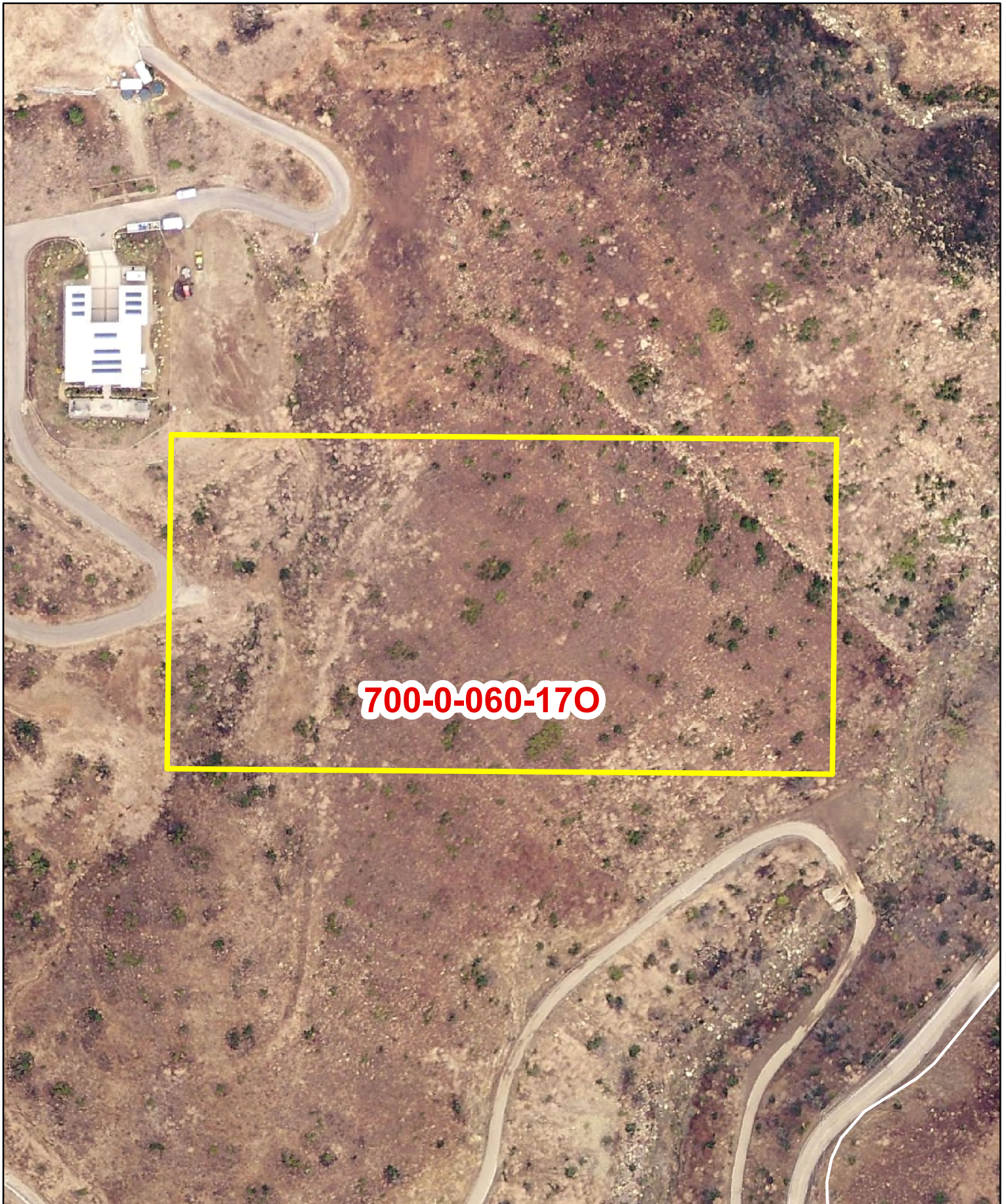
11/9/2021

Date

### Attachments:

- Attachment 1 – Aerial Location Map
- Attachment 2 – Project Plans
- Attachment 3 – List and Map of Past, Present, and Reasonably Foreseeable Future Projects Used in the Cumulative Impacts Analysis
- Attachment 4 Initial Study Biological Assessment, prepared by Andrew McGinn Forde with Forde Biological Consultants, April 7, 2020
- Attachment 5 – The Geology and Geotechnical Investigation Report, prepared Geoconcepts, May 30, 2019
- Attachment 6 – Works Cited
- Attachment 7 – ESHA Map

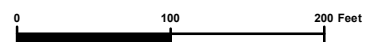




Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
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Source: Pictometry, DEC 2019



County of Ventura  
Planning Commission Hearing  
Aerial Photography  
PL19-0011

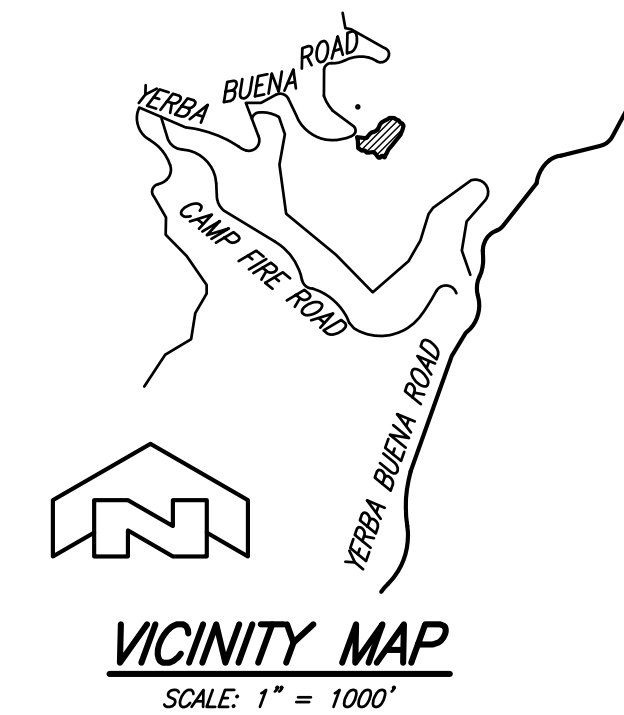


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RH





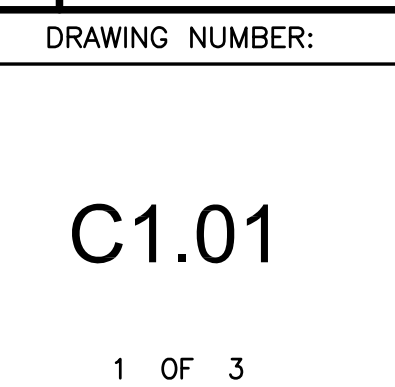
<u>SHEET NO.</u>	<u>DESCRIPTION</u>
C1.01	OVERALL SITE PLAN
C2.01	CONCEPTUAL GRADING PLAN
C3.01	FUEL MODIFICATION LIMIT



## REVISIONS

PROJ. TITLE: RUBIN RESIDENCE  
(VACANT) YERBA BUENA ROAD  
MALIBU, CA  
A.P.N. 700-0-060-170

SCALE:	DESIGNED: <u>RS</u>	DATE: <u>02/05/19</u>
	DRAWN: <u>DS</u>	DATE: _____
	CHECKED: _____	DATE: _____
AS SHOWN	REVIEWED: _____	DATE: _____



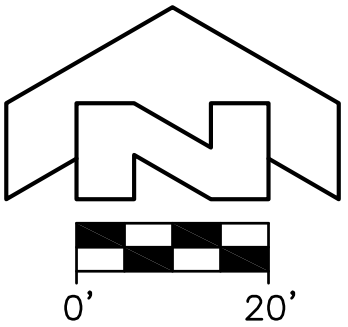
ARCHITECT *ECOSTEEL*  
28202 CABOT ROAD, SUITE #300  
LAGUNA NIGEL, CA 92677

PROJECT CONTACT	BARBARA L. HALL, P.E. INC. 318 W. EVERGREEN AVE. MONROVIA, CA 91016 WENDY BALVANEDA (626) 256-3220
OWNER / APPLICANT	LARRY AND FEILANI RUBIN 611 HAMPSHIRE ROAD, APT. WESTLAKE VILLAGE, CA 9135 (206) 235-9272
ARCHITECT	ECOSTEEL 28202 CABOT ROAD, SUITE LAGUNA NIGEL, CA 92677









DIG ALERT

NO.	DESCRIPTION	DATE	BY
REVISIONS			

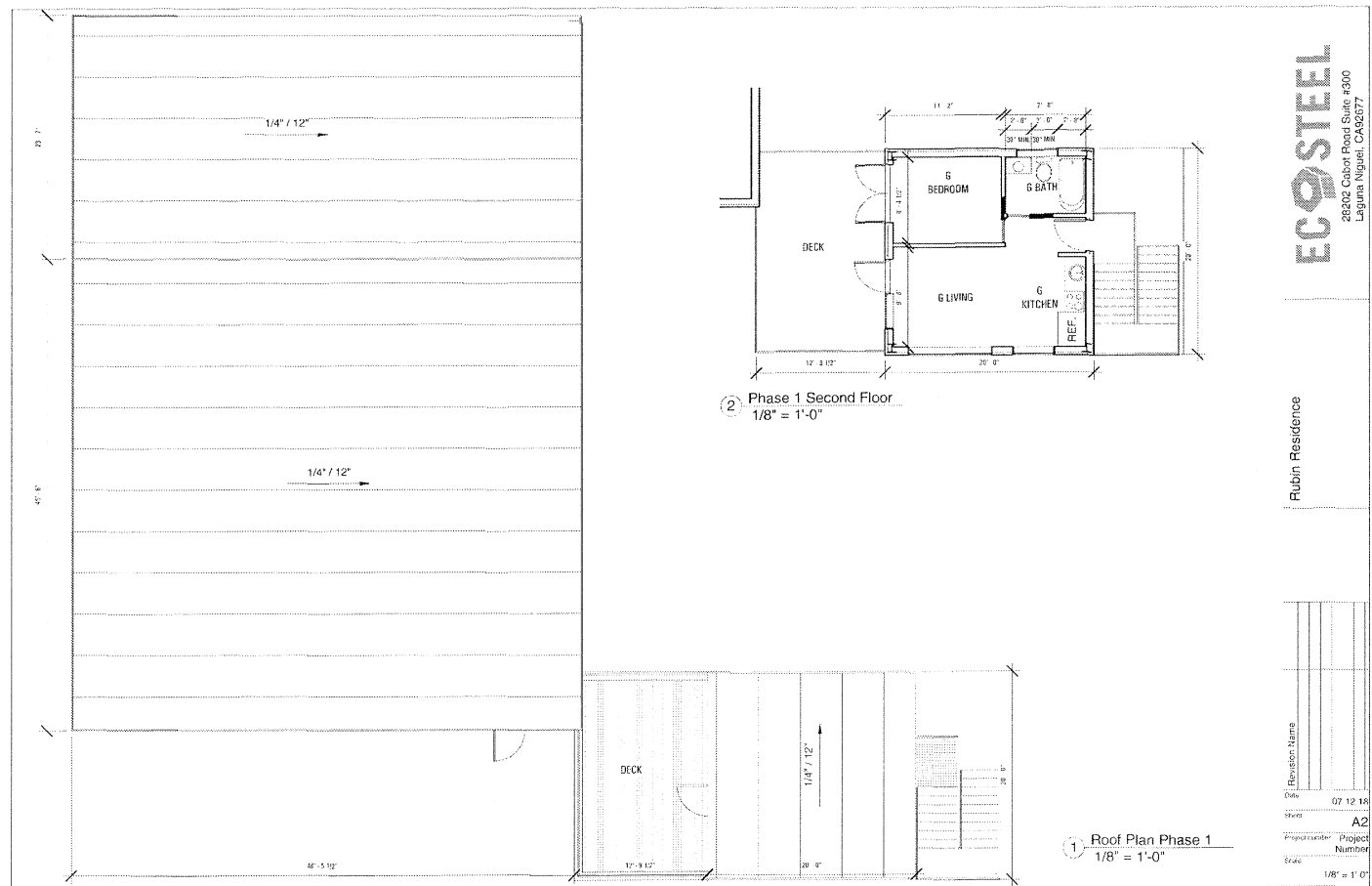
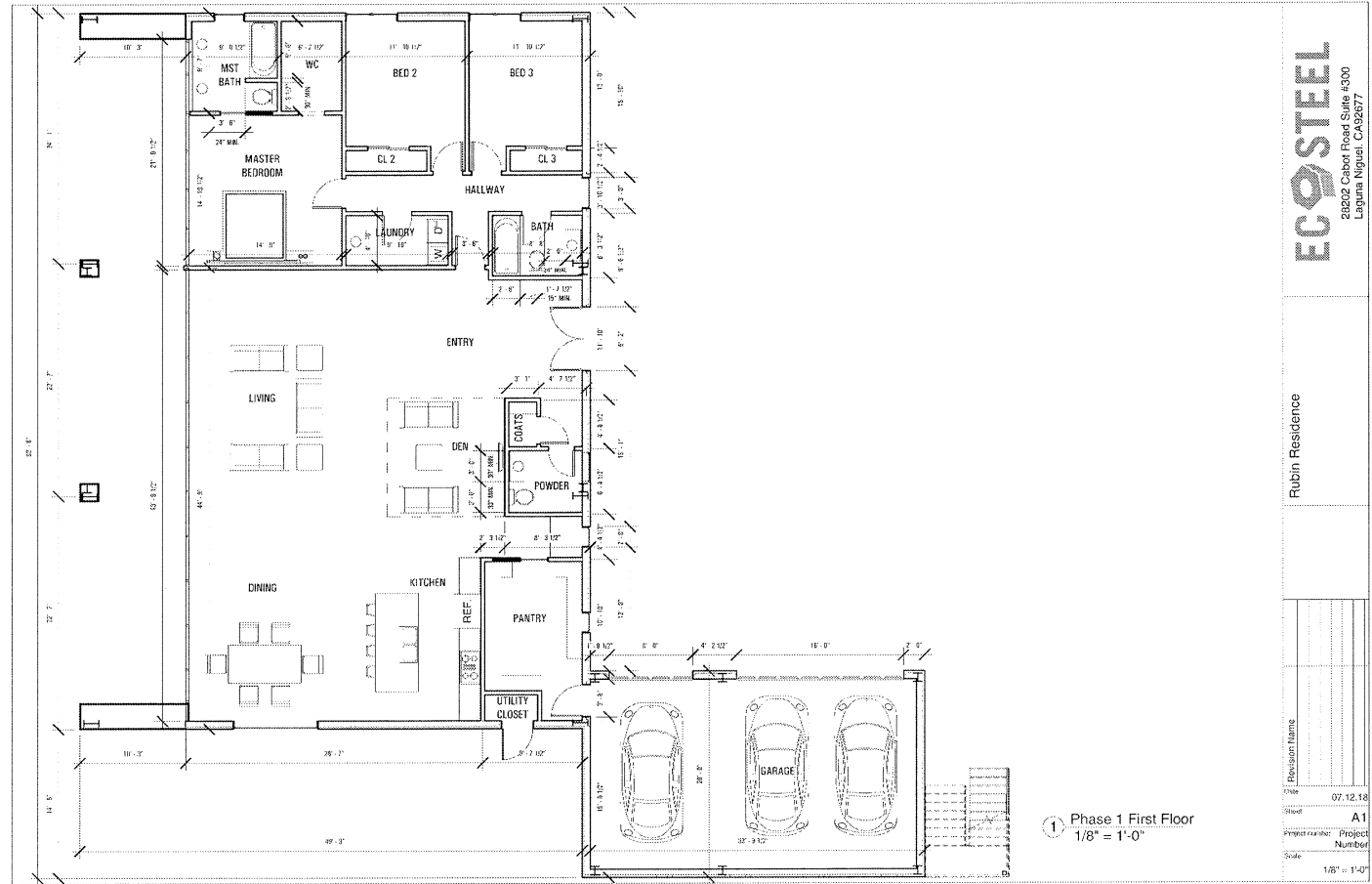
PROJ. TITLE: RUBIN RESIDENCE  
(VACANT) YERBA BUENA ROAD  
MALIBU, CA  
A.P.N. 700-0-060-170

SCALE:	DESIGNED: <u>RS</u>	DATE: <u>02/05/19</u>
	DRAWN: <u>DS</u>	DATE: _____
	CHECKED: _____	DATE: _____
AS SHOWN	REVIEWED: _____	DATE: _____

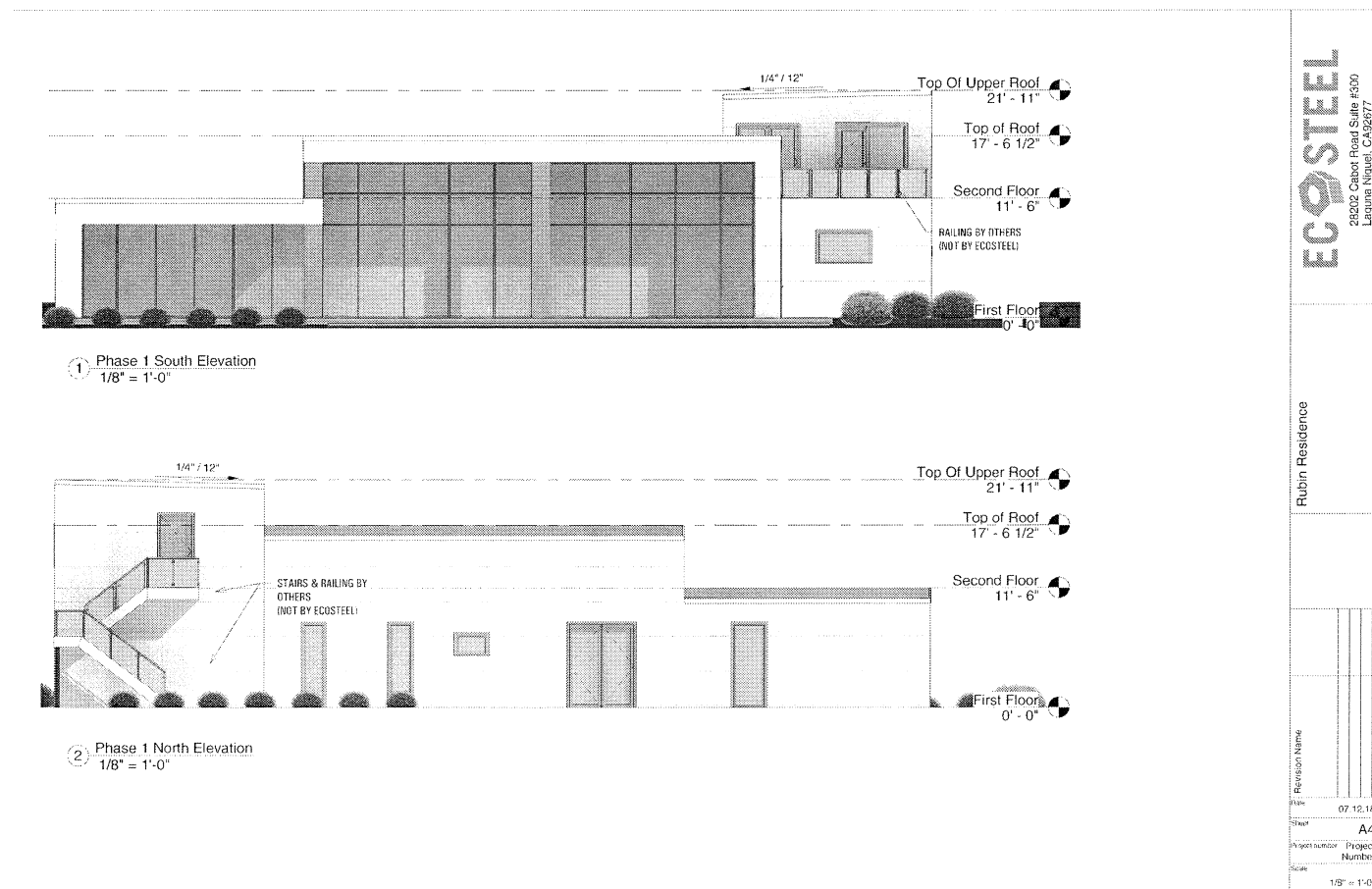
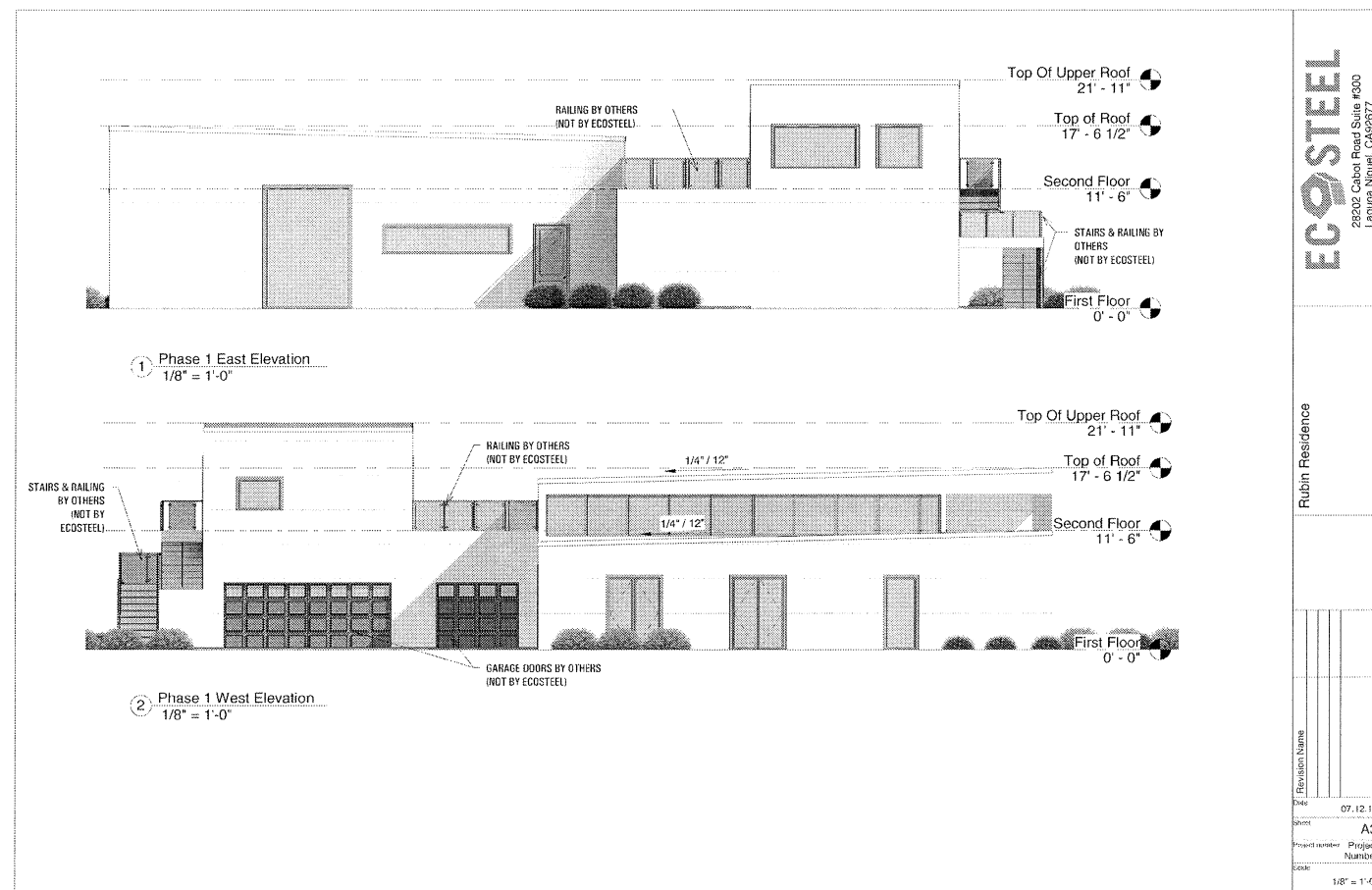
AS SHOWN	
	DRAWING NUMBER:
	C3.01
	3 OF 3

PROJECT CONTACT	BARBARA L. HALL, P.E. INC. 318 W. EVERGREEN AVE. MONROVIA, CA 91016 WENDY BALVANEDA (626) 256-3220
OWNER / APPLICANT	LARRY AND FEILANI RUBIN 611 HAMPSHIRE ROAD, APT. 507 WESTLAKE VILLAGE, CA 91351 (206) 235-9272
ARCHITECT	ECOSTEEL 28202 CABOT ROAD, SUITE #300 LAGUNA NIGEL, CA 92677





PROJECT CONTACT		BARBARA L. HALL, P.E. INC. 318 W. EVERGREEN AVE. MONROVIA, CA 91016 WENDY BALVANEDA (626) 256-3220	
OWNER / APPLICANT		LARRY AND FEILANI RUBIN 611 HAMPSHIRE ROAD, APT. 507 WESTLAKE VILLAGE, CA 91351 (206) 235-9272	
ARCHITECT		ECO STEEL 28202 CABOT ROAD, SUITE #300 LAGUNA NIGUEL, CA 92677	
PROJ. TITLE:		RUBIN RESIDENCE (VACANT) YERBA BUENA ROAD MALIBU, CA A.P.N. 700-0-060-170	
DWG. TITLE:		BUILDING FLOOR PLAN	
SCALE:		DESIGNED: _____ DRAWN: _____ CHECKED: _____ REVIEWED: _____	DATE: 02/05/19 DATE: _____ DATE: _____ DATE: _____
AS SHOWN		DRAWING NUMBER:	
		A-1	



APPROVAL SET - NOT FOR CONSTRUCTION

PROJECT CONTACT		BARBARA L. HALL, P.E. INC. 318 W. EVERGREEN AVE. MONROVIA, CA 91016 WENDY BALVANEDA (626) 256-3220	
OWNER / APPLICANT		LARRY AND FEILANI RUBIN 611 HAMPSHIRE ROAD, APT. 507 WESTLAKE VILLAGE, CA 91351 (206) 235-9272	
ARCHITECT		ECOSTEEL 28202 CABOT ROAD, SUITE #300 LAGUNA NIGUEL, CA 92677	
PROJ. TITLE:		RUBIN RESIDENCE (VACANT) YERBA BUENA ROAD MALIBU, CA A.P.N. 700-0-060-170	
DWG. TITLE:		BUILDING ELEVATIONS	
SCALE:	DESIGNED: _____	DATE: 02/05/19	
AS SHOWN	DRAWN: _____	DATE: _____	
	CHECKED: _____	DATE: _____	
	REVIEWED: _____	DATE: _____	
		DRAWING NUMBER:	
		A-2	

**Attachment 3 – List and Map of Projects in location vicinity (PL19-0011)**

<b>Permit No.</b>	<b>APN</b>	<b>Permit Type</b>	<b>Description</b>	<b>Status</b>
PL16-0006	700-0-030-065	PD/PM-LLA	Coastal PD Permit for the installation of an exploratory water well and subsequent lot line adjustment-parcel map waiver.	On Appeal
PL17-0005	700-0-200-655	PD	Coastal PD Permit for the demolition of an existing residence and construction of a new residence, garage, and accessory dwelling unit.	Pending
PL17-0088	701-0-030-350	PD	Coastal PD Permit for the construction of a new swimming pool, pool deck, and cabana.	Pending
PL17-0103	700-0-010-605	PD	Coastal PD Permit for the construction of a dwelling, garage, patio, decks, swimming pool, water tanks, and a new septic system.	Approved
PL17-0104	700-0-060-010	PD	Major Modification to Planned Development (PD) Permit No. 1609 for the demolition of a dwelling, carport, and septic tank, construction of a dwelling, patio, water well, septic tank, and fire turnaround.	Approved
PL17-0130	700-0-030-095	PD	Coastal PD Permit to construct a private driveway to access a proposed single-family dwelling in Los Angeles County immediately across the County line.	Pending
PL18-0010	701-0-040-095	PD	Coastal PD Permit for a Restoration and Monitoring Plan to restore unpermitted clearing of native coastal sage vegetation.	Pending
PL18-0020	700-0-140-235	PD	Coastal PD Permit to construct a dwelling, garage, deck, pool house, swimming pool/spa, two gazebos, and a viewing deck.	On Appeal

**Attachment 3 – List and Map of Projects in location vicinity (PL19-0011)**

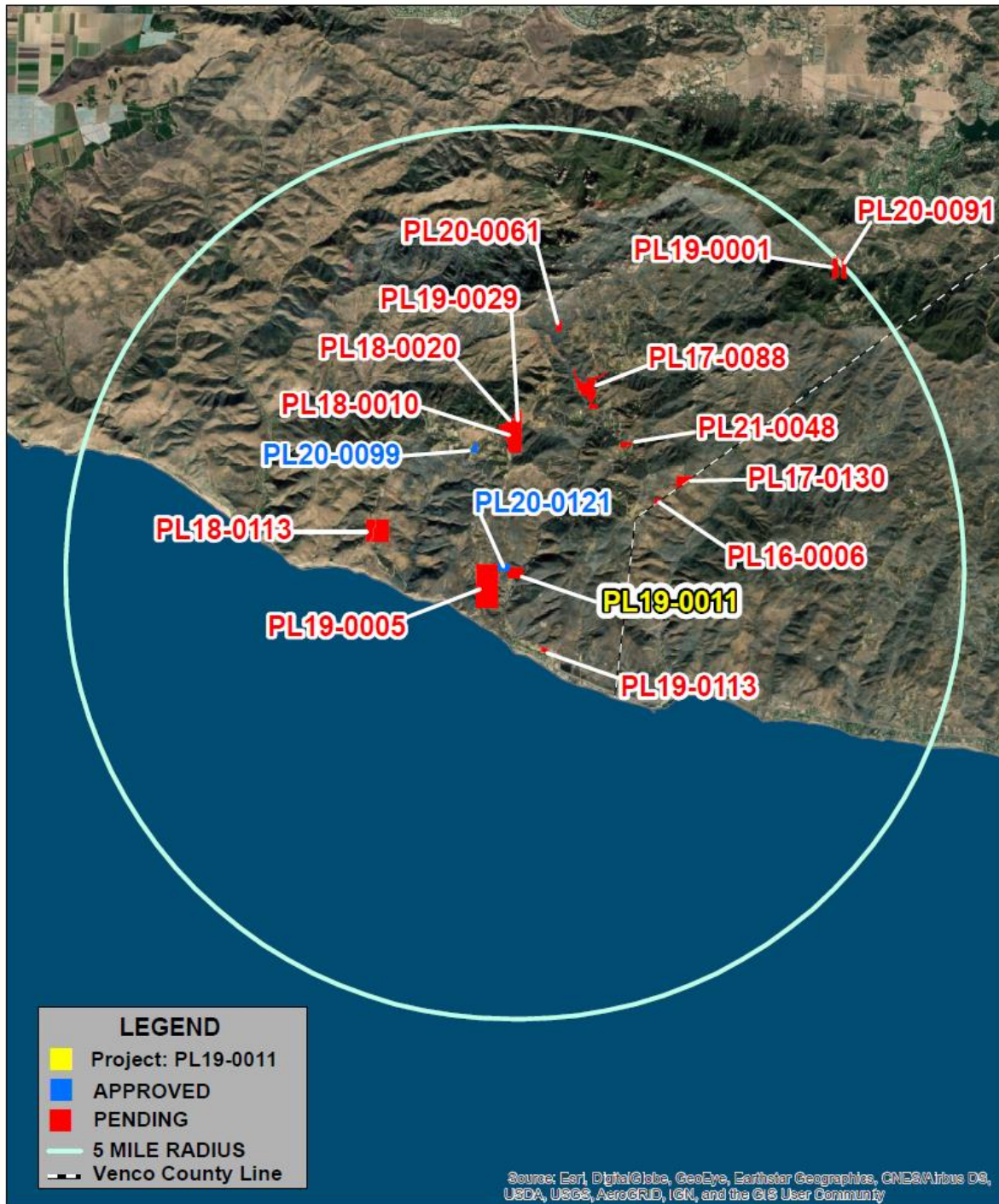
PL18-0097	700-0-080-055	PD	Coastal PD Permit for the construction of new single-family dwelling with a detached garage and a pool.	Approved
PL18-0113	700-0-050-385	PD	Coastal PD Permit for a Restoration and Monitoring Plan for unpermitted vegetation removal and grading.	Pending
PL18-0142	700-0-220-255	SPAJ	Site Plan Adjustment for after the fact construction of a converted storage space into living space.	Approved
PL19-0005	700-0-070-450	PD	Coastal PD Permit for emergency actions taken post Woolsey Fire including debris removal, construction of grade control structures, and bank stabilization.	Pending
PL19-0029	701-0-040-095	SPAJ	Site Plan Adjustment to abate violation associated with Coastal PD Permit Case NO. LU07-0031 for non-permitted vegetation removal.	Pending
PL19-0072	700-0-270-015	PD	Minor Modification to Planned Development Permit No. 745-1 for continued operation of the Neptune's Net Restaurant.	Approved
PL19-0096	701-0-030-380	SPAJ	Site Plan Adjustment to CUP No. LU10-0108 for the operation and maintenance of a fitness and wellness camp with the business name The Ranch Malibu.	Approved
PL19-0101	700-0-010-585	SPAJ	Site Plan Adjustment to LU05-0169 for interior and exterior modifications to a single-family dwelling.	Approved
PL19-0113	700-0-260-180	PD	Coastal Planned Development permit for the construction of a single-family residence, pool/spa, detached garages and carport, and covered patio area.	Pending

**Attachment 3 – List and Map of Projects in location vicinity (PL19-0011)**

PL20-0010	700-0-010-605	SPAJ	Site Plan Adjustment to PL17-0103 to change the roof from pitched to a flat roof.	Approved
PL20-0037	700-0-260-190	SPAJ	Site Plan Adjustment to PL18-0102 for the inclusion of interior stairs.	Approved
PL20-0061	701-0-010-155	PD	Coastal Planned Development Permit for the installation of a private apiary.	Pending
PL20-0099	700-0-010-605	PD	Planned Development Permit for the construction of a single-family dwelling, attached garage, patio and decks, and a swimming pool.	Approved
PL20-0121	700-0-060-150	SPAJ	Site Plan Adjustment to PL16-0084 for the construction of a pool/spa.	Approved

CCC – Conditional Certificate of Compliance  
CUP – Conditional Use Permit  
PD – Planned Development  
PM – Parcel Map  
PMW – Parcel Map Waiver  
LLA – Lot Line Adjustment  
PAJ – Permit Adjustment  
SPAJ – Site Plan Adjustment  
SD - Subdivision

# Attachment 3 – List and Map of Projects in location vicinity (PL19-0011)



Ventura County, California  
Resource Management Agency  
GIS Development & Mapping Services  
Map Created on 06-12-2021  
This aerial imagery is under the  
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Source: Planetmety, Jan.2018



**5 Miles Radius Map of  
Project: PL19-0011  
APN: 700-0-060-170**

0 0.75 1.5 Miles

Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services. GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this report or decisions involving a risk of economic loss or physical injury should be made in reliance thereon.



## Initial Study Biological Assessment

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**Original ISBA report date:** November 16, 2018

**Revision report date(s):** April 7, 2020

**Case number:** PL-19-0011

**Permit type:** Coastal Development Permit

**Applicant:** Feilani & Larry Rubin, 19121 2nd Ave. SW Normandy Park, Washington, 98166

**Case Planner:**

**Total parcel(s) size:** 5 acres (217,800 square feet)

**Assessor Parcel Number(s):** 700-0-060-170

### Development Proposal Description

The project includes construction of a single-family home on an existing legal lot, APN-700-0-060-170, approximately 217,800 square feet (~5 acres). The project includes construction of a cut pad and 2:1 cut slope for construction of a 3-bedroom, 3-bath single-family residence with landscaping, an attached Garage/Guest House, future swimming pool, courtyard, a driveway, water storage tank and well, septic system, catch basins, a rain water cistern, and other infrastructure and utilities. The lot takes access from an existing improved private road in an existing easement outside the property. There is a graded driveway from the road to the building site and to the existing water well site.

The proposed development envelope is 9,408 square feet (~0.22 acres) plus the water tank area of 113 square feet. The driveway from the existing paved road to the new home pad is approximately 500 square feet (~0.065 acres), all of which is inside the proposed fuel modification zone. The total area to be graded is approximately 29,050 square feet (~0.67 acres). The total grading volume is 6,437 cubic yards cut and 1,100 cubic yards of fill. The 6,437 cubic yards of cut creates a building site entirely on cut and a 2:1 cut slope into the adjacent hillside. The remaining cut volume will be exported from the site, unless an area can be identified for fill placement that will not negatively impact the surrounding terrain or natural vegetation. The Ventura County Fire Department indicated that fuel modification plan would not be required for this development; therefore, a typical 100-foot fuel modification zone is assumed.

The project will affect approximately 39,038 sq. ft. (~0.89 acres) of ESHA (footprint & grading limits). Fuel modification will affect approximately ~41,382 sq. ft. (~0.95 acres). The total amount of ESHA affected will be 1.84 acres.

**Prepared for Ventura County Planning Division by:**

As a Qualified Biologist, approved by the Ventura County Planning Division, I hereby certify that this Initial Study Biological Assessment was prepared according to the Planning Division's requirements and that the statements furnished in the report and associated maps are true and correct to the best of my knowledge.

<b>Qualified Biologist (signature):</b>		Date: June 3, 2019
Name: Andrew McGinn Forde	Title: Principal Consulting & Research Biologist	Company: Forde Biological Consultants
Phone: 805 302 7165	Email: Andrew@fordebio.com	
<b>Other Biologist (signature):</b>		Date: Nov 15, 2018
Name: Dr. Edith Read	Title: Ecologist	Company: E. Read & Associates
Phone: 310-306-3229	Email: marshmistress@msn.com	
Role: Vegetation Mapping, Plant Inventory, Natural Resources Map		



### Initial Study Checklist

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This Biological Assessment DID provide adequate information to make recommended CEQA findings regarding potentially significant impacts.

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	Project Impact Degree of Effect				Cumulative Impact Degree of Effect			
	N	LS	PSM	PS	N	LS	PSM	PS
Biological Resources			X				X	
Species			X				X	
Ecological Communities			X				X	
Habitat Connectivity	X				X			

N - No impact

LS - Less than significant impact

PSM - Potentially significant unless mitigation incorporated

PS - Potentially significant

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## Summary

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Approximately 4.94 acres of the property meets the California Coastal Commission's ESHA definition. The project will affect approximately 39,038 sq. ft. (~0.89 acres) of ESHA (footprint & grading limits). Fuel modification will affect approximately ~41,382 sq. ft. (~0.95 acres). The total amount of ESHA affected will be 1.84 acres. The ESHA is suitable habitat for a number of special-status plants; however, the biologists did not observe any during the surveys. Based on the review and the field surveys, the biologists now consider the potential for special-status plants to occur to be low. The ESHA is also suitable for a number of special-status wildlife species. Although the biologists did not observe any special-status wildlife species, there is moderate to high potential for them to occur and some are expected to occur. Because the project will affect ESHA, it has potential to affect special-status wildlife species and to a lesser extent special-status plants. There is a minor drainage located on the property, which is more than 300 feet east from the proposed development envelope. The drainage will not be affected by the proposed development or by fuel modification. There are no protected trees.

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## Section 1: Construction Footprint Description

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### Construction Footprint Definition (per the Ventura County Planning Division)

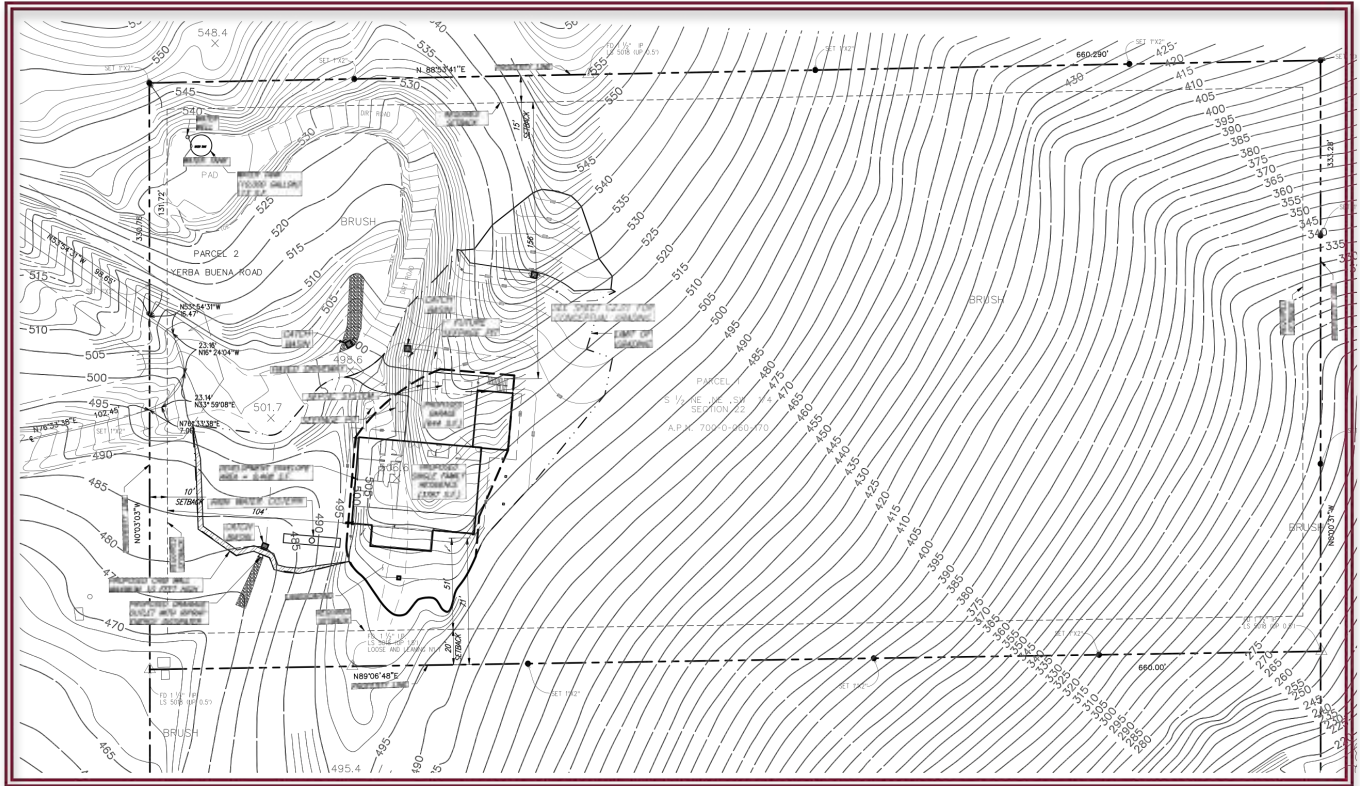
*The construction footprint includes the proposed maximum limits of temporary or permanent direct land or vegetation disturbance for a project including such things as the building pad(s), roads/road improvements, grading, septic systems, wells, drainage improvements, fire hazard brush clearance area(s), tennis courts, pools/spas, landscaping, storage/stockpile areas, construction staging areas, fire department turnarounds, utility trenching and other grading areas. The construction footprint on some types of projects, such as mining, oil and gas exploration or agricultural operations, may be quite different from the above.*

### Development Proposal Description

The project includes construction of a 3-bedroom, 3-bath single-family residence with a garage/guesthouse, driveway, swimming pool, courtyard, landscaping, 10,000 gallon water tank, well, septic system, crib wall, catch basins, and other infrastructure and utilities on a 217,800 square foot (~5 acres) parcel identified as APN-700-0-060-170. The proposed development envelope is 9,482 square feet (~0.23 acres) along with a 113 sq. ft. area where the water tank will be located. Ingress and egress to the lot is from a paved private road and an existing dirt access road leads to the building site. The proposed driveway from the existing paved road to the building pad is approximately 500 square feet (~0.065 acres), all of which is inside the proposed fuel modification zone and development envelope. The total area to be graded is about 27,443 square feet (~0.63 acres). The total grading volume is 5,480 cubic yards of cut, which will be exported. Fuel modification for the single-family residence, based on a typical 100-foot fuel modification zone is approximately 41,382 square feet (~0.95 acres).

The project will affect approximately 39,038 sq. ft. (~0.89 acres) of ESHA (footprint & grading limits) and fuel modification will affect approximately ~41,382 sq. ft. (~0.95 acres). The total amount of ESHA affected will be 1.84 acres.

## Site Plan



### Construction Footprint Size

The construction footprint including the building pad/cut (~27,443 sq. ft.), development envelope (~9,482 sq. ft.), driveway (~2,000 sq. ft.), water tank (~113 sq. ft.), and brush clearance (~41,382 sq. ft.) is approximately 80,420 sq ft sq. ft (~ 1.84 acres).

### Development Area Size

The proposed development area, excluding the driveway and brush clearance area is approximately 9,482 sq. ft. (~0.22 acres).

Feature	Square Feet
Building Pad & Cut	~27,443
Development Envelope	~9,482
Driveway	~2,000 (outside of building pad/cut, development envelope, & brush clearance)
Crib Wall	~369 square feet (all within the proposed fuel modification zone)
Water Tank	~113
Brush Clearance	~41,382
<b>Total</b>	<b>~80,420</b>

### Project Design for Impact Avoidance or Minimization

The proposed project is designed so that it is near (clustered) an adjacent single-family residence and so that it is set back the maximum extent possible from a minor drainage tributary to Little Sycamore Canyon Creek to the east. The landscape architect provided a plan, which included non-native species on a slope cut on the north side of the proposed single-family residence; however, the plan now calls for planting of native species. A letter from the Resource Management Agency, County of Ventura, dated March 21, 2019, stated that this ISBA did not address impacts to an “ephemeral drainage” located on the west side of the proposed development.

The Code of Regulations defines a stream as “a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish and other aquatic life including watercourses having a surface or sub surface flow that supports or has supported riparian vegetation.”<sup>1</sup> This ISBA specifically stated, the “USFWS National Wetlands Inventory (NWI) depicts a stream on the property near its west boundary and another to the east of the property.” Given the NWI map, biologist Andrew McGinn Forde inspected the area during the initial site visit and found no evidence of a stream.<sup>2</sup> The county biologist visited the property on February 21, 2019, a few months after the 2018 Woolsey Fire burned it and during an above average rain season. See Google Earth aerial photographs below dated November 20, 2018 and January 4, 2019. The aerial dated November 20, 2018 is post Woolsey fire. There is absolutely no evidence of a feature in the aerial. The feature can be observed in the January 4, 2019 aerial. The area received above average rainfall between the times that the photos were taken.

Biologists, Andrew McGinn Forde and Ricardo Montijo visited the property on April 4, 2019. The biologists concluded, it does not have a well-defined bed or banks, it has no direct connection to a stream or the ocean; it terminates at Camp Fire Road, it does not support fish or aquatic wildlife, and it did not exist in November 2019; the feature appeared in January 2019 after and above average rain fall. It is our opinion that the feature observed by the county biologist is an erosion feature with no direct connection to Little Sycamore Canyon Creek or any of its tributaries. Despite the consulting biologists opinions, the ultimate determination of the feature to be jurisdictional or not shall be made by CDFW. Given the presence of the feature, the applicant has included three catch basins designed to slow run-off velocities and reduce the potential for farther erosion and to protect water quality. The run-off is to be conveyed to rainwater cisterns designed to capture the majority of it. The run-off shall be used for irrigation, which will reduce overall water consumption (see Appendix One). The crib wall will retain sediments. Pre and post development storm water run-off quantities were determined by Barbara Hall; P. E. Preliminary calculations indicate an increase of 327 cubic feet (2,447 gallons) in storm water run-off from the property, post development.

The letter also stated that the ISBA “failed to include impacts to ESHA on the west side of the property.” This ISBA documents three areas of disturbance (see Historical Disturbance Map, page 11), concludes they meet the ESHA definition (see discussion and ESHA Map, page 19), and includes them in the final impact calculations (see Impact Analysis Map, page 63).

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<sup>1</sup> 14 C.C. R. § 1.72

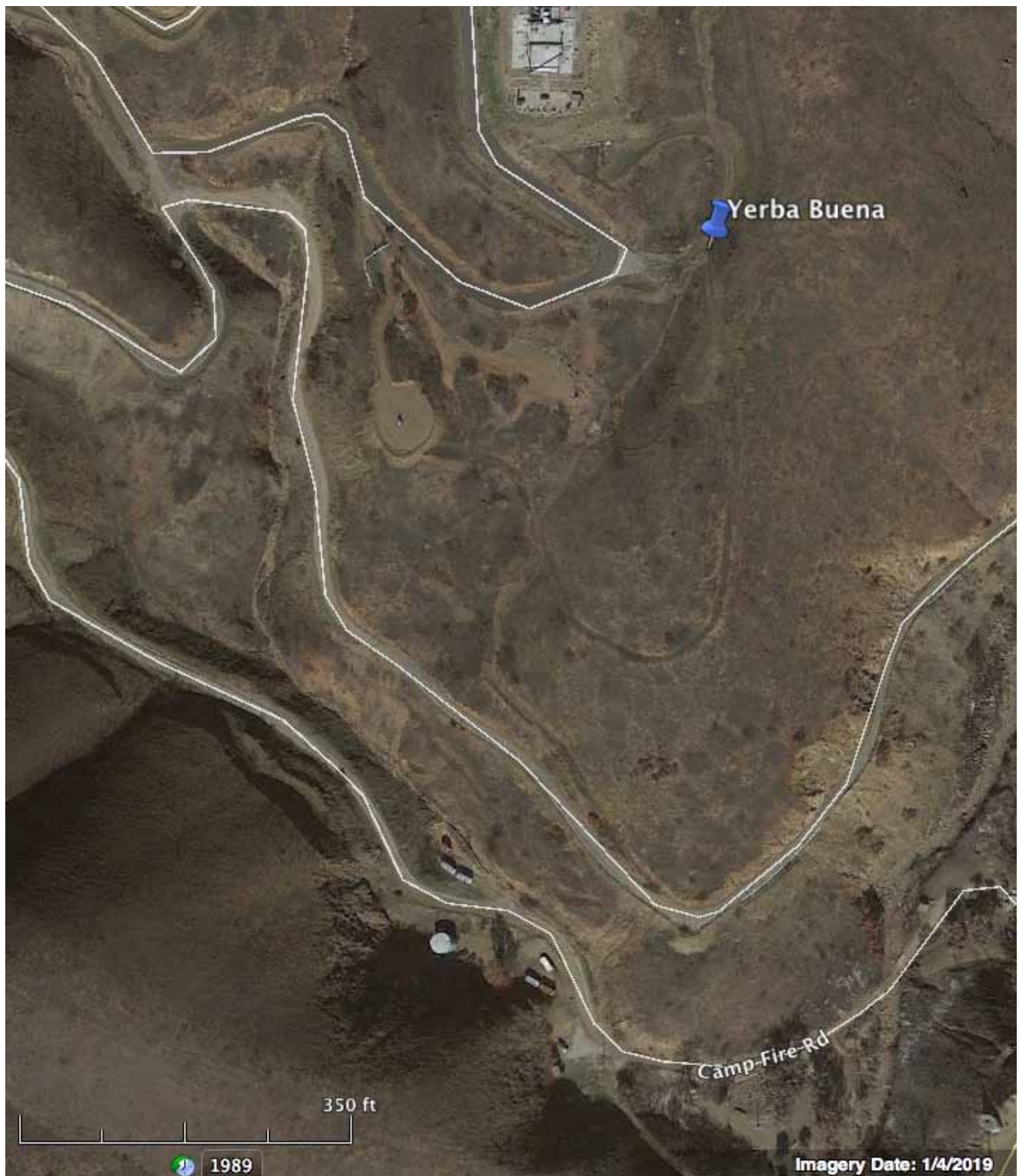
<sup>2</sup> The biologist has attended numerous delineation and permitting workshops and attends the Environmental Law Conference, hosted by the California Lawyers Association every two years to ensure that they stay on top of the regulations that govern these resources.

Google Earth Image, November 20, 2018





Google Earth Image, January 4, 2019



## **Coastal Zone/Overlay Zones**

Coastal Zone

## **Zoning**

COS-10 ac-sdf/M

## **Elevation**

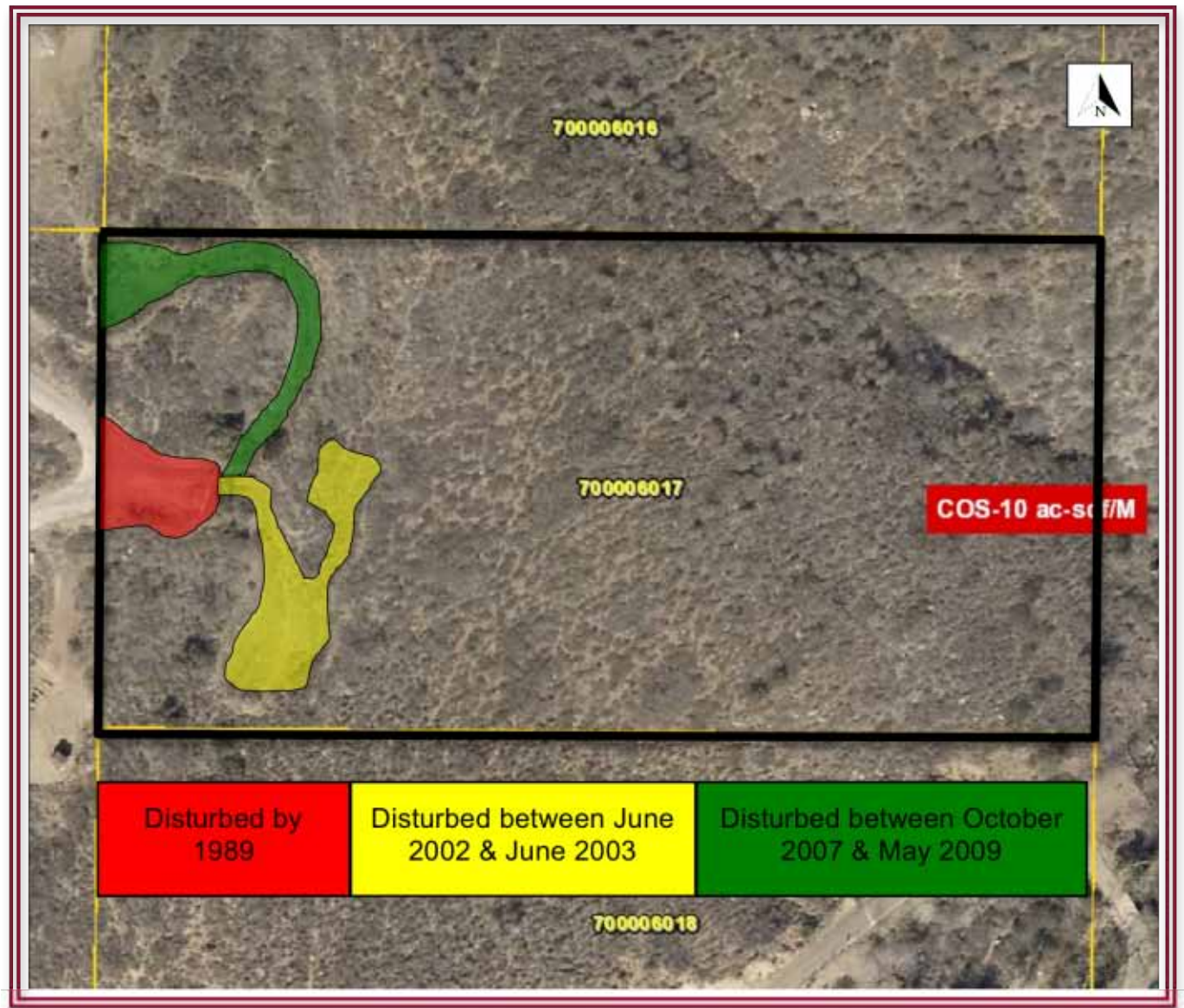
255 feet (78 meters) - 555 feet (169 meters)

## **Other**

The proposed single-family residence is to be located on the west part of the property near a paved private road from which provides ingress and egress and will be about 200 feet from an adjacent single-family residence that is currently under construction. Based on aerial photography available on Google, the private road was graded some time between 1980 and 1989 along with several building pads in the general area of the subject property. A small part of the property, where the proposed single-family residence is to be located, appears to have been disturbed between June 2002 and June 2003. The disturbance area can be seen clearly in aerial photographs dated June 2005 through May 2007. By March 2008, it appears that native species within the disturbed area recovered and continued to recover until present. A dirt road, leading to where the proposed water tank is to be located was graded between October 2007 and May 2009. The native vegetation appeared to have recovered by March 2012; however, it appears to have been cleared again in August 2012. Native species along the dirt road are currently recovering. The remainder of the property does not appear to have been disturbed with exception to a narrow trail, apparent in aerial photographs dated between 1967 (see [Historicaerials.com](http://Historicaerials.com)) and June 1994. The trail does not appear in any aerial photographs, June 1994 to present.



## Historical Disturbance Map



## Section 2: Survey Area Description and Methodology

### 2.1 Survey Purpose

Discretionary actions undertaken by public agencies are required to demonstrate compliance with the California Environmental Quality Act (CEQA). The purpose of this Initial Study Biological Assessment (ISBA) is to gather enough information about the biological resources associated with the proposed project, and their potential to be impacted by the project, to make a CEQA Initial Study significance finding for biological resources. In general, ISBA's are intended to provide an inventory of the biological resources on site and the values of those resources, determine if a proposed project has the potential to impact any significant biological resources, recommend project redesign to avoid, minimize or reduce impacts to significant biological resources, recommend additional studies necessary to adequately assess potential impacts and/or to develop adequate mitigation measures, and develop mitigation measures, when necessary, in cases where adequate information is available.

## 2.2 Survey Area Description

*The survey area is the physical area a biologist evaluates as part of the biological assessment. This includes all areas that could potentially be subject to direct or indirect impacts from the project, including, but not limited to: the construction footprint; areas that would be subject to noise, light, dust or runoff generated by the project; any required buffer areas (e.g., buffers surrounding wetland habitat). The construction footprint plus a 100 to 300-foot buffer beyond the required fire hazard brush clearance boundary (or 20-foot from the cut/fill boundary or road fire hazard brush clearance boundary whichever is greater) is generally the size of a survey area. Required off-site improvement such as roads or fire hazard brush clearance is included in the survey area. Survey areas can extend off the project's parcel(s) because indirect impacts may cross property lines.*

### Project Location

The survey area is in southeastern Ventura County about one mile west of the Los Angeles County line and about 1.65 miles north of the intersection Pacific Coast Highway - Yerba Buena Road intersection. The property boundaries were delineated in the field with markers; however, the survey area was not flagged.

### Project Location Map





**Survey Area 1 (SA1)**

The survey area included the entire property and areas within approximately 100 feet of it

**Site & Survey Map****Survey Area Environmental Setting**

The property is located on the southern flank of the Santa Monica Mountains. Elevation at the property ranges between 255 feet (78 meters) - 555 feet (169 meters), sloping mostly south and southeast. Native plant communities dominate the property including the majority of disturbed areas. The National Wetlands Inventory depicts a minor drainage on the property, near its west boundary but the biologist found no evidence of it. The biologist did however locate a minor drainage, which undoubtedly conveys flows through the northeast corner of the property. The drainage flows to the east and is tributary to Little Sycamore Canyon Creek.

**Surrounding Area Environmental Setting**

The surrounding area is dominated by native habitat. A single-family residence (under construction) is located on the parcel immediately to the northwest. A graded pad for a single-family residence is located in the northeast corner of the parcel located

immediately to the southwest. There are three additional graded pads north of the existing single-family residence and another to its northwest. The pads were established between 1980 and 1989. The proposed single-family residence is to be located on the west part of the subject parcel, near the existing single-family residences and for all intents and purposes is clustered adjacent the residence under most likely future building sites.

## Cover

90% native vegetation

5% mix of native and non-native vegetation (due disturbance October 2007 - May 2009)

4% non-native vegetation (adjacent Yerba Buena Road, due disturbance pre 1989)

100% burned (Woolsey Fire November 2018)

0% agriculture/grazing

1% bare ground (adjacent Yerba Buena Road, due disturbance pre 1989)

0% buildings, paved roads and other impervious cover

0% other

## 2.3 Methodology

The following references were used in this assessment -

- Baldwin, B.G., D.H. Goldman, D.J. Keil, R. Patterson, R.J. Rosatti, D.H. Wilken (editors), 2012. The Jepson Manual. University of California Press. Second Edition,
- Calflora database,<sup>3</sup>
- California Native Plant Society's (CNPS) Inventory of Rare and Endangered Plants (IREP) to identify special-status plant species known to occur at, adjacent, or near the survey area and to identify those that could potentially occur,<sup>4</sup>
- California Natural Diversity Database (CNDDDB), Rarefind 5, and the Biogeographic and Observation System (BIOS) to identify special-status species known to occur at, adjacent or near the survey area,<sup>5</sup>
- County of Ventura, 2008. Coastal Area Plan,
- Sawyer, J.O., T. Keeler-Wolf, and J.M. Evens, 2009. A Manual of California Vegetation. California Native Plant Society, Sacramento, CA. Second Edition.
- U.S. Department of Agriculture Soil Conservation Service's Web Soil Survey to determine soil and substrate types that occur on the property,

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<sup>3</sup> Calflora: Information on California plants for education, research and conservation [web application]. 2014. Berkeley, California: The Calflora Database [a non-profit organization]. Available: <http://www.calflora.org/> (Accessed: Aug. 27, 2018)

<sup>4</sup> California Native Plant Society, Inventory of Rare and Endangered Plants, Accessed August 2018

<sup>5</sup> CAL. Fish & Wildlife, Wildlife & Habitat Data Analysis Branch, California Natural Diversity Database, Accessed August 2018

- U.S. Fish and Wildlife Services, National Wetlands Inventory to determine the extent of mapped streams and wetlands,<sup>6</sup> USFWS Critical Habitat maps,
- U.S. Fish and Wildlife Services, Sacramento Office’s “Proposed and Candidate Species” system,<sup>7</sup>
- Vegetation Alliances and Associations. Vegetation Classification and Mapping Program, California Department of Fish and Wildlife, Sacramento, California,
- Vegetation Classification of the Santa Monica Mountains National Recreation Area and Environs in Ventura and Los Angeles Counties, California. Presented to National Park Service, Santa Monica Mountains National Recreation Agency. California Department of Fish and Wildlife, Wildlife and Habitat Data Analysis Branch and California Native Plant Society. January 2006,
- The list of “Special Animals”,<sup>8</sup>
- The list of “Fully Protected Animals”,<sup>9</sup>
- The list of “State and Federally Endangered and Threatened Animals of California”,<sup>10</sup>
- The list of “Special Vascular Plants, Bryophytes, and Lichens”,<sup>11</sup> and
- The list of “State and Federally Listed Endangered, Threatened, and Rare Plants of California.”<sup>12</sup>

### Site Survey/Field Methodology

The biologists conducted botanical surveys in accordance with CDFW and CNPS guidelines and walked the property in a manner that provided 100% visual coverage. The biologists also mapped plant communities, locations of native trees, and identified and mapped streams under the jurisdiction of the California Department of Fish and Wildlife (CDFW), the U.S. Army Corp of Engineers (ACOE), and the Regional Water Quality Control Board (RWQCB), if present. The biologists conducted the wildlife surveys in a similar manner. The biologists searched in and around trees and shrubs for wildlife, signs of wildlife, woodrat houses, burrows, dens, cavities, and bird nests, looked under rocks, wood, and other surface debris, and used binocular to identify wildlife on and adjacent the property (see survey details in the table below). The biologists timed the surveys to coincide with time frames when plants and wildlife are more readily detectable; however, a number of wildlife species are very cryptic, some spend most of their time underground or under dead and decaying debris, or leaf litter, and between root structures of shrubs, and others are active only at night. The biologists did not conduct any species-specific surveys or nighttime surveys.

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<sup>6</sup> <http://www.fws.gov/wetlands/Data/Mapper.html>

<sup>7</sup> US Fish and Wildlife Service, Sacramento Fish & Wildlife Office, Proposed & Candidate Species, Threatened & Endangered Species System, Accessed November 2018

<sup>8</sup> CAL. Fish & Wildlife, Special Animals, November 2018

<sup>9</sup> CAL. Fish & Wildlife, Fully Protected Animals, May 2003

<sup>10</sup> CAL. Fish & Wildlife, State & Federally Endangered & Threatened Animals of California, August 2018

<sup>11</sup> CAL. Fish & Wildlife, Special Vascular Plants, Bryophytes, & Lichens, November 2018

<sup>12</sup> CAL. Fish & Wildlife, State & Federally Listed Endangered, Threatened, & Rare Plants of California, August 2018

Survey Details Table

Survey Date & Details							
Survey Key	Survey Date	Map Key	Survey Type	Time	Methods/Constraints	GPS	Surveyors
SD1	3/06/2018	SA1	Botanical/Wildlife	9:00 am – 12:00 pm	Random Walking Transects. Entire site accessible but dense vegetation. 100% visual coverage.	Garmin Etrex < 10 feet	Andrew Forde
SD1	3/06/2018	SA2	Botanical/Wildlife	12:00 pm – 1:00 pm	Viewed from Public Roads and Subject property.	Garmin Etrex < 10 feet	Andrew Forde
SD2	4/20/2018	SA1	Botanical/Wildlife	8:00 am – 11:00 am	Random Walking Transects. Entire site accessible but dense vegetation. 100% visual coverage.	Garmin Etrex < 10 feet	Andrew Forde
SD2	4/20/2018	SA2	Botanical/Wildlife	11:00 am – 12:00 pm	Viewed from Public Roads and Subject property.	Garmin Etrex < 10 feet	Andrew Forde
SD3	5/19/2018	SA1	Botanical/Wildlife	8:00 am – 12:00 pm	Random Walking Transects. Entire site accessible but dense vegetation. 100% visual coverage.	Garmin Etrex < 10 feet	Andrew Forde
SD3	5/19/2018	SA2	Botanical/Wildlife	12:00 pm – 1:00 pm	Viewed from Public Roads and Subject property.	Garmin Etrex < 10 feet	Andrew Forde
SD4	6/19/2018	SA1	Botanical/Wildlife	8:00 am – 11:30 am	Random Walking Transects. Entire site accessible but dense vegetation. 100% visual coverage.	Garmin Etrex < 10 feet	Andrew Forde
SD4	6/19/2018	SA2	Botanical/Wildlife	11:30 am – 1:00 pm	Viewed from Public Roads and Subject property.	Garmin Etrex < 10 feet	Andrew Forde
SD5	7/25/2018	SA1	Botanical	8:00 am – 11:30 am	Random Walking Transects. Entire site accessible but dense vegetation. 100% visual coverage.	Trimble Geo 7x (Sub-meter)	Dr. Edith Read
SD5	7/25/2018	SA2	Botanical	11:30 am – 1:00 pm	Viewed from Public Roads and Subject Property.	Trimble Geo 7x (Sub-meter)	Dr. Edith Read
SD 6	04/04/2019	SA 1	“Waters” investigation	12:00 pm - 1:00 pm	Erosion Feature Viewed from Public Roads and Subject Property.	N/A	Andrew Forde Richard Montijo
SD 6	04/04/2019	SA 2	“Waters” investigation	12:00 pm - 1:00 pm	Erosion Feature Viewed from Public Roads and Subject Property.	N/A	Andrew Forde Richard Montijo
SD 6	04/04/2019	South of SA 1 & SA 2	“Waters” investigation	12:00 pm - 1:00 pm	Erosion Feature Viewed from Public Roads and Subject Property.	N/A	Andrew Forde Richard Montijo
SD 7	06/04/2019	SA 1	Botanical	10:00 pm - 1:00 pm	Random Walking Transects. Entire site accessible but dense vegetation. 100% visual coverage.	Garmin Etrex < 10 feet	Richard Montijo
SD 7	06/04/2019	SA 2	Botanical	10:00 pm - 1:00 pm	Viewed from Public Roads and Subject Property.	Garmin Etrex < 10 feet	Richard Montijo

### Section 3: The Biological Inventory

*See Appendix Two for an overview of the types of biological resources that are protected in Ventura County.*

#### 3.1 Ecological Communities: Plant Communities, Physical Features and Wetland

##### Plant Communities

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Locally important or rare plant communities were not found within the survey area(s).

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Except for an entry area from the access road, and an unimproved road area that has been mowed, species composition on the parcel is highly diverse and does not conform in all respects to the standard classification system for California (Sawyer et al., 2009). The classifications used here constitute an approximate “best fit” approach based on abundance of particular species. Most of the parcel consists of a steep, rocky, east-facing slope above Little Sycamore Canyon. Numerous small rock outcrops on this slope but are not accessible. A narrow rocky gully dominated by laurel sumac crosses the northeastern quarter of the parcel and terminates off-site at Little Sycamore Canyon.

##### PC1 - California Sagebrush Scrub (*Artemisia californica* Shrubland Alliance)

This alliance occupies most of the steep rocky slopes on the parcel, with laurel sumac scattered throughout. Other species in this community include purple sage (*Salvia leucophylla*), ashy-leaf buckwheat (*Eriogonum cinereum*), and chaparral yucca (*Hesperoyucca whipplei*). It covers approximately 3.44 acres of the property and areas within the survey area to the north, south, and east.

##### PC2 - Weedy California Sagebrush Scrub (*Artemisia californica* Shrubland Alliance)

Similar to alliance described above but with a higher proportion of weeds, mainly summer mustard (*Hirschfeldia incana*). It covers approximately 0.4 acres of the property.

##### PC3 - Deerweed-Sawtooth Goldenbush Scrub (*Acmispon glaber* – *Hazardia squarrosa* Shrubland Alliance)

This alliance occupies a relatively flat hilltop south of the existing dirt road. In addition to deerweed and goldenbush, common species include chaparral yucca, California sagebrush, and a mix of non-native and native grasses (*Avena* sp., *Bromus* sp., *Stipa* cf. *lepida*). It covers approximately 0.19 acres of the property.

##### PC4 - Laurel Sumac Scrub (*Malosma laurina* Shrubland Alliance)

While laurel sumac is one of the most abundant evergreen shrubs on the parcel, it is especially concentrated in a swale and gully in steep slopes. These evergreen shrubs have not yet matured after the Green Meadow Fire about 25 years ago in 1993. Co-occurring species are those common to the other vegetation communities, including purple sage (*Salvia leucophylla*), chaparral mallow (*Malacothamnus fasciculatus*), and ashy buckwheat (*Eriogonum cinereum*). It covers approximately 0.83 acres of the property.

##### PC5 - Cleared Lands (Dirt Road)

This area includes a dirt road that appeared mowed. Due its condition, most species were not identifiable. However, based on present in adjacent communities, common species likely include wild oat (*Avena* sp.), brome (*Bromus* sp.), and summer mustard, with shrubs such as sawtooth goldenbush, and deerweed relatively scarce. It covers approximately 0.15 acres of the property.

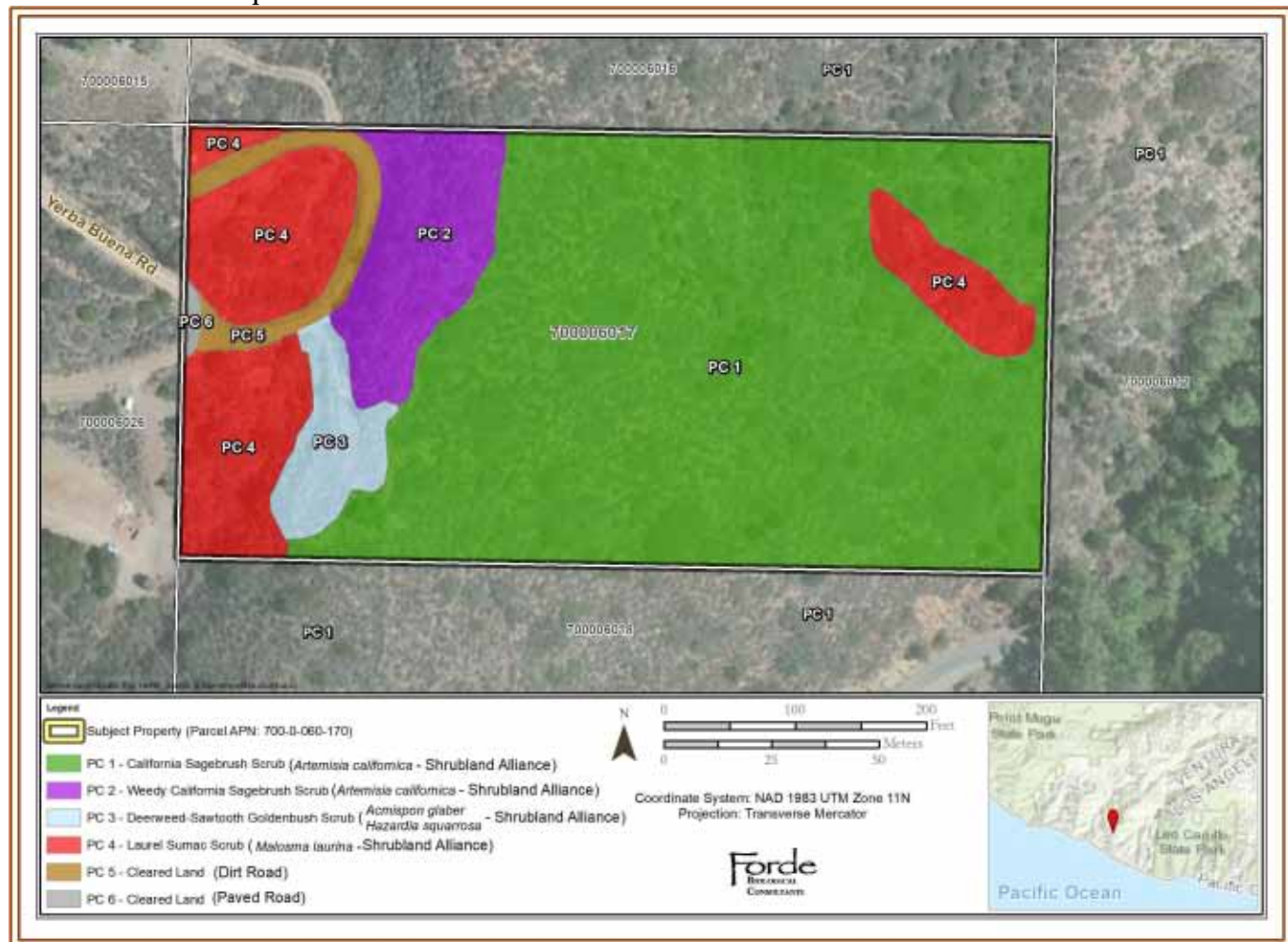
##### PC6 - Cleared Lands (Paved Road)

This area includes part of Yerba Buena Road, a paved road. It covers approximately 0.02 acres of the property.

## Plant Communities Table

Plant Communities								
Map Key	SVC Alliance	SVC Association	Misc.	Status	Condition	Acres Total	Acres Impacted	Comments
PC1	California Sagebrush Scrub	<i>Artemisia californica</i> Shrubland Alliance		ESHA	Intact	3.4	0	
PC2	Weedy California Sagebrush Scrub	<i>Artemisia californica</i> Shrubland Alliance		ESHA	Weedy	0.4	0.4	Weedy compared to PC1.
PC3	Deerweed-Sawtooth Goldenbush Scrub	<i>Acmispon glaber</i> – <i>Hazardia squarrosa</i> Shrubland Alliance		ESHA	Intact	0.2	0	Disturbed between June 2002 and June 2003. In state of recovery. Likely dominated by PC1 before clearing.
PC4	Laurel Sumac Scrub	<i>Malosma laurina</i> Shrubland Alliance		ESHA	Intact	0.83	0	
PC5			Cleared Land	ESHA		0.15	0.15	Existing dirt road. Likely dominated by PC1 before clearing.
PC6			Cleared Land			0.02	N/A	Existing paved road
Totals						5	0.4	
LIC.....Locally Important Plant Community ESHA .....Environmentally Sensitive Habitat Areas (Coastal Zone) CDFW - G1 or S1 Critically Imperiled Globally or Subnationally (state) G2 or S2 Imperiled Globally or Subnationally (state) G3 or S3 Vulnerable to extirpation or extinction Globally or Subnationally (state) Cal OWA .....Protected by the California Oak Woodlands Act								

## Plant Communities Map





### Environmentally Sensitive Habitat Areas (ESHA)

ESHA is “any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments” (Public Resources Code § 30107.5). ESHA includes coastal dunes, beaches, tide pools, wetlands, creek corridors, and certain upland habitats in the Santa Monica Mountains (Ventura County Coastal Area Plan).

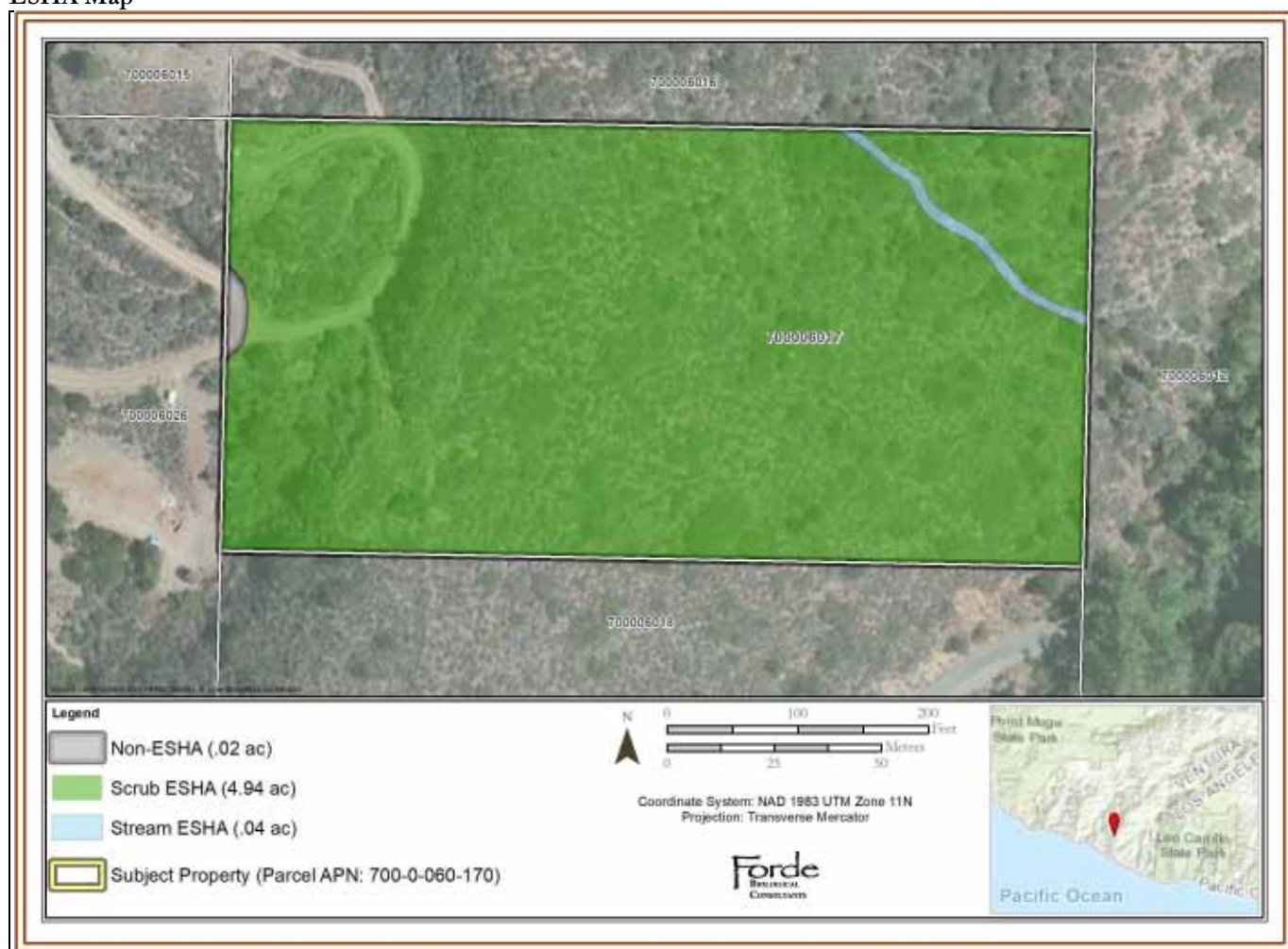
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Habitats that meet the definition of ESHA were found within the survey area(s).

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The areas dominated by PC1 - California Sagebrush Scrub (*Artemisia californica* Shrubland Alliance), PC2 - Weedy California Sagebrush Scrub (*Artemisia californica* Shrubland Alliance), PC3 - Deerweed-Sawtooth Goldenbush Scrub (*Acmispon glaber* – *Hazardia squarrosa* Shrubland Alliance), PC4 - Laurel Sumac Scrub (*Malosma laurina* Shrubland Alliance), and PC5 - Cleared Lands (Dirt Road) meet the ESHA definition. The minor drainage located within the area dominated by PC1 - California Sagebrush Scrub (*Artemisia californica* Shrubland Alliance) is also ESHA. The total extent of ESHA on the property is 4.98 acres.

### ESHA Map



## Physical Features

The property and survey area lack major rock outcrops, caves, cliff faces, and there are no trees. There are a few small rock outcrops and boulders scattered throughout.

## Waters and Wetlands

*See Appendix Two for an overview of the local, state and federal regulations protecting waters, wetlands and riparian habitats. Wetlands are complex systems; delineating their specific boundaries, functions and values generally takes a level of effort beyond the scope of an Initial Study Biological Assessment (ISBA). The goal of the ISBA with regard to waters and wetlands is simply to identify whether they may exist or not and to determine the potential for impacts to them from the proposed project. This much information can be adequate for designing projects to avoid impacts to waters and wetlands. Additional studies are generally warranted to delineate specific wetland boundaries and to develop recommendations for impact minimization or impact mitigation measures.*

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Waters and/or wetlands were found within the survey area(s).

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## Waters and Wetlands Summary

The ACOE regulates “dredge” and “fill” in waters of the U.S. including adjacent wetlands under the authority of Section 404 of the Clean Water Act.<sup>13</sup> The Act makes it unlawful to discharge dredged materials or fill in waters of the U.S. including adjacent wetlands without a public interest review period and a permit from the ACOE. The Code of Federal Regulations defines “waters of the U.S.” as intrastate lakes, rivers, streams, mudflats, sand flats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, and natural ponds.<sup>14</sup> The code defines wetlands as “areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.”

The 1987 Wetland Delineation Manual provides technical guidance and procedures for identifying and delineating wetlands that may be subject to regulatory jurisdiction under Section 404 of the Clean Water Act.<sup>15</sup> In the arid west, the ACOE uses the “*Interim regional supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region.*” The regional supplement is designed for use with the 1987 Wetland Delineation Manual. Where differences in the two documents occur, the regional supplement takes precedence. The regional supplement presents wetland indicators, guidance, and other information that is specific to the Arid West Region.<sup>16</sup> The manual and supplement recommend use of the “National List of Plant Species that Occur in Wetlands” for hydrophytic classification of plants<sup>17</sup> and refer to the Natural Resources Conservation Service (NRCS) for hydric soil classifications. The methodology set out in the manual and the supplement is a three-parameter test that defines wetlands by the presence of hydrophytic vegetation, hydric soils, and hydrology. In the absence of wetlands, ACOE jurisdiction in non-tidal waters extends between the ordinary high water marks.<sup>18</sup>

Section 401 of the Clean Water Act requires that all federal agencies ensure that their actions do not violate water quality standards. Section 401 of the Clean Water Act requires all federal agencies protect physical, biological, and chemical integrity of its waters and ensure that their actions do not violate water quality standards. Under Section 401, the State of California has the authority to

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<sup>13</sup> Clean Water Act of 1972 § 404. See also 33 U.S.C. § 1341

<sup>14</sup> 33 C.F.R. §§ 320 – 330

<sup>15</sup> Environmental Lab., 1987. *Corps of Engineers Wetlands Delineation Manual*, Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS

<sup>16</sup> U.S. Army Corps of Engineers, 2006. *Interim Regional Supplement to Corp of Engineers Wetland Delineation Manual: Arid West Region*. Vicksburg, MS

<sup>17</sup> Reed, P. B. 1988. *National List of Plant Species that Occur in Wetlands: 1988 National Summary*, Biological Report 88(24), U.S. Fish and Wildlife Service, Washington, DC

<sup>18</sup> 33 C.F.R. § 328.3

review any federal permits that may result in a discharge to wetlands and other waters under state jurisdiction. This is to ensure that the actions are consistent with the state's water quality requirements. In California, the RWQCB has been delegated as the state agency with the authority to regulate the quality of state waters, including discharge of dredged or fill materials, and thus provides a Section 401 certification to the ACOE.<sup>19</sup>

The CDFW has jurisdictional authority over wetland resources associated with rivers, streams, and lakes under the authority of the California Fish and Game Code.<sup>20</sup> The CDFW regulates alteration of these resources through its Lake and Streambed Alteration Program, which requires execution of an agreement before any alteration of the natural flow of any river, stream, or lake.<sup>21</sup> The CDFW have adopted the U.S. Fish and Wildlife Service (USFWS) definition and classification system of wetlands. The USFWS defines wetlands as "lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports hydrophytes, (2) the substrate is predominantly non-drained hydric soil; and (3) the substrate is saturated with water or covered by shallow water at some time during the growing season of each year." The definition includes swamps; freshwater, brackish water, and saltwater marshes; bogs; vernal pools, periodically inundated salt flats; intertidal mudflats; wet meadows; wet pastures; springs and seeps; portions of lakes, ponds, rivers and streams; and all other areas which are periodically or permanently covered by shallow water, or dominated by hydrophytic vegetation, or in which the soils are predominantly hydric. The Code of Regulations defines a stream as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish and other aquatic life including watercourses having a surface or sub surface flow that supports or has supported riparian vegetation."<sup>22</sup> This applies to all perennial, intermittent, and ephemeral rivers, streams, and lakes in the state. CDFW jurisdiction extends between the top of each bank and to the outer edge of contiguous riparian vegetation. Riparian vegetation includes species listed on the "*National List of Plant Species that Occur in Wetlands*" that are defined as OBL, FACW, or FAC. CDFW jurisdiction extends between the top of each bank and to the outer edge of contiguous riparian vegetation and in some cases floodplains. "Bank" is defined as the "slope or elevation of land that bounds the bed of the stream in a permanent or long standing way, and that confines the stream water up to its highest level."<sup>23</sup> The CCC regulates development affecting wetlands and streams under the authority of the California Coastal Act of 1976.<sup>24</sup> The CCC's definition of streams and wetlands are similar to CDFW definitions.

The USFWS National Wetlands Inventory (NWI) depicts a stream on the property near its west boundary and another to the east of the property. The biologists did not observe any evidence of the stream as depicted by the NWI; however, they observed a minor drainage in the northeast corner of the property. The bed and banks are barely discernible but the feature undoubtedly conveys flows during and immediately after storm events to Little Sycamore Canyon Creek. PC1 - California Sagebrush Scrub (*Artemisia californica* Shrubland Alliance) and PC4 - Laurel Sumac Scrub (*Malosma laurina* Shrubland Alliance) dominate it. The drainage lacks riparian (=hydrophytic) vegetation. Riparian vegetation dominates Little Sycamore Canon Creek, which flows to the Pacific Ocean via a culvert under Pacific Coast Highway. See Project Design for Impact Avoidance or Minimization on page 7 for discussion related to the erosion feature on the west side of the property.

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<sup>19</sup> Clean Water Act of 1972 § 401. See also 33 U.S.C. § 1341

<sup>20</sup> C.A. Fish & Game Code §§ 1600 – 1616

<sup>21</sup> Cal. Fish and Game Code § 1602

<sup>22</sup> 14 C.C. R. § 1.72

<sup>23</sup> *People v. Osborn*, 116 Cal. App. 4th 764, 11 Cal. Rptr. 3d 14 (2004)

<sup>24</sup> California Public Resources Code, Division 20

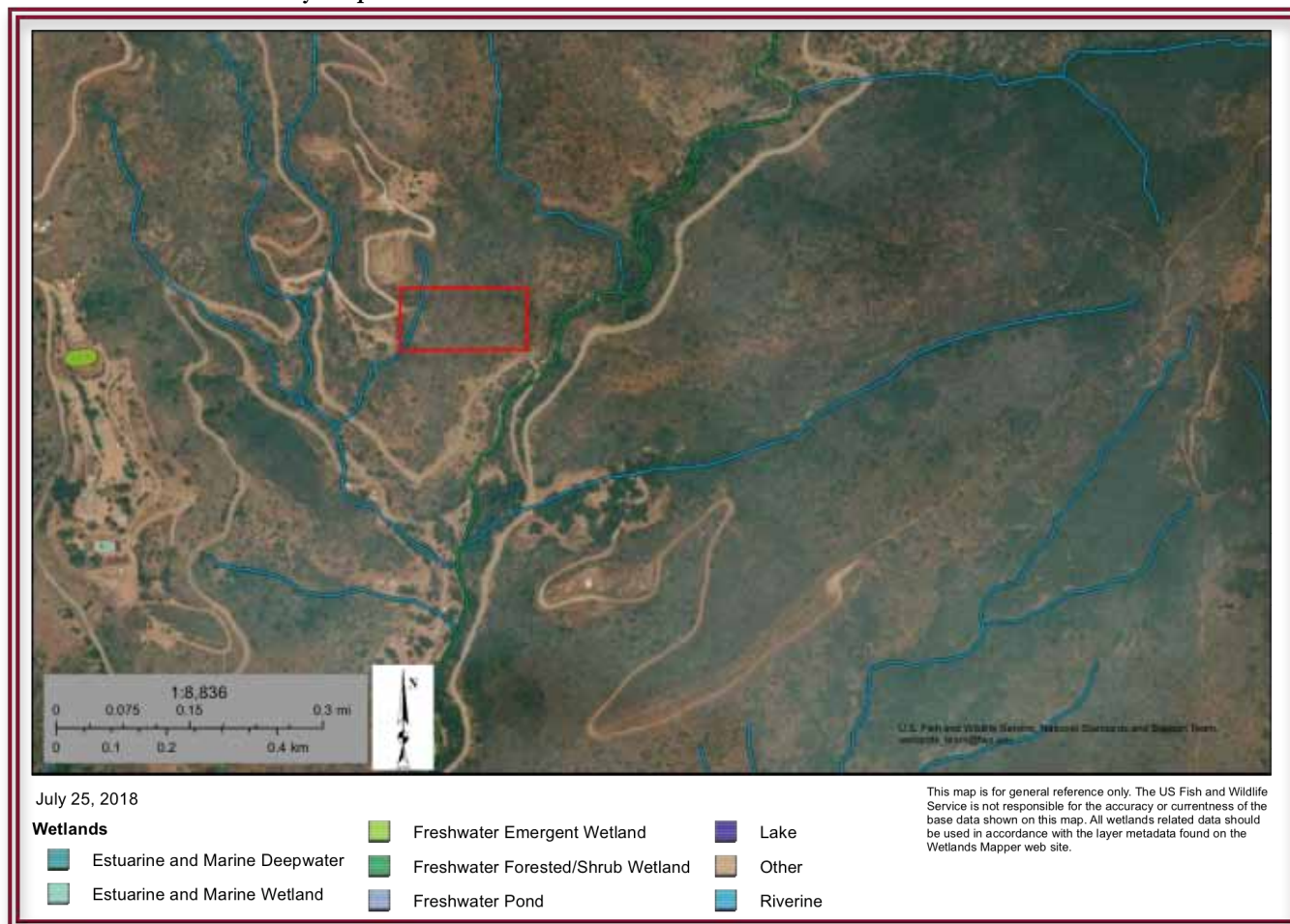
**Waters and Wetlands Table**

Waters and Wetlands						
Map Key	Wetland Type	Wetland Name	Wetland Status	Wetland Size	Hydrologic Status	Primary Water Source
W1	Minor drainage	Unnamed	CDFW	370 linear ft onsite, reach is ~520 linear ft	Dry	Precipitation
ACOE..... U.S. Army Corps of Engineers regulated CDFW ..... California Department of Fish & Wildlife regulated County ..... County General Plan protected wetland WPD ..... Co. Watershed Protection District (red-line stream)						

Waters and Wetlands (continued)			
Map Key	County Wetland Significance	Wetland Distance from Project	Comments
W1	Not Significant	The drainage is ~300 feet from the northeast corner of the proposed single-family residence.	Drainage is tributary to Little Sycamore Creek, which is ~500 feet from the proposed single-family residence.

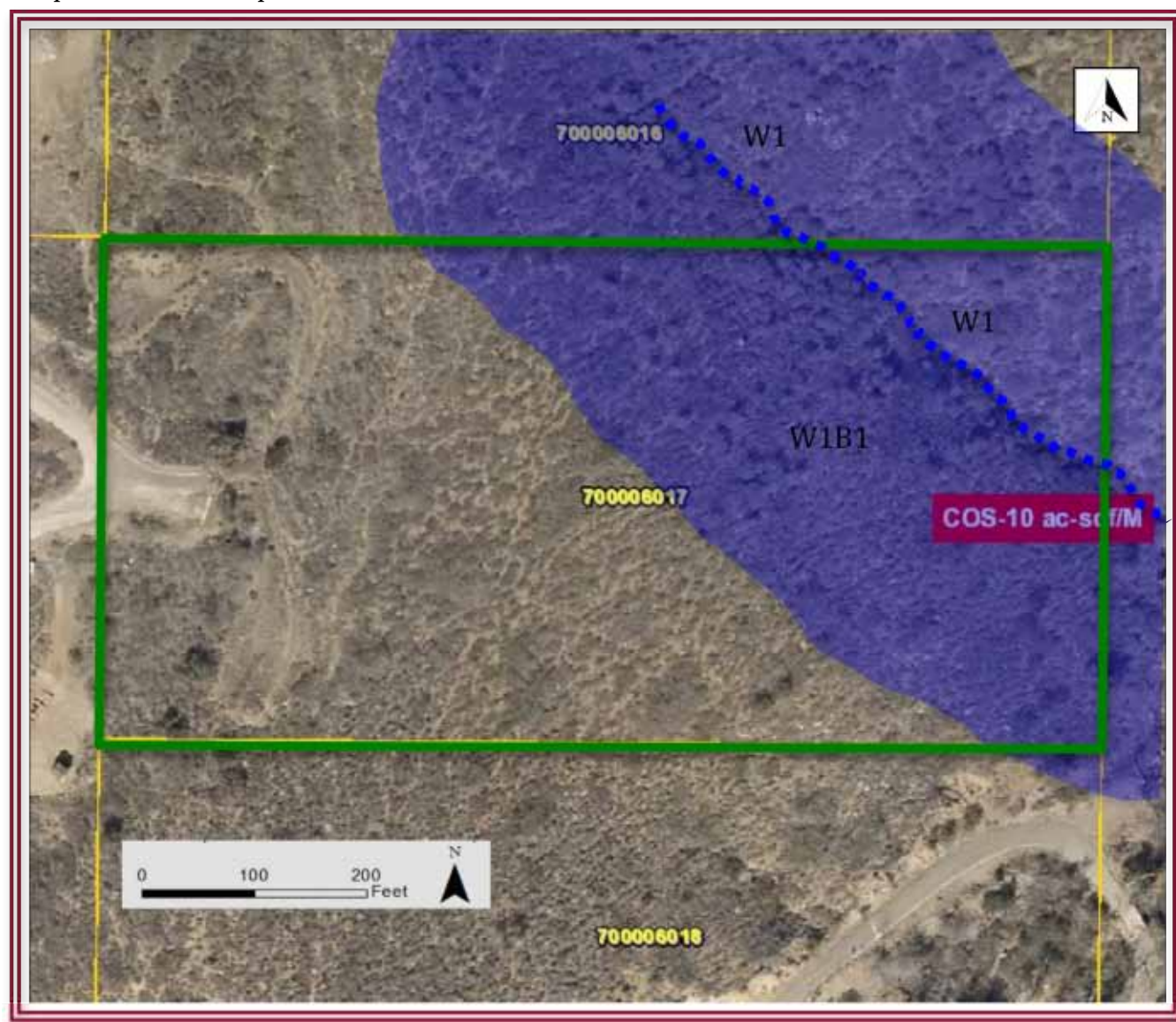
**Water/Wetland Buffers Table**

Water/Wetland Buffers		
Map Key	Recommended Buffer	Comments
W1B1	Recommended 200 feet per California Coastal Commission	The proposed single-family residence will be located approximately 300 feet from the drainage. The fuel modification zone is 100 feet, which provides the drainage a 200-foot setback. The buffer provided is adequate for the protection of the drainage.

**National Wetlands Inventory Map**



## Site-Specific Wetlands Map



\* Drainage mapped by Andrew McGinn Forde. The drainage does not appear on the NWI.

## 3.2 Species

### Observed Species

The biologists observed 65 plant species within the survey area. Fifty-two (~80%) are native and thirteen (~20%) are non-native. Special-status plant species were not observed. The biologists also observed or otherwise detected 40 species of wildlife within the survey area including 10 invertebrates (butterflies), 2 reptiles, 24 birds (1 non-native), 4 mammals, no amphibians, and no fish. Ninety-eight percent are native and 2% are non-native (see Appendix Three for the full list of species). Special-status wildlife species were not observed or otherwise detected, however, the biologists observed at least one woodrat (*Neotoma* sp.) house. The woodrat house was likely built by big-eared woodrat (*Neotoma macrotis*); however, San Diego Desert Woodrat (*Neotoma lepida intermedia*) cannot be ruled out. Additional species are expected to occur; particularly birds and bats during spring and fall migrations. Although bats, hawks, and owls, may forage within the survey area, it lacks trees and suitable rock outcrops that could be used as roost sites by bats or by nesting birds.

## Protected Trees

There are no trees located on the property.

## Special Status Species and Nests

*See Appendix Two for definitions of the types of special status species that have federal, state or local protection and for more information on the regulations that protect birds' nests.*

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Special status species have a moderate to high potential to occur within the survey area(s).

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Habitat suitable for nests of birds protected under the Migratory Bird Treaty Act does exist within the survey area(s).

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## Background Research

The CNPS IREP tracks the status of hundreds of plant species and includes information on the distribution, ecology, and conservation status of California's rare, threatened, and endangered plants. The CNPS data are widely accepted as the standard for information on the status of the flora of California. The CNPS recognizes more than 1600 plant taxa (species, subspecies and varieties) as rare, threatened, or endangered in California, more than 500 additional species that have limited distribution, and approximately 55 additional species for which the CNPS needs more information. The IREP also contains information on approximately 25 species presumed to have become extinct in California in the last 100 years. The CNDDDB is part of a nationwide network overseen by NatureServe. It includes Rarefind 5 and BIOS, which include information on special-status plants and animals and natural communities throughout California. The data help drive conservation decisions, aid environmental review of projects and land use changes, and provide baseline data helpful in recovering rare, threatened, and endangered species. The goal of the CNDDDB is to provide current information on the state's most imperiled elements of natural diversity. The species on the CDFW lists are considered those of greatest conservation need and are commonly referred to as special-status species. Special-status species include those protected by the State Endangered Species Act,<sup>25</sup> the Federal Endangered Species Act,<sup>26</sup> the California Fish and Game Code<sup>27</sup> including fully protected species,<sup>28</sup> and all other species that appear on the lists.

According to BIOS, a non-specific polygon representing a population of Blochman's dudleya (*Dudleya blochmaniae* (Eastw.) Moran ssp. *blochmaniae*) extends onto the property (see CNDDDB BIOS Map below); however, the soils on the property and within the survey area are described as loams, gravelly loams, and sandy loams, not clays with which this species is typically associated. The biologists did not observe individuals of the species during the site surveys.

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<sup>25</sup> CAL. Fish & Game Code §§ 2050-2097

<sup>26</sup> 16 U.S.C. §§ 1531-1544

<sup>27</sup> CAL. Fish & Game Code §§ 3511, 4700, 5050, & 5515

<sup>28</sup> CAL. Fish & Game Code §§ 3511, 4700, 5050, & 5515

## CNDDDB BIOS Map



Mountain lions (*Puma concolor*) range across the entire Santa Monica Mountains and have safely negotiated Highway 101 and Interstate 405. This movement indicates that the Santa Monica Mountains remain relatively connected. The property is located within the area covered by the USGS 7.5-minute Triunfo Pass Quadrangle. The CNDDDB and the CNPS Inventory of Rare and Endangered Plants revealed that a number of special-status species have been recorded within the area covered by the Triunfo Pass Quadrangle and those that surround it; however, the databases rely on individuals reporting occurrences of special-status species. It is likely that occurrences of some special-status species are not reported to these databases and that special-status species could occur within the area covered by the quadrangles but are as yet undiscovered. It should also be noted that a 9-quadrangle analysis often times omits special-status species that should be considered. Because the Santa Monica Mountains remain relatively well connected, we include the majority of the special-status species known to occur in the range and not just those returned by the Triunfo Pass Quadrangle and those that surround it. The species returned by the databases are included in the table below.



## Special-Status Species Known to Occur in the Santa Monica Mountains

SCIENTIFIC NAME COMMON NAME	STATUS (November 2018)			HABITAT REQUIREMENTS  (Elevation Range, Form, Bloom Period)
	Federal Status	State Status	CNPS Global Rank/ State Rank	
<i>Abronia maritima</i>  Red sand verbenia	--	--	4.2  G4/S3S4	Coastal dunes  0 m - 100 m  Perennial Herb  February - November
<i>Asplenium verspertinum</i> Maxon  Western spleenwort	--	--	4.2  G4/S4	Rocky sites in chaparral, coastal scrub, and cismontane woodland  180 m - 1000 m  Fern  February - June
<i>Astragalus brauntonii</i> Parish  Braunton's milk-vetch	FE January 1997	--	1B.1  G2/S2	Closed-cone coniferous forest, chaparral, coastal sage, valley and foothill grasslands, and recent burn or disturbed areas usually in association with sandstone with carbonate layers or down-wash sites  4 m - 640 m  Perennial Herb  January - August
<i>Astragalus pycnostachyus</i> Gray var. <i>lanosissimus</i> (Rydb.) Munz & McBurn.  Ventura marsh milk-vetch	FE May 2001	SE April 2000	1B.1  G2T12/S1	Coastal dunes and edges of salt or brackish marshes and swamps  1 m - 35 m  Perennial Herb  June - October
<i>Astragalus tener</i> Gray var. <i>titi</i> (Eastw.) Barneby  Coastal dunes milk-vetch	FE August 1998	SE February 1982	1B.1  G2T1/S1	Coastal bluff scrub with sandy soils, coastal dune, and mesic coastal prairie habitats  1 m - 50 m  Annual Herb  March - May

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	Federal Status	State Status	CNPS Global Rank/ State Rank	
<i>Atriplex coulteri</i> (Moq.) D. Dietr. Coulter's saltbush	--	--	1B.2 G2/S2	Coastal dune, coastal scrub, coastal bluff scrub, and valley and foothill grassland habitats with alkaline or clay soils  3 m - 460 m  Perennial Herb  March - October
<i>Atriplex parishii</i> Wats. Parish's brittle scale	--	--	1B.1 G1G2/S1	Chenopod scrub, playas, and vernal pool habitats on alkaline substrates  25 m - 1900 m  Annual Herb  June - October
<i>Atriplex serenana</i> A. Nels. var. <i>dauidsonii</i> (Standl.) Munz Davidson's salt scale	--	--	1B.2 G5T1/S1	Coastal bluff scrub and coastal scrub on alkaline substrates  10 m - 200 m  Annual Herb  April - October
<i>Baccharis malibuensis</i> Beauchamp & Henrickson Malibu baccharis	--	--	1B.1 G1/S1	Coastal scrub, chaparral, cismontane woodland, and riparian woodland on Conejo Volcanic exposures  150 m - 305 m  Perennial Shrub (Deciduous)  August
<i>Calandrinia brewerii</i> S. Watson Brewer's calandrinia	--	--	4.2 G4/S3S4	Sandy or loamy soils on disturbed or burned sites in coastal scrub and chaparral  10 m - 1200 m  Annual Herb  March - July

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	Federal Status	State Status	CNPS Global Rank/ State Rank	
<i>California macrophylla</i> (Hook.&Arn.) Aldas, Navarro, Vargas, Saez & Aedo Round-leaved filaree	--	--	1B.1 G2/S2	Clay soils in cismontane woodland and grassland 10 m - 1220 m Annual Herb March - May
<i>Cahystegia sepium</i> (L.) R. Br. ssp. <i>binghamiae</i> (E. Greene) Brummitt Santa Barbara morning-glory	--	--	1A G5TXQ/SX	Coastal marshes and swamps 0 m - 20 m Perennial Herb (Rhizomatous) August
<i>Calochortus catalinae</i> S. Watson Catalina mariposa lily	--	--	4.2 G4/S4	<b>Heavy soil in openings and slopes in coastal scrub, chaparral, grassland, and cismontane woodland</b> 15 m - 700 m <b>Perennial Herb (Bulbiferous)</b> <b>March - June</b>
<i>Calochortus clavatus</i> S. Watson var. <i>clavatus</i> Club-haired mariposa lily	--	--	4.3 G4T3/S3	Serpentine clay and rocky soils in coastal scrub, chaparral, grassland, and cismontane woodland 75 m - 1300 m Perennial Herb (Bulbiferous) May - June
<i>Calochortus clavatus</i> S. Watson var. <i>gracilis</i> Ownbey Slender mariposa lily	--	--	1B.2 G4T2T3/S2S3	Shaded canyons and grassy slopes in chaparral and oak woodlands habitats, often associated with serpentinite soils 320 m - 1000 m Perennial Herb (Bulbiferous) March - June

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<i>Calochortus plummerae</i> E. Greene Plummer's mariposa lily	--	--	4.2 G4/S4	Rocky and sandy sites, usually of alluvial or granitic material, in coastal scrub, chaparral, grassland, cismontane woodland, and lower montane coniferous forest; can be common after a fire 100 m - 1700 m Perennial Herb (Bulbiferous) May - July
<i>Camissoniopsis lewisii</i> (P.H. Raven) W.L. Wagner & Hoch Lewis' evening primrose	--	--	3 G4/S4	Sandy or clay soil in coastal scrub, coastal bluff scrub, grassland, and cismontane woodland 0 m - 300 m Annual Herb March - May
<i>Canbya candida</i> Parry White pygmy-poppy	--	--	4.2 G3G4/S3S4	Joshua tree woodland, Mojavean desert scrub, and pinyon and juniper woodland often in association with sandy granitic soils 600 m - 1460 m Annual Herb March - June
<i>Centromadia parryi</i> (Greene) Greene ssp. <i>australis</i> (Keck) B.G. Baldwin Southern tarplant	--	--	1B.1 G3T2/S2	Along margins of salt marsh and swamps, vernal pools, and vernal mesic valley and foothill grasslands 0 m - 425 m Annual Herb May - November
<i>Cercocarpus betuloides</i> Torrey & A. Gray var. <i>blanchea</i> (C. Snyder) Little Island mountain mahogany	--	--	4.3 G5T4/S4	Chaparral 30 m - 600 m Shrub February - May

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	Federal Status	State Status	CNPS Global Rank/ State Rank	
<i>Chaenactis glabriuscula</i> DC. var. <i>orcuttiana</i> (Greene) H.M. Hall  Orcutt's pincushion	--	--	1B.1  G5T1/S1	Coastal dunes and sandy coastal bluff scrub  < 100 m  Annual Herb  January - August
<i>Chloropyron maritimum</i> (Benth.) A. Heller ssp. <i>maritimum</i>  Salt marsh bird's-beak	FE September 1978	SE July 1979	1B.2  G4?T1/S1	Coastal dunes, salt marshes and swamps  0 m - 30 m  Annual Herb (Hemiparasitic)  May - October
<i>Chorizanthe parryi</i> Wats. var. <i>fernandina</i> (Wats.) Jeps.  San Fernando Valley spineflower	FC May 2004	SE August 2001	1B.1  G2T1/S3	Open coastal scrub and grassland on sandy soil  150 m - 1035 m  Annual Herb  April - June
<i>Chorizanthe parryi</i> S. Watson var. <i>parryi</i>  Parry's spineflower	--	--	1B.1  G3T3/S3	Dry slopes and flats in sandy soil, typically in coastal scrub, chaparral, grassland, and oak woodland or in edges between these habitats  Wide Elevation Range  Annual Herb  May - June
<i>Convolvulus simulans</i> Perry  Small-flowered morning glory	--	--	4.2  G4/S4	Seeps and serpentine ridges in coastal scrub, chaparral, and grassland  30 m - 700 m  Annual Herb  March - July

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<i>Deinandra minthornii</i> (Jeps.) B.G. Baldwin Santa Susana tarplant	--	SR November 1978	1B.2  G2/S2	Chaparral and coastal scrub habitats in association with sandstone outcroppings and rocky areas  280 m - 760 m  Shrub (Deciduous)  July - October
<i>Didymodon norrisii</i> Norris' beard moss	--	--	2.2	Seasonally wet sheet drainages within cismontane woodland and lower montane coniferous forest  600 m - 1973 m  Bryophyte
<i>Dodecabema leptoceras</i> (Gray) Rev. & Hardham Slender-horned spineflower	FE September 1987	SE January 1982	1B.1	Chaparral and coastal scrub (alluvial fan)  200 - 760 m  Annual Herb  April - June
<i>Delphinium parryi</i> Gray ssp. <i>blochmaniae</i> (Greene) Lewis & Epl. Dune larkspur	--	--	1B.2  G4T2/S2	Maritime chaparral and coastal dune habitats  0 m - 200 m  Perennial Herb  April - May
<i>Ditlyrea maritima</i> A. Davids. Beach spectaclepod	--	ST February 1990	1B.1  G2/S1	Coastal dune and coastal scrub habitats with sandy soils  3 m - 50 m  Perennial Herb (Rhizomatous)  March - May

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<i>Dudleya blochmaniae</i> (Eastw.) Moran ssp. <i>blochmaniae</i> Blochman's dudleya	--	--	1B.1 G2T2/S2	Coastal bluff scrub, coastal scrub, and grasslands on open, rocky slopes in shallow clays derived from ultramafic rocks, over serpentinite  5 m - 450 m  Perennial Herb  April - June
<i>Dudleya gymosa</i> (Lemaire) Britton & Rose ssp. <i>agourensis</i> K. Nakai Agoura Hills dudleya	FT January 1997	--	1B.2 G5T1/S2	Chaparral and cismontane woodland habitat  200 m - 500 m  Perennial Herb  May - June
<i>Dudleya gymosa</i> (Lem.) Britt. & Rose ssp. <i>marcescens</i> Moran Marcescent dudleya	FT January 1997	SR November 1978	1B.2 G5T2/S2	Chaparral on lower reaches of sheer volcanic rock surfaces and canyon walls adjacent to perennial streams dominated by live oak woodland, often with California Bay  150 m - 520 m  Perennial Herb  April - July
<i>Dudleya gymosa</i> (Lem.) Britt. & Rose ssp. <i>ovatifolia</i> (Britt.) Moran Santa Monica Mountains dudleya	FT January 1997	--	1B.2 G5T1/S1	Shaded slopes and canyon bottoms on volcanic and sedimentary conglomerate rock on exposed north-facing slopes from near Westlake Village to Agoura Hills and deep canyon bottoms along lower Malibu Creek and Topanga Creek  150 m - 1675 m  Perennial Herb  March - June
<i>Dudleya multicaulis</i> (Rose) Moran Many-stemmed dudleya	--	--	1B.2 G2/S2	Clay soils in chaparral, coastal scrub, and valley and foothill grassland habitats  15 m - 790 m  Perennial Herb  April - July



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<i>Dudleya parva</i> Rose & Davids. Conejo dudleya	FT January 1997	--	1B.2  G2/S2	Coastal scrub and valley and foothill grassland habitats, most commonly in cactus-dominated coastal sage scrub in association with rocky, gravelly, clay, and volcanic substrates derived from the Conejo volcanics  60 m - 450 m  Perennial Herb  May - June
<i>Dudleya verityi</i> K. Nakai Verity's dudleya	FT January 1997	--	1B.1  G1/S1	On exposures of Conejo Volcanics in chaparral, cismontane woodland, and coastal scrub  60 m - 120 m  Perennial Herb  May - June
<i>Eriogonum crocatum</i> A. Davids. Conejo buckwheat	--	SR Sept 1979	1B.2  G1/S1	Conejo Valley and surrounding regions in Ventura County where it is found in openings in chaparral, coastal scrub, and valley and grassland habitats on exposures of Conejo volcanics  50 m - 580 m  Perennial Herb  April - July
<i>Hordeum intercedens</i> Nevski Vernal barley	--	--	3.2  G3G4/S3S 4	Vernal pools, saline streambeds and alkaline flats in other habitat types including coastal dunes, coastal scrub, and grassland  5 m - 1000 m  Annual Grass  March - June
<i>Horkelia cuneata</i> Lindl. var. <i>puberula</i> (Rydb.) Ertter & Reveal Mesa horkelia	--	--	1B.1  G4T1/S1	Maritime chaparral, cismontane woodland, and coastal scrub habitats with sandy or gravelly soils  70 m - 810 m  Perennial Herb  February - September

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<i>Isocoma menziesii</i> (H. & A.) G. Nesom var. <i>decumbens</i> (Greene) G. Nesom Decumbent goldenbush	--	--	1B.2 G3G5T2T3/S2	Openings in chaparral and coastal scrub with sandy soils and in disturbed areas  10 m - 135 m  Shrub  April - November
<i>Juglans californica</i> S. Watson Southern California black walnut	--	--	4.2 G3/S3	Slopes, canyons, and alluvial substrates in coastal scrub, chaparral, and cismontane woodland  50 m - 900 m  Deciduous Tree  March - June
<i>Harpagonella palmeri</i> A. Gray Palmer's grapplinghook	--	--	4.2 G4/S3	Chaparral, coastal scrub, valley and foothill grassland; clay soil; open grassy areas within shrubland  15 - 955 m  Annual Herb  March - May
<i>Lasthenia glabrata</i> Lindl. ssp. <i>coulteri</i> (Gray) Ornduff Coulter's goldfields	--	--	1B.1 G4T2/S2	Coastal salt marshes and swamps, playas, grasslands, and vernal pools, usually on alkaline soils  1 m - 1220 m  Annual Herb  February - June
<i>Lepechinia fragrans</i> (Greene) Epl. Fragrant pitcher sage	--	--	4.2 G3/S3	Chaparral  20 m - 1310 m  Shrub  March - October
<i>Lepidium virginicum</i> L. var. <i>robinsonii</i> (Thell.) Hitchc. Robinson's pepper-grass	--	--	1B.2 G5T3/S3	Chaparral and coastal scrub  1 m - 885 m  Annual Herb  January - July

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<i>Lilium humboldtii</i> Roetzl & Leichtlin ssp. <i>ocellatum</i> (Kellogg) Thorne Ocellated Humboldt lily	--	--	4.2 G4T3/S3	Riparian areas in lower montane coniferous forest and coastal chaparral; typically occurs on lower stream benches but can also occur in rich humus on shaded, dry slopes, beneath a dense coniferous canopy and cismontane oak woodland  30 m - 1800 m  Perennial Herb (Bulbiferous)  March - July
<i>Malacothamnus davidsonii</i> (Rob.) Greene Davidson's bush-mallow	--	--	1B.2 G2/S2	Coastal scrub, chaparral, cismontane woodland, and riparian woodland habitats  185 m - 855 m  Perennial Shrub (Deciduous)  June - January
<i>Mobergia calcuiformis</i> (W.A. Weber) H. Mayrhofer & Sheard Light gray lichen	--	--	3 G1/S1	Acidic basalt rocks in association with coastal scrub habitats  --  Crustose Saxicolous Lichen  --
<i>Monardella hypoleuca</i> A. Gray ssp. <i>hypoleuca</i> White-veined monardella	--	--	1B.3 G4T2T3/S2S3	Chaparral and cismontane woodland in rich soil of shady canyon bottoms of the southern Santa Monica Mountains, often growing with <i>Lonicera subspicata</i> , <i>Baccharis plummerae</i> , and <i>Artemisia douglasiana</i>  50 m - 1525 m  Herb  April - December
<i>Monardella sinuata</i> Elvin & A.C. Sanders ssp. <i>sinuata</i> Southern curly-leaved monardella	--	--	1B.2 G3T2/S2	Sandy soil in chaparral, cismontane woodland, coastal dunes, and openings in coastal scrub  < 300 m  Annual Herb  April - September

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<i>Nama stenocarpum</i> Gray Mud nama	--	--	2B.2 G4G5/S1S2	Muddy margins of freshwater marshes, swamps, lakes, and rivers  5 m - 500 m  Annual/Perennial Herb  January - July
<i>Navarretia ojaiensis</i> Elvin, J.M. Porter & L.M. Johnson Ojai navarretia	--	--	1B.1 G1/S1	Openings in chaparral and coastal scrub, and in valley and foothill grassland habitats  275 m - 620 m  Annual Herb  May - July
<i>Nolina cismontana</i> Dice Chaparral nolina	--	--	1B.2 G2/S2	Coastal sage scrub and chaparral habitats on sandstone and gabbro substrates  140 m - 1275 m  Perennial Shrub (Evergreen)  March - July
<i>Orcuttia californica</i> Vasey California Orcutt grass	FE August 1993	SE September 1979	1B.1 G1/S1	Vernal pools  15 m - 660 m  Annual Herb  April - August
<i>Pentachaeta lyonii</i> Gray Lyon's pentachaeta	FE January 1997	SE January 1990	1B.1 G2/S2	Pocket grassland in chaparral, coastal sage scrub, road/trail edges and sites transitional to shrublands with rocky and clay soils of volcanic origin  30 m - 630 m  Annual Herb  March - August

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<i>Phacelia hubbii</i> (J.F. Macbr.) L.M. Garrison Hubby's phacelia	--	--	4.2 G4/S4	Gravelly or rocky slopes in chaparral and grassland  0 m - 1000 m  Annual Herb  April - July
<i>Phacelia ramosissima</i> var. <i>australitoralis</i> South coast branching phacelia	--	--	4.2	Sandy, sometimes rocky soil in chaparral, coastal dunes, coastal scrub, and marshes  6 m - 300 m  Perennial herb  March - August
<i>Piperia michaelii</i> (Greene) Rydb. Michael's rein orchid	--	--	4.2 G3/S3	Foothill woodland, oak woodland, yellow pine forest, closed-cone pine forest, and coastal sage scrub, generally on dry sites  3 m - 915 m  Perennial Herb  April - August
<i>Pseudognaphalium leucocephalum</i> White rabbit-tobacco	--	--	2B.2 G4/S2	Sandy or gravelly soils in chaparral, coastal scrub, cismontane woodland, riparian woodland  0 m - 2100 m  Perennial Herb  July - December
<i>Plagiobryoides vinosula</i> (Cardot) J.R. Spence Wine-colored tufa moss	--	--	4.2 G3G4/S2	Granitic rock or granitic soil, sometimes clay, along seeps and streams, meadows, cismontane woodland, Mojavean desert scrub, and pinyon, juniper, and riparian woodland  30 m - 1735 m  Moss  --

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<i>Quercus dumosa</i> Nutt. Nuttall's scrub oak	--	--	1B.1 G3/S3	Sandy soil and clay loam in closed-cone coniferous forest, chaparral, and coastal scrub  15 m - 400 m  Shrub  February - August
<i>Selaginella cinerascens</i> A. A. Eaton Ashy spike moss	--	--	4.1 G3G4/S3	Dry open places of clay soil, clayey-sandy soil, or in shade under shrubs and trees in chaparral and coastal scrub habitats  0 m - 640 m  Perennial Rhizomatous Herb
<i>Senecio aphanactis</i> Greene Chaparral ragwort	--	--	2B.2 G3?/S2	Drying alkaline flats within woodland, chaparral, and coastal scrub habitats  15 m - 800 m  Annual Herb  January - April
<i>Sidalcea neomexicana</i> Gray Salt spring checkerbloom	--	--	2B.2 G4?/S2S3	Mesic chaparral, coastal scrub, low montane coniferous forest, Mojavean desert scrub, and playas on alkaline substrates  15 m -1530 m  Perennial Herb  March - June
<i>Suaeda esteroa</i> Ferren & Whitmore Estuary seablite	--	--	1B.2 G3/S2	Coastal salt marshes and swamps  0 m - 5 m  Perennial Herb  May - January

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<i>Texosporium sancti-jacobi</i> (Tuck.) Nadv. ex Tibell & Hoffsten  Woven-spored lichen	--	--	3  G3/S1	Crustose lichen found on soil, small mammal pellets, dead twigs, and moss ferns ( <i>Selaginella</i> spp.) in arid to semi-arid grasslands, shrublands, or savannas  290 m - 660 m  Lichen  N/A
<i>Thelypteris puberula</i> (Baker) C. Morton var. <i>sonorensis</i> A.R. Smith  Sonoran maiden fern	--	--	2B.2  G5T3/S2	Meadows, seeps, and streams  50 m - 610 m  Perennial Herb (Rhizomatous)  N/A
<i>Tortula californica</i> Bartr.  California screw moss	--	--	1B.2  G2?/S2	Sandy soil in chenopod scrub and grassland  10 m - 1460 m  Moss  N/A

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<i>Helminthoglypta traskii traskii</i>  Trask shoulderband	--	--	--  G1G2T1/S1	Occurs from coastal Ventura County south into Mexico. Preferred habitat is coastal sage scrub and chaparral.
<i>Helminthoglypta tudiculata convicta</i>  Southern shoulderband	--	--	--  G2G3/SNR	Occurs in the Transverse & Peninsular ranges and the Los Angeles Basin, in annual grassland, coastal scrub, and riparian habitats under rock, leaf litter, decaying yucca, & woody debris.
<i>Haplotrema caelatum</i>  Slotted lancetooth	--	--	--  G1/SNR	Known from Santa Barbara, Ventura, Los Angeles, San Diego, and Ventura Counties in palustrine habitat.
<i>Tryonia imitator</i>  Mimic tryonia (=California brackishwater snail)	--	--	--  G2/S2	Occurs along the coast from just north of San Francisco to Ensenada, Mexico in brackish salt marshes and estuarine habitats.



SCIENTIFIC NAME COMMON NAME	STATUS (August 2018)			HABITAT REQUIREMENTS
	Federal Status	State Status	CNPS Global Rank/ State Rank	
<i>Cicindela hirticollis gravida</i> Sandy beach tiger beetle	--	--	-- G5T2/S1	Coastal from north of San Francisco into Mexico in moist sandy swales, behind dunes, or upper beaches beyond normal high tides. Most common March through June and August through September.
<i>Cicindela senilis frosti</i> Senile tiger beetle	--	--	-- G2G3T1T3/S1	Occurs in coastal salt marsh, tidal mud flats, and interior alkali mud flats. Adults active February - June and August - October. They overwinter in shallow underground galleries, usually under flat rocks at edge of habitat.
<i>Cicindela gabbii</i> Western tidal-flat tiger beetle	--	--	-- G2G4/S1	Salt marshes, tidal flats, and beaches from Ventura County into Baja California in dark mud of upper mudflats and salt-pannes.
<i>Coelus globosus</i> Globose dune beetle	--	--	-- G1G2/S1S2	Foredunes, sand hummocks, and backdunes from Bodega Bay, south, and some Channel Islands.
<i>Carolella busckana</i> Busck's gallmoth	--	--	-- G1G3/SH	Occurs in conifer forests.
<i>Danaus plexippus</i> Monarch butterfly (Overwintering Population)	--	--	-- G5/S3	Critical features of winter sites are conifer and eucalyptus groves.
<i>Panoquina errans</i> Wandering (=saltmarsh) skipper	--	--	-- G4G5/S2	Occurs in central California and along the coast from Santa Barbara County south, in salt marshes near beaches and river mouths in stands of <i>Distichlis spicata</i> .
<i>Bombus crotchii</i> Crotch bumble bee	--	--	-- G3G4/S1S2	Open grassland and scrub habitats. Food plants include <i>Asclepias</i> , <i>Chaenactis</i> , <i>Lupinus</i> , <i>Medicago</i> , <i>Phacelia</i> , and <i>Salvia</i> .
<i>Oncorhynchus mykiss irideus</i> Southern steelhead	FE August 1997	--	SSC G5T3Q/S2	Young hatch and typically remain in fresh water for 1 - 3 years then swim to the ocean, staying 1 - 2 years before returning to their native streams.
<i>Gila orcutti</i> Arroyo chub	--	--	SSC G2/S2	Native to Los Angeles, San Gabriel, San Luis Rey, Santa Ana, and Santa Margarita rivers, and Malibu and San Juan creeks and introduced to other rivers and creeks.
<i>Encyclogobius newberryi</i> Tidewater goby	FE February 1994	--	SSC G3/S2S3	Occurs in cool brackish water of lagoons; favoring salinities less than 10 ppt. Favorable habitat includes shallow open water with emergent vegetation.
<i>Actinemys pallida</i> Southern Western pond turtle	--	--	SSC G3G4/S3	Associated with permanent or nearly permanent water bodies. May be active year-round. Most often seen basking above the water line.

SCIENTIFIC NAME COMMON NAME	STATUS (August 2018)			HABITAT REQUIREMENTS
	Federal Status	State Status	CNPS Global Rank/ State Rank	
<i>Phrynosoma blainvillii</i> Coast horned lizard	--	--	SSC G3G4/S3S4	Throughout the foothills and coastal plains from Los Angeles area to northern Baja California. It frequents areas with open vegetation such as chaparral or coastal sage scrub.
<i>Aspidoscelis tigris stejnegeri</i> San Diegan tiger whiptail	--	--	-- G5T3T4/S2S3	Occurs in valley-foothill hardwood, valley-foothill hardwood-conifer, valley-foothill riparian, mixed conifer, pine-juniper, chaparral, desert scrub, desert wash, alkali scrub, and annual grassland.
<i>Anniella stebbensi</i> spp. Legless lizard	--	--	SSC G3G4T3T4Q/S3	Occurs in sparsely vegetated areas of dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks in loose soil and leaf litter. Lives mostly underground. Most active during the morning and evening.
<i>Salvadora hexalepis virgulata</i> Coast patch-nosed snake	--	--	SSC G5T4/S2S3	From San Luis Obispo County, south through the coastal zone, south and west of the deserts, into coastal northern Baja California in semi-arid brushy areas and chaparral in canyons, rocky hillsides, and plains.
<i>Diadophis punctatus modestus</i> San Bernardino ringneck snake	--	--	-- G5T2T3Q/S2?	Occurs in a variety of habitats throughout the state including annual grassland and chaparral. Usually found under rocks, wood, bark, boards and other surface debris, but occasionally seen moving on the surface on cloudy days, at dusk, or at night.
<i>Lampropeltis zonata pulchra</i> San Diego mountain kingsnake	--	--	SSC G4G5/S1S2	Common near rocks & boulders near streams or lakeshores. May also utilize rotting logs and seek cover under dense shrubs.
<i>Thamnophis hammondi</i> Two-striped garter snake	--	--	SSC G4/S3S4	From Monterey County west of the Coast Ranges south through the Transverse and Peninsular ranges into Mexico. Primarily aquatic. Generally found around pools, creeks, cattle tanks, and other water sources, often in rocky areas, in oak woodland, chaparral, brushland, and coniferous forest.
<i>Thamnophis sirtalis</i> ssp. South coast garter snake	--	--	SSC (From Ventura to San Diego) G5T1T2/S1S2	Absent only from Alpine Co. southward (east of the Sierra crest), the southern desert regions, and coastally from northern San Diego Co. south to the Mexican border. Associated with permanent or semi-permanent bodies of water.
<i>Anaxyrus californicus</i> Arroyo toad	FE August 1995	--	SSC G2G3/S2S3	Occurs in washes, arroyos and riparian areas with willows, sycamores, oaks, and cottonwoods along exposed sandy substrates. Tadpoles sift fine sediments for food and are extremely dependant on this specialized habitat.

SCIENTIFIC NAME COMMON NAME	STATUS (August 2018)			HABITAT REQUIREMENTS
	Federal Status	State Status	CNPS Global Rank/ State Rank	
<i>Rana aurora draytonii</i> California red-legged frog	FT May 1996	--	SSC G2G3/S2S3	Occurs in a variety of habitat types, including aquatic, riparian, and upland habitats. They prefer slow moving or deep standing ponds, pools, and streams. They are active all year but in dry years estivate in moist refuges until the late fall rains.
<i>Rana boylei</i> Foothill yellow-legged frog	--	SC	SSC G3/S3	Frequents rocky streams and rivers with rocky substrate and open, sunny banks, in forests, chaparral, and woodlands. Sometimes found in isolated pools, vegetated backwaters, and deep, shaded, spring-fed pools.
<i>Taricha torosa torosa</i> Coast Range newt	--	--	SSC (Monterey County to South) G4/S4	Occurs in wet valley-foothill hardwood, hardwood-conifer, mixed conifer, oak woodlands, coastal scrub, chaparral, and annual grasslands. Adults migrate in large numbers from terrestrial locations to ponds, reservoirs, and sluggish pools in streams to breed.
<i>Phalacrocorax auritus</i> Double-crested cormorant	--	--	WL (Nesting Colony) G5/S4	A yearlong resident along the entire coast of California and on inland lakes, in fresh, salt and estuarine waters. Nests in tall trees.
<i>Ardea Herodias</i> Great blue heron	--	--	-- (Nesting Colony) G5/S4	Common all year throughout most of California, in shallow estuaries and fresh and saline emergent wetlands. Less common along riverine and rocky marine shores, in croplands, pastures, and in mountains above foothills.
<i>Egretta thula</i> Snowy egret	--	--	-- (Nesting Colony) G5/S4	Widespread in California along shores of coastal estuaries, fresh and saline emergent wetlands, ponds, slow-moving rivers, irrigation ditches, and wet fields. Common September to April in coastal lowlands, but rare through summer.
<i>Ardea alba</i> Great egret	--	--	-- (Nesting Colony) G5/S4	Forages in fresh, and saline emergent wetlands, along the margins of estuaries, lakes, and slow-moving streams, on mudflats and salt ponds, and in irrigated croplands and pastures. Nests and roosts in large trees.
<i>Nycticorax nycticorax</i> Black-crowned night-heron	--	--	-- (Nesting Colony) G5/S4	Feeds along the margins of lacustrine, large riverine, and fresh and saline emergent habitats and, rarely, on kelp beds in marine subtidal habitats. Nests and roosts in dense-foliaged trees and dense emergent wetlands.
<i>Accipiter cooperii</i> Cooper's hawk	--	--	WL (Nesting) G5/S4	Dense stands of live oak, riparian deciduous or other forest habitats near water used most frequently. Nests in tree crotches 3-23 m (10-80 ft), but usually 6-15 m (20-50 ft), above the ground.
<i>Asio otis</i> Long-eared owl	--	--	SSC (Nesting) G5/S3?	Riparian habitat required; also uses live oak thickets and other dense stands of trees. Breeds from February through July.

SCIENTIFIC NAME COMMON NAME	STATUS (August 2018)			HABITAT REQUIREMENTS
	Federal Status	State Status	CNPS Global Rank/ State Rank	
<i>Athene cunicularia hypugea</i> Western burrowing owl	--	--	SSC (Burrow Sites & Winter Sites)  G4/S3	Year-round resident throughout much of the state in open dry grassland and desert habitats, and in forb and open shrub stages of pinyon-juniper and ponderosa pine habitats. Breeding season is March to August, but can begin February and extend into December. Usually nests in mammal burrows that they modify.
<i>Calypte costae</i> Costa's hummingbird	--	--	-- (Nesting)  G5/S4	Common in summer and uncommon in winter. Most common and widespread in southern California, but also breeds locally along the western edge of the San Joaquin Valley and the eastern edge of the Sierra Nevada north through Inyo Co. In winter, largely restricted to the southern coast, but also winters on southern deserts. Primary habitats are desert wash, edges of desert riparian and valley foothill riparian, coastal scrub, desert scrub, desert succulent shrub, lower-elevation chaparral, and palm oasis.
<i>Selasphorus rufus</i> Rufous hummingbird	--	--	-- (Nesting)  G5/S1S2	A rare, but regular, winter resident in southern California. Found in a wide variety of habitats that provide nectar-producing flowers; uses valley foothill hardwood, valley foothill hardwood-conifer, riparian, and chaparral habitats during migration; montane riparian, aspen, and high mountain meadows to treeline and above.
<i>Selasphorus sasin</i> Allen's hummingbird	--	--	-- (Nesting)  G5/S4	A common summer resident (January to July) and migrant along most of the California coast. Breeders are most common in coastal scrub, valley foothill hardwood, and valley foothill riparian habitats, but also are common in closed-cone pine-cypress, urban, and redwood habitats. Occurs in a variety of woodland and scrub habitats as a migrant. Although mostly coastal in migration, fairly common in southern mountains in summer and fall migration.
<i>Baeolophus inornatus</i> Oak titmouse	--	--	-- (Nesting)  G4/S4	A common resident in a variety of habitats, but primarily associated with oaks. Occurs in montane hardwood-conifer, montane hardwood, blue, valley, and coastal oak woodlands, and montane and valley foothill riparian habitats in cismontane California, from the Mexican border to Humboldt County.
<i>Campylorhynchus brunneicapillus sandiegensis</i> Coastal cactus wren	--	--	SSC (San Diego & Orange counties)  G5T3Q/S3	Coastal race found in arid parts of westward-draining slopes of southern California; numbers reduced in recent decades. Frequents desert succulent shrub, Joshua tree, and desert wash habitats. Nest usually built in cholla or other large, branching cactus, in yucca, or in stiff-twigged, thorny shrub or small tree.

SCIENTIFIC NAME COMMON NAME	STATUS (August 2018)			HABITAT REQUIREMENTS
	Federal Status	State Status	CNPS Global Rank/ State Rank	
<i>Cistothorus palustris clarkae</i> Marsh wren	--	--	SSC G5T2T3/S2S3	A yearlong resident along northern and central coast, in the Central Valley, and in scattered locations in transmontane California. Migrants and winter residents may occur in any low vegetation growing in water or on damp ground. Breeding is restricted to cattails, bulrushes, sedges, and other vegetation in emergent wetland habitat. In southern California, breeds mainly in Imperial and Colorado River valleys, locally along the coast, and in a few desert wetlands. In the county it breeds primarily in the Antelope Valley at Piute Ponds, at Lake Palmdale, and Elizabeth Lake.
<i>Poliottila californica</i> California gnatcatcher	FT March 1993	--	SSC G3T2/S2	Obligate resident of arid coastal scrub. California buckwheat, coastal sage, and patches of prickly pear cactus are favored. Species nests within the vicinity of California State University Channel Islands.
<i>Empidonax traillii eximius</i> Southwestern willow flycatcher	FE March 1995	SE January 1991	SSC (Nesting) G5T1T2/S1	Summer resident. Breeds in dense riparian vegetation near surface water or saturated soil. Riparian patches used vary in size and shape, and may be a relatively dense, linear contiguous stand or an irregularly shaped mosaic with open areas.
<i>Vireo bellii pusillus</i> Least Bell's vireo	FE May 1986	SE Oct. 1980	SSC (Nesting) G5T2/S2	Frequents riparian habitats. Require dense, almost impenetrable thickets of willow and other low shrubs for nesting. Ground cover in the shrub layer is nearly 100%.
<i>Eremophila alpestris actia</i> California horned lark	--	--	WL G5T3Q/S3	Frequents grasslands and other open habitats with low, sparse vegetation.
<i>Setophaga petechia</i> Yellow warbler	--	--	SSC G5/S3S4	Occurs as a migrant and summer resident from late March through early October; breeds from April to late July in riparian woodlands from coastal and desert lowlands up to 2500 m in Sierra Nevada. Also breeds in montane chaparral and in open ponderosa pine and mixed conifer habitats with substantial amounts of brush.
<i>Icteria virens</i> Yellow-breasted chat	--	--	SSC G5/S3	Occurs as a migrant and in summer primarily from late March to late September in coastal California and in foothills of the Sierra Nevada. Frequents dense, brushy thickets and tangles near water, and thick understory in riparian woodland. In migration, may be found in lower elevations of mountains in riparian habitat.
<i>Aimophila ruficeps canescens</i> Southern California rufous-crowned sparrow	--	--	WL G5T3/S2S3	Mixed chaparral and coastal scrub. Frequents relatively steep, often rocky hillsides with grass and forb patches; also grassy slopes without shrubs, if rock outcrops are present.
<i>Sorex ornatus salicornicus</i> Southern California saltmarsh shrew	--	--	SSC G5T1?/S1	Confined to coastal salt marshes in Los Angeles, Orange, and Ventura counties.

SCIENTIFIC NAME COMMON NAME	STATUS (August 2018)			HABITAT REQUIREMENTS
	Federal Status	State Status	CNPS Global Rank/ State Rank	
<i>Antrozous pallidus</i> Pallid bat	--	--	SSC G5/S3	Habitat includes grassland, shrubland, woodland, and conifer forests. Most common in open, dry habitats with rocky areas for roosting. Roosts in caves, crevices, mines, under bridges, bird and bat boxes, and occasionally hollow trees and buildings. Non-migratory. Birth occurs late June, nursing continues into August.
<i>Lasionycteris noctivagans</i> Silver-haired bat	--	--	- G5/S3S4	In southern California from Ventura and San Bernardino Cos. south to Mexico and on some of the Channel Islands. Summer habitats include coastal and montane coniferous forests, valley foothill woodlands, pinyon-juniper woodlands, and valley foothill and montane riparian habitats. Roosts in hollow trees, snags, buildings, rock crevices, caves, and under bark.
<i>Lasiurus blossevillei</i> Western red bat	--	--	SSC G5/S3?	Feeds over scrublands, grasslands, open woodlands, and croplands. Roosts in foliage of forest and woodland trees. Pups born June. Nursing into August. Migrates to south of range to hibernate.
<i>Myotis ciliolabrum</i> Western small-footed myotis	--	--	-- G5/S3	Occurs in a wide variety of habitats, primarily wooded and brushy uplands near water. Roosts in caves, buildings, mines, crevices, and occasionally under bridges and bark.
<i>Myotis evotis</i> Long-eared myotis	--	--	-- G5/S3	Coniferous woodlands and forests preferred but also brush habitats. Roosts in caves, buildings, snags, crevices, and under bark.
<i>Myotis thysanodes</i> Fringed myotis	--	--	-- G4/S3	In California, occurs in all but the Central Valley and Colorado and Mojave deserts. It occurs in a wide variety of habitats. Optimal habitats are pinyon-juniper, valley foothill hardwood and hardwood-conifer. Roosts in caves, mines, buildings, and crevices.
<i>Myotis volans</i> Long-legged myotis	--	--	-- G5/S3	Forages in chaparral, coastal scrub, Great Basin shrub, and early successional stages of woodlands and forests. Roosts in rock crevices, buildings, under bark, in snags, mines, and caves. Maternity sites under bark or in hollow trees, but occasionally crevices or buildings.
<i>Enmops perotis californicus</i> Greater bonneted bat	--	--	SSC G5T4/S3?	Prefers open arid areas. Crevices, high buildings, trees, and tunnels required for roosting and maternal sites. Pups are born late June through September, nursing continues into early November. Does not migrate or hibernate.
<i>Bassariscus astutus</i> Ringtail	--	--	FP G5/S3S4	Ideal habitat consists a mix of forest and shrub land associated with rocky or riparian habitats. Its principal habitat requirements seem to be den sites among boulders or in hollows of trees with sufficient food in the form of rodents and other small animals.

SCIENTIFIC NAME COMMON NAME	STATUS (August 2018)			HABITAT REQUIREMENTS
	Federal Status	State Status	CNPS Global Rank/ State Rank	
<i>Taxidea taxus</i> American badger	--	--	SSC G5/S4	Prefers dry open stages of most shrub, forest, and herbaceous habitats, with friable soils.
<i>Neotoma lepida intermedia</i> San Diego desert woodrat	--	--	SSC G5T3?/S3?	Joshua tree, pinyon-juniper, mixed and chamise-redshank chaparral, sagebrush, and most desert habitats with rocky outcrops and substrates. Houses are constructed with twigs, sticks, cactus parts, and rocks, and are used for nesting, food caching, and predator escape.
<i>Microtus californicus stephensi</i> South coast marsh vole	--	--	SSC G5T1T2/S1S2	Occurs from Santa Barbara County south to Orange County in coastal salt marshes dominated by pickleweed.
<i>Lepus californicus bennetti</i> San Diego black-tailed jackrabbit	--	--	SSC G5T3?/S3?	Abundant at lower elevations in herbaceous and desert-shrub areas and open, early stages of forest and chaparral habitats.

### Special-Status Species Occurrence Potential

Important factors to consider when evaluating potential for special-status species to occur are geographic location, elevation, substrate and chemistry, vegetation type and structure, microhabitats, and fire history. The survey area has an elevation ranging from about 255 feet (78 meters) - 555 feet (169 meters) and dominated by scrub habitats. According to the U.S. Department of Agriculture Soil Conservation Service's Soil Survey, the dominant soils that occur on the property are Chumash-Boades-Malibu association (30% to 75% slopes) and Cumulic Haploxerolls (0 to 9% slopes). The major components of the Chumash-Boades-Malibu association are Chumash, Boades, and Malibu. The typical profile of Chumash is described as gravelly loam (A - 0 to 7 inches) and soft, weathered bedrock (Cr - 7 to 17 inches). Parent material is colluvium and/or residuum derived from sandstone and shale. It is somewhat excessively drained and has surface pH 6.8. The typical profile of Boades is described as loam (A1 - 0 to 2 inches), loam (A2 - 2 to 14 inches), and soft, weathered bedrock (Cr - 14 to 24 inches). Parent material is colluvium and/or residuum derived from sandstone and shale. It is well drained and has surface pH 6.0. The typical profile of Malibu is described as loam (A - 0 to 19 inches), clay (2Bt - 19 to 27 inches), and weathered bedrock (2Cr - 27 to 37 inches). Parent material is colluvium and/or residuum derived from interbedded sandstone and shale. It is moderately well drained and has surface pH 6.4. Minor components are Pachic Argixerolls, Rock outcrop, and Cotharin. The typical profile of Cumulic Haploxerolls (0 to 9 % slopes) is described as stratified sandy loam (A - 0 to 16 inches), stratified clay loam (2Bk - 16 to 69 inches), which overlies extremely gravelly coarse sand (3C - 69 to 83 inches). Parent material is alluvium derived from volcanic and sedimentary rock. It is well drained and has pH 7. Minor components include Cumulic Haploxerolls, clayey, Riverwash, Danville, coastal, and Typic Argixerolls.

## Soil Map



Based on geographic location, elevation, soil types and substrates, soil and substrate chemistry, known habitat associations, and the extent and quality of habitat on the property, the biologists determined that 20 of the 69 special-status plant species considered had moderate to high potential to occur throughout the property. During the site visit on April 4, 2019, the biologists observed Catalina mariposa lily (*Calochortus catalinae* S. Watson); a CNPS Rank 4 species. The biologists also determined that 16 of the 63 special status wildlife species considered have moderate to high potential to occur including California gnatcatcher (*Polioptila californica*), a federally listed species; however, the biologists did not observe or otherwise detect any of them during the surveys. Legless lizard is expected to occur. The biologists did not observe any legless lizards, however, the species is very difficult to detect even during focused raking surveys due to inefficiency of the method in particular types of habitats. The biologists conducted the site surveys in March, April, May, and June 2018 when the majority of the special-status species considered, in this assessment, would have been most detectable. That said, some species are very cryptic (coast horned lizard), some spend most of their time underground (legless lizard) or under dead and decaying debris, or leaf litter, and in between root structures of shrubs, and others are active only at night. The biologists did not conduct any protocol level surveys or night-time surveys. Biologist Andrew McGinn Forde holds a federal permit that authorizes him to survey for California gnatcatcher. He has held the permit for more than 10 years and is very familiar with the species. He did not detect any gnatcatchers during the site surveys. Although he did not conduct protocol level surveys, he does not believe it necessary to do so because if present, he would have most likely detected them given the timing of the site surveys.



## Special-Status Species Known to Occur in Region &amp; Potential for Occurrence

Map Key	Source	Scientific Name Common Name	Habitat Present	Habitat Adequate (Notes)	Acreage Impacted	Occurrence Potential
		<i>Abronia maritima</i> Red sand verbena	No	No  The property lacks coastal dunes.		NOT EXPECTED
SSP1		<i>Asplenium verspertinum</i> Maxon Western spleenwort	Yes	Yes  The biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	HIGH
SSP1		<i>Astragalus brauntonii</i> Parish Braunton's milk-vetch	Yes	Yes  The entire property consists of suitable habitat elements; however, the biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	MODERATE
		<i>Astragalus pycnostachyus</i> Gray var. <i>lanosissimus</i> (Rydb.) Munz & McBurn. Ventura marsh milk-vetch	No	No  The property lacks coastal dunes, marshes, and swamps.		NOT EXPECTED
		<i>Astragalus tener</i> Gray var. <i>titi</i> (Eastw.) Barneby Coastal dunes milk-vetch	No	No  The property lacks coastal dunes, coastal bluffs, and prairie habitats.		NOT EXPECTED
SSP1		<i>Atriplex coulteri</i> (Moq.) D. Dietr. Coulter's saltbush	Yes	Yes  The entire property consists of suitable habitat elements; however, the biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	HIGH
		<i>Atriplex parishii</i> Wats. Parish's brittle scale	No	No  The property lacks chenopod scrub, playas, and vernal pool habitats.		NOT EXPECTED

Map Key	Source	Scientific Name Common Name	Habitat Present	Habitat Adequate (Notes)	Acreage Impacted	Occurrence Potential
		<i>Atriplex serenana</i> A. Nels. var. <i>dauidsonii</i> (Standl.) Munz  Davidson's saltscale	No	No  The soils on the property range from acidic to neutral. There are no alkaline soils. The biologists did not observe the species during the site surveys.		NOT EXPECTED
		<i>Baccharis malibuensis</i> Beauchamp & Henrickson  Malibu baccharis	No	No  The property lacks Conejo Volcanics. The biologists did not observe the species during the site surveys.		NOT EXPECTED
SSP1		<i>Calandrinia breweri</i> S. Watson  Brewer's calandrinia	Yes	Yes  The entire property consists of suitable habitat elements; however, the biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	HIGH
		<i>California macrophylla</i> (Hook.&Arn.) Aldas, Navarro, Vargas, Saez & Aedo  Round-leaved filaree	No	No  The property lacks woodlands and the non-native grassland is very limited in extent.		NOT EXPECTED
		<i>Calystegia sepium</i> (L.) R. Br. ssp. <i>binghamiae</i> (E. Greene) Brummitt  Santa Barbara morning-glory	No	No  The property lacks coastal marshes and swamps.		NOT EXPECTED
SSP1		<i>Calochortus catalinae</i> S. Watson  Catalina mariposa lily	Yes	Yes  The entire property consists of suitable habitat elements; however, the biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	OBSERVED
SSP1		<i>Calochortus clavatus</i> S. Watson var. <i>clavatus</i>  Club-haired mariposa lily	Yes	Yes  The property appears to lack serpentine clay and rocky soils.	~ 1.58 acres (68,825 sq. ft.)	LOW
SSP1		<i>Calochortus clavatus</i> S. Watson var. <i>gracilis</i> Ownbey  Slender mariposa lily	Yes	Yes  The property lacks shady slopes and is below this species elevation range.	~ 1.58 acres (68,825 sq. ft.)	LOW

Map Key	Source	Scientific Name Common Name	Habitat Present	Habitat Adequate (Notes)	Acreage Impacted	Occurrence Potential
SSP1		<i>Calochortus plummerae</i> E. Greene Plummer's mariposa lily	Yes	Yes  The entire property consists of suitable habitat elements; however, the biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	HIGH
SSP1		<i>Camissoniopsis lewisii</i> (P.H. Raven) W.L. Wagner & Hoch Lewis' evening primrose	Yes	Yes  The entire property consists of suitable habitat elements; however, the biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	MODERATE
		<i>Canbya candida</i> Parry White pygmy-poppy	No	No  The property lacks suitable habitat elements.		NOT EXPECTED
		<i>Centromadia parryi</i> (Greene) Greene ssp. <i>australis</i> (Keck) B.G. Baldwin Southern tarplant	No	No  The property lacks marshes, swamps, and vernal pools and the annual grassland is very limited in extent.		NOT EXPECTED
SSP1		<i>Cercocarpus betuloides</i> Torrey & A. Gray var. <i>blanchea</i> (C. Snyder) Little Island mountain mahogany	Yes	Yes  The entire property consists of suitable habitat elements; however, the biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	LOW
		<i>Chaenactis glabriuscula</i> DC var. <i>orcuttiana</i> (Greene) H.M. Hall Orcutt's pincushion	No	No  The property lacks coastal dunes and coastal bluff scrub.		NOT EXPECTED
		<i>Chloropyron maritimum</i> (Benth.) A. Heller ssp. <i>maritimum</i> Salt marsh bird's-beak	No	No  The property lacks coastal dunes, marshes, and swamps.		NOT EXPECTED
SSP1		<i>Chorizanthe parryi</i> Wats. var. <i>fernandina</i> (Wats.) Jeps. San Fernando Valley spineflower	Yes	Yes  Species range is restricted to areas north of Highway 101.	~ 1.58 acres (68,825 sq. ft.)	NOT EXPECTED

Map Key	Source	Scientific Name Common Name	Habitat Present	Habitat Adequate (Notes)	Acreage Impacted	Occurrence Potential
SSP1		<i>Chorizanthe parryi</i> S. Watson var. <i>parryi</i> Parry's spineflower	Yes	Yes  The entire property may consist of suitable habitat elements; however, the biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	MODERATE
		<i>Convolvulus simulans</i> Perry Small-flowered morning glory	No	No  The property lacks seeps and serpentine ridges.		NOT EXPECTED
SSP1		<i>Deinandra minthornii</i> (Jeps.) B.G. Baldwin Santa Susana tarplant	Yes	Yes  There are minor rocky outcrops on the property; however, the biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	LOW
		<i>Didymodon norrisii</i> Norris' beard moss	No	No  The property lacks wet sheet drainages.	~ 1.58 acres (68,825 sq. ft.)	NOT EXPECTED
		<i>Dodecagema leptoceras</i> (Gray) Rev. & Hardham Slender-horned spineflower	No	No  The property lacks alluvial fans.		NOT EXPECTED
SSP1		<i>Delphinium parryi</i> Gray ssp. <i>blochmaniae</i> (Greene) Lewis & Epl. Dune larkspur	Yes	Yes  The property lacks dune habitats and chaparral is very limited.  The biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	LOW
SSP1		<i>Dithyrea maritima</i> A. Davids. Beach spectaclepod	Yes	Yes  Soils on the property are described as loams, gravelly loams, and sandy loams.  The biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	LOW

Map Key	Source	Scientific Name Common Name	Habitat Present	Habitat Adequate (Notes)	Acreage Impacted	Occurrence Potential
SSP1	CNDD B BIOS	<i>Dudleya blochmaniae</i> (Eastw.) Moran ssp. <i>blochmaniae</i>  Blochman's dudleya	Yes	Yes  Coastal scrub dominates the entire property. The soils on the property are described as loams, gravelly loams, and sandy loams, not clays. The biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	LOW
		<i>Dudleya cymosa</i> (Lemaire) Britton & Rose ssp. <i>agourensis</i> K. Nakai  Agoura Hills dudleya	No	No  Species range is restricted.		NOT EXPECTED
		<i>Dudleya cymosa</i> (Lem.) Britt. & Rose ssp. <i>marcescens</i> Moran  Marcescent dudleya	No	No  The property lacks sheer volcanic surfaces.		NOT EXPECTED
		<i>Dudleya cymosa</i> (Lem.) Britt. & Rose ssp. <i>ovatifolia</i> (Britt.) Moran  Santa Monica Mountains dudleya	No	No  The property lacks volcanic and sedimentary conglomerates.		NOT EXPECTED
		<i>Dudleya multicaulis</i> (Rose) Moran  Many-stemmed dudleya	No	No  Coastal scrub dominates the entire property. The soils on the property are described as loams, gravelly loams, and sandy loams, not clays. The biologists did not observe the species during the site surveys.		NOT EXPECTED
		<i>Dudleya parva</i> Rose & Davids.  Conejo dudleya	No	No  The property lacks Conejo volcanics.		NOT EXPECTED
		<i>Dudleya verityi</i> K. Nakai  Verity's dudleya	No	No  The property lacks Conejo volcanics.		NOT EXPECTED
		<i>Eriogonum crocatum</i> A. Davids.  Conejo buckwheat	No	No  The property lacks Conejo volcanics.		NOT EXPECTED

Map Key	Source	Scientific Name Common Name	Habitat Present	Habitat Adequate (Notes)	Acreage Impacted	Occurrence Potential
		<i>Hordeum intercedens</i> Nevski Vernal barley	No	No  The property lacks vernal pools, saline streambeds, and alkaline flats.		NOT EXPECTED
SSP1		<i>Horkelia cuneata</i> Lindl. var. <i>puberula</i> (Rydb.) Ertter & Reveal Mesa horkelia	Yes	Yes  The entire property consists of suitable habitat elements; however, the biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	MODERATE
SSP1		<i>Isocoma menziesii</i> (H. & A.) G. Nesom var. <i>decumbens</i> (Greene) G. Nesom Decumbent goldenbush	Yes	Yes  The entire property consists of suitable habitat elements; however, the biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	MODERATE
SSP1		<i>Juglans californica</i> S. Watson Southern California black walnut	Yes	Yes  The entire property consists of suitable habitat elements; however, the biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	LOW
SSP1		<i>Harpagonella palmeri</i> A. Gray Palmer's grapplinghook	Yes	Yes  Coastal scrub dominates the entire property. The soils on the property are described as loams, gravelly loams, and sandy loams, not clays. The biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	LOW
		<i>Lasthenia glabrata</i> Lindl. ssp. <i>coulteri</i> (Gray) Ornduff Coulter's goldfields	No	No  The property lacks coastal salt marshes, swamps, plays, and vernal pools. The non-native annual grassland is very limited and soils are described as ranging from acidic to neutral.		NOT EXPECTED
SSP1		<i>Lepechinia fragrans</i> (Greene) Epl. Fragrant pitcher sage	Yes	Yes  The biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	LOW

Map Key	Source	Scientific Name Common Name	Habitat Present	Habitat Adequate (Notes)	Acreage Impacted	Occurrence Potential
SSP1		<i>Lepidium virginicum</i> L. var. <i>robinsonii</i> (Thell.) Hitchc. Robinson's pepper-grass	Yes	Yes  Coastal scrub dominates the entire property; however, the biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	HIGH
		<i>Lilium humboldtii</i> Roezl & Leichtlin ssp. <i>ocellatum</i> (Kellogg) Thorne Ocellated Humboldt lily	No	No  The property lacks suitable habitat elements.		NOT EXPECTED
SSP1		<i>Malacothamnus davidsonii</i> (Rob.) Greene Davidson's bush-mallow	Yes	Yes  Coastal scrub dominates the entire property; however, the biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	MODERATE
SSP1		<i>Mobergia calculiformis</i> (W.A. Weber) H. Mayrhofer & Sheard Light gray lichen	Yes	Yes  The property appears to lack basalts.	~ 1.58 acres (68,825 sq. ft.)	LOW
SSP1		<i>Monardella hypoleuca</i> A. Gray ssp. <i>hypoleuca</i> White-veined monardella	Yes	Yes  The property appears to lack rich soils and there are no shady canyons.	~ 1.58 acres (68,825 sq. ft.)	LOW
		<i>Monardella sinuata</i> Elvin & A.C. Sanders ssp. <i>sinuata</i> Southern curly-leaved monardella	Yes	Yes  Coastal scrub dominates the entire property. The soils on the property are described as loams, gravelly loams, and sandy loams, not clays. The biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	LOW
		<i>Nama stenocarpum</i> Gray Mud nama	No	No  The property lacks marshes, swamps, lakes, and rivers.		NOT EXPECTED
SSP1		<i>Navarretia ojaiensis</i> Elvin, J.M. Porter & L.M. Johnson Ojai navarretia	Yes	Yes  Coastal scrub dominates the entire property; however, the biologists did not observe the species during the site surveys. The property is just below the species known elevation range.	~ 1.58 acres (68,825 sq. ft.)	MODERATE

Map Key	Source	Scientific Name Common Name	Habitat Present	Habitat Adequate (Notes)	Acreage Impacted	Occurrence Potential
SSP1		<i>Nolina cismontana</i> Dice Chaparral nolina	Yes	Yes  Coastal scrub dominates the entire property; however, the rock outcrops are minor. The biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	LOW
		<i>Orcuttia californica</i> Vasey California Orcutt grass	No	No  The property lacks vernal pools.		NOT EXPECTED
		<i>Pentachaeta lyonii</i> Gray Lyon's pentachaeta	No	No  The property lacks pocket grasslands.		NOT EXPECTED
SSP1		<i>Phacelia hubbii</i> (J.F. Macbr.) L.M. Garrison Hubby's phacelia	Yes	Yes  Coastal scrub dominates the entire property; however, the biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	MODERATE
SSP1		<i>Phacelia ramosissima</i> var. <i>australioralis</i> South coast branching phacelia	Yes	Yes  Coastal scrub dominates the entire property; however, the biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	MODERATE
SSP1		<i>Piperia michaelii</i> (Greene) Rydb. Michael's rein orchid	Yes	Yes  Coastal scrub dominates the entire property; however, the biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	MODERATE
SSP1		<i>Pseudognaphalium leucocephalum</i> White rabbit-tobacco	Yes	Yes  Coastal scrub dominates the entire property; however, the biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	HIGH
		<i>Plagiobryoides vinosula</i> (Cardot) J.R. Spence Wine-colored tufa moss	No	No  The property lacks suitable habitat elements.		NOT EXPECTED



Map Key	Source	Scientific Name Common Name	Habitat Present	Habitat Adequate (Notes)	Acreage Impacted	Occurrence Potential
SSP1		<i>Quercus dumosa</i> Nutt. Nuttall's scrub oak	Yes	Yes  Coastal scrub dominates the entire property; however, the biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	LOW
SSP1		<i>Selaginella cinerascens</i> A. A. Eaton Ashy spike moss	Yes	Yes  Coastal scrub dominates the entire property; however, the biologists did not observe the species during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	HIGH
		<i>Senecio aphanactis</i> Greene Chaparral ragwort	No	No  The property lacks alkaline flats.		NOT EXPECTED
		<i>Sidalcea neomexicana</i> Gray Salt spring checkerbloom	No	No  The property lacks alkaline substrates.		NOT EXPECTED
		<i>Suaeda esteroa</i> Ferren & Whitmore Estuary seablite	No	No  The property lacks marshes and swamps.		NOT EXPECTED
SSP1		<i>Texosporium sancti-jacobi</i> (Tuck.) Nadv. ex Tibell & Hoffsten Woven-spored lichen	Yes	Yes  Coastal scrub dominates the entire property; however, it is below the species known elevation range.	~ 1.58 acres (68,825 sq. ft.)	MODERATE
		<i>Thelypteris puberula</i> (Baker) C. Morton var. <i>sonorensis</i> A.R. Smith Sonoran maiden fern	No	No  The property lacks meadows, seeps, and there are no suitable streams.		NOT EXPECTED
SSP1		<i>Tortula californica</i> Bartr. California screw moss	Yes	Yes  Coastal scrub dominates the entire property; however, the biologists did not observe the species during the site surveys.		MODERATE

Map Key	Source	Scientific Name Common Name	Habitat Present	Habitat Adequate (Notes)	Acreage Impacted	Occurrence Potential
SSP1		<i>Helminthoglypta traskii traskii</i> Trask shoulderband	Yes	Yes The entire property is suitable for this species.	~ 1.58 acres (68,825 sq. ft.)	HIGH
SSP1		<i>Helminthoglypta tudiculata convicta</i> Southern shoulderband	Yes	Yes The entire property is suitable for this species.	~ 1.58 acres (68,825 sq. ft.)	HIGH
		<i>Haplotrema caelatum</i> Slotted lancetooth	No	No The property lacks palustrine habitats.		NOT EXPECTED
		<i>Tryonia imitator</i> Mimic tryonia (=California brackishwater snail)	No	No The property lacks salt marshes and estuarine habitats		NOT EXPECTED
		<i>Cicindela birticollis grvida</i> Sandy beach tiger beetle	No	No The property lacks sandy swales, dunes, and beaches.		NOT EXPECTED
		<i>Cicindela senilis frosti</i> Senile tiger beetle	No	No The property lacks salt marsh and mud flats.		NOT EXPECTED
		<i>Cicindela gabbii</i> Western tidal-flat tiger beetle	No	No The property lacks salt marsh, tidal flats, and beaches.		NOT EXPECTED
		<i>Coelus globosus</i> Globose dune beetle	No	No The property lacks dunes and hummocks.		NOT EXPECTED
		<i>Carolella busckana</i> Busck's gallmoth	No	No The property lacks conifers.		NOT EXPECTED
		<i>Danaus plexippus</i> Monarch butterfly (Overwintering Population)	No	No The property lacks conifer and eucalyptus groves		NOT EXPECTED
		<i>Panoquina errans</i> Wandering (=saltmarsh) skipper	No	No The property lacks patches of <i>Distichlis spicata</i>		NOT EXPECTED
SSP1		<i>Bombus crotchii</i> Crotch bumble bee	Yes	Yes Food plants occur on the property.	~ 1.58 acres (68,825 sq. ft.)	HIGH

Map Key	Source	Scientific Name Common Name	Habitat Present	Habitat Adequate (Notes)	Acreage Impacted	Occurrence Potential
		<i>Oncorhynchus mykiss irideus</i> Southern steelhead	No	No The drainage lacks suitable habitat elements.		NOT EXPECTED
		<i>Gila orcutti</i> Arroyo chub	No	No The drainage lacks suitable habitat elements.		NOT EXPECTED
		<i>Encyclogobius newberryi</i> Tidewater goby	No	No The drainage lacks suitable habitat elements.		NOT EXPECTED
		<i>Actinemys pallida</i> Southern Western pond turtle	No	No The drainage lacks suitable habitat elements.		NOT EXPECTED
SSP1		<i>Phrynosoma blainvillii</i> Coast horned lizard	Yes	Yes The entire property is suitable for this species.	~ 1.58 acres (68,825 sq. ft.)	HIGH
SSP1		<i>Aspidoscelis tigris stejnegeri</i> San Diegoan tiger whiptail	Yes	Yes The entire property is suitable for this species.	~ 1.58 acres (68,825 sq. ft.)	HIGH
SSP1		<i>Anniella stebbensi</i> spp. Legless lizard	Yes	Yes The entire property is suitable for this species.	~ 1.58 acres (68,825 sq. ft.)	EXPECTED
SSP1		<i>Salvadora hexalepis virgultea</i> Coast patch-nosed snake	Yes	Yes The entire property is suitable for this species.	~ 1.58 acres (68,825 sq. ft.)	MODERATE
SSP1		<i>Diadophis punctatus modestus</i> San Bernardino ringneck snake	Yes	Yes The entire property is suitable for this species.	~ 1.58 acres (68,825 sq. ft.)	HIGH
SSP1		<i>Lampropeltis zonata pulchra</i> San Diego mountain kingsnake	Yes	Yes The entire property is suitable for this species.	~ 1.58 acres (68,825 sq. ft.)	MODERATE
		<i>Thamnophis hammondi</i> Two-striped garter snake	No	No		NOT EXPECTED
		<i>Thamnophis sirtalis</i> ssp. South coast garter snake	No	No		NOT EXPECTED

Map Key	Source	Scientific Name Common Name	Habitat Present	Habitat Adequate (Notes)	Acreage Impacted	Occurrence Potential
		<i>Anaxyrus californicus</i> Arroyo toad	No	No The property lacks suitable habitat elements.		NOT EXPECTED
		<i>Rana aurora draytonii</i> California red-legged frog	No	No The property lacks suitable habitat elements.		NOT EXPECTED
		<i>Rana boylei</i> Foothill yellow-legged frog	No	No The property lacks suitable habitat elements.		NOT EXPECTED
		<i>Taricha torosa torosa</i> Coast Range newt	No	No The property lacks suitable habitat elements.		NOT EXPECTED
		<i>Phalacrocorax auritus</i> Double-crested cormorant	No	No The property lacks suitable habitat elements.		NOT EXPECTED
		<i>Ardea Herodias</i> Great blue heron	No	No The property lacks suitable habitat elements.		NOT EXPECTED
		<i>Egretta thula</i> Snowy egret	No	No The property lacks suitable habitat elements.		NOT EXPECTED
		<i>Ardea alba</i> Great egret	No	No The property lacks suitable habitat elements.		NOT EXPECTED
		<i>Nycticorax nycticorax</i> Black-crowned night-heron	No	No The property lacks suitable habitat elements.		NOT EXPECTED
		<i>Accipiter cooperii</i> Cooper's hawk	No	No The property lacks suitable habitat elements.		NOT EXPECTED
		<i>Asio otis</i> Long-eared owl	No	No The property lacks suitable habitat elements.		NOT EXPECTED
		<i>Athene cunicularia hypugea</i> Western burrowing owl	No	No The property lacks suitable habitat elements.		NOT EXPECTED

Map Key	Source	Scientific Name Common Name	Habitat Present	Habitat Adequate (Notes)	Acreage Impacted	Occurrence Potential
SSP1		<i>Calypte costae</i> Costa's hummingbird	Yes	Yes The entire property is suitable for this species.	~ 1.58 acres (68,825 sq. ft.)	HIGH
SSP1		<i>Selasphorus rufus</i> Rufous hummingbird	Yes	Yes The entire property is suitable for this species.	~ 1.58 acres (68,825 sq. ft.)	HIGH
SSP1		<i>Selasphorus sasin</i> Allen's hummingbird	Yes	Yes The entire property is suitable.	~ 1.58 acres (68,825 sq. ft.)	HIGH
		<i>Baeolophus inornatus</i> Oak titmouse	No	No The property lacks trees.		NOT EXPECTED
		<i>Campylorhynchus brunneicapillus sandiegensis</i> Coastal cactus wren	No	No The property lacks cacti and trees.		NOT EXPECTED
		<i>Cistothorus palustris clarkae</i> Marsh wren	No	No The property lacks suitable habitat elements.		NOT EXPECTED
		<i>Polioptila californica</i> California gnatcatcher	Yes	Yes The entire property is suitable for this species. Coastal sage scrub dominates but it lacks prickly pear. Andrew McGinn Forde is federally permitted to survey for this species. He did not observe any individuals during the surveys but did not conduct protocol level surveys.	~ 1.58 acres (68,825 sq. ft.)	LOW
		<i>Empidonax traillii extimus</i> Southwestern willow flycatcher	No	No The property lacks suitable habitat elements.		NOT EXPECTED
		<i>Vireo bellii pusillus</i> Least Bell's vireo	No	No The property lacks suitable habitat elements.		NOT EXPECTED
		<i>Eremophila alpestris actia</i> California horned lark	Yes	Yes The entire property is suitable for this species.	~ 1.58 acres (68,825 sq. ft.)	HIGH
		<i>Setophaga petechia</i> Yellow warbler	No	No The property lacks suitable habitat elements.		NOT EXPECTED

Map Key	Source	Scientific Name Common Name	Habitat Present	Habitat Adequate (Notes)	Acreage Impacted	Occurrence Potential
		<i>Icteria virens</i> Yellow-breasted chat	No	No The property lacks suitable habitat elements.		NOT EXPECTED
SSP1		<i>Aimophila ruficeps canescens</i> Southern California rufous-crowned sparrow	Yes	Yes The entire property is suitable for this species.	~ 1.58 acres (68,825 sq. ft.)	HIGH
		<i>Sorex ornatus salicornicus</i> Southern California saltmarsh shrew	No	No The property lacks suitable habitat elements.		NOT EXPECTED
		<i>Antrozous pallidus</i> Pallid bat	No	No The property lacks suitable habitat elements.		NOT EXPECTED
		<i>Lasionycteris noctivagans</i> Silver-haired bat	No	No The property lacks suitable habitat elements.		NOT EXPECTED
		<i>Lasiurus blossevillei</i> Western red bat	No	No The property lacks suitable habitat elements.		NOT EXPECTED
		<i>Myotis ciliolabrum</i> Western small-footed myotis	No	No The property lacks suitable habitat elements.		NOT EXPECTED
		<i>Myotis evotis</i> Long-eared myotis	No	No The property lacks suitable habitat elements.		NOT EXPECTED
		<i>Myotis thysanodes</i> Fringed myotis	No	No The property lacks suitable habitat elements.		NOT EXPECTED
		<i>Myotis volans</i> Long-legged myotis	No	No The property lacks suitable habitat elements.		NOT EXPECTED
		<i>Eumops perotis californicus</i> Greater bonneted bat	No	No The property lacks suitable habitat elements.		NOT EXPECTED
		<i>Bassariscus astutus</i> Ringtail	No	No The property lacks potential den sites.		NOT EXPECTED

Map Key	Source	Scientific Name Common Name	Habitat Present	Habitat Adequate (Notes)	Acreage Impacted	Occurrence Potential
SSP1		<i>Taxidea taxus</i> American badger	Yes	Yes  The property consists of suitable habitat elements; however, the biologists did not observe any dens.	~ 1.58 acres (68,825 sq. ft.)	MODERATE
SSP1		<i>Neotoma lepida intermedia</i> San Diego desert woodrat	Yes	Yes  The biologists observed woodrat houses on the property. The houses were likely built by big-eared woodrat but San Diego Desert woodrat cannot be ruled out.	~ 1.58 acres (68,825 sq. ft.)	HIGH
		<i>Microtus californicus stephensi</i> South coast marsh vole	No	No  The property lacks suitable habitat elements.		NOT EXPECTED
SSP1		<i>Lepus californicus bennetti</i> San Diego black-tailed jackrabbit	Yes	Yes  The property consists of suitable habitat elements; however, the biologists did not observe any individuals during the site surveys.	~ 1.58 acres (68,825 sq. ft.)	MODERATE

### Nesting Bird Summary

The Migratory Bird Treaty Act protects the majority of migratory birds breeding in the US. The Act specifically states that it is illegal "... for anyone to take ... any migratory bird ... nests, or eggs."<sup>29</sup> "Take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.<sup>30</sup> The California Fish & Game Code protects the nest or eggs of all birds and specifically states, "that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird."<sup>31</sup> The Code defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."<sup>32</sup> The CDFW recognizes the breeding season in southern California as occurring between February and September; however, a number of species can nest outside this timeframe.<sup>33</sup> For example, Anna's hummingbird nests mid-December to mid-August and mourning dove typically nests February to September but can nest year round.<sup>34</sup> The biologists observed these species during the site visits and are expected to use all plant communities for nesting. Given the above, the potential for birds to nest at the property throughout most of the year is high. Special-status birds with potential to nest at the property include California horned lark (*Eremophila alpestris actia*) and southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*).

29 16 U.S.C. §§ 703-712, Migratory Bird Treaty Act of 1918 as amended 1936, 1960, 1968, 1969, 1974, 1978, 1986 and 1989

30 50 C.F.R. § 10.12

31 CAL. Fish & Game Code § 3503

32 CAL. Fish & Game Code § 86

33 CAL. Fish & Wildlife, Personal Communication, 2017

34 CAL. Fish & Game, Wildlife & Habitat Data Analysis Branch, California's Wildlife, Volume II: Birds, 1988 – 1990, Paul J. Baicich and J. O. Harrison. A Guide to the Nests, Eggs, and Nestlings of North American Birds, 1997. Harrison, C. A Field Guide to the Nests, Eggs and Nestlings of North American birds, 1978

### Habitat Suitable for Special-Status Species



### 3.3 - Wildlife Movement and Connectivity

Wildlife movement or connectivity features, or evidence thereof, were not found within the survey area(s).

The National Park Service and other agencies have expressed concerns about the adverse effects of urbanization on wildlife, particularly the fragmentation of habitat areas, which prevents the freedom of movement that species need. Preservation of linkages between large blocks of core habitat is of the utmost importance in Southern California and preservation through linkages is a primary objective. In general, a linkage is a feature that connects at least two blocks of habitat.<sup>35</sup> The assumed function of a linkage is to facilitate dispersal of individuals between blocks of habitat, allowing for long-term genetic interchange (and for re-colonization of blocks of habitat from which populations have been locally extirpated).<sup>36</sup>

#### Connectivity Features

The biologists reviewed Ventura County's Regional Wildlife Corridors map, Waterbodies of Ventura County map, recent high-resolution aerial photos, topographic maps, and other resources. There are no documented corridors or linkages within the survey area or in the immediate vicinity of the property. That said, wildlife is currently able to move through the property unimpeded.

<sup>35</sup> Hobbs, R. J., 1992. *The Role of Corridors in Conservation: Solution or Bandwagon?* *Trends in Evolutionary Ecology* 7(11):389-392

<sup>36</sup> Rosenberg, D. K., B. R. Noon, and E. C. Meslow, 1997. *Biological Corridors: Form, Function, and Efficacy*. *Bioscience*: November: 677



## Section 4: Recommended Impact Assessment & Mitigation

### 4.1 - Sufficiency of Biological Data

#### Additional information needed to make CEQA findings and develop mitigation measures:

None

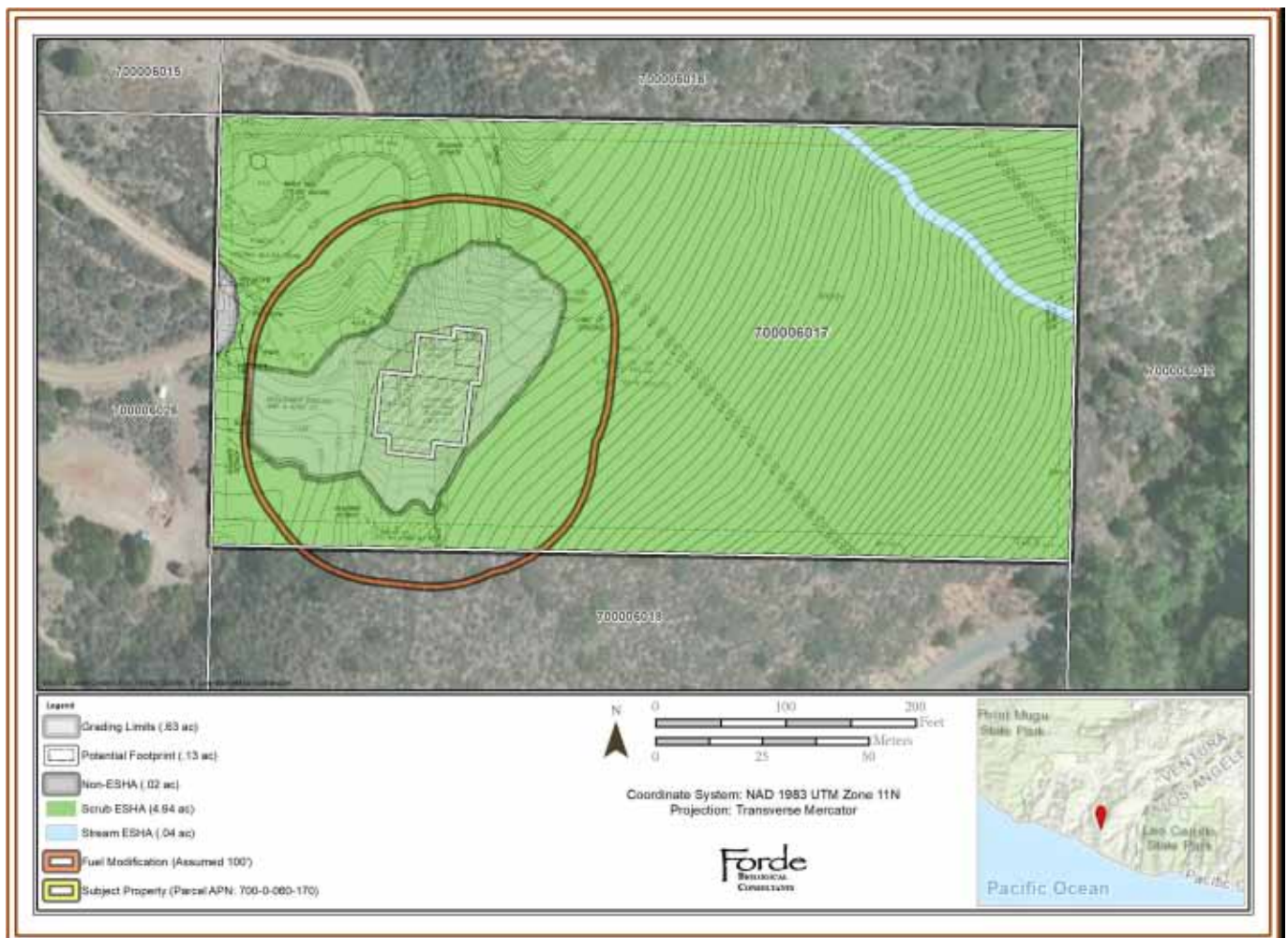
#### Additional biology-related surveys or permits needed prior to issuance of land use permit:

The applicant accepts that CDFW may potentially take jurisdiction over the erosion feature described in this ISBA. That being the case, the applicant will submit a Streambed Alteration Agreement Package to the CDFW. All documentation between the applicant and CDFW will also be provided to County of Ventura Planning Department.

### 4.2 - Impacts and Mitigation

The proposed project (footprint & grading limits) will affect approximately 39,038 sq. ft. (~0.89 acres) and fuel modification will affect approximately ~41,382 sq. ft. (~0.95 acres) of native habitat, which meets the California Coastal Commissions ESHA definition. The total amount of ESHA affected will be 1.84 acres (see Impact Analysis Map).

#### Impact Analysis Map



The ESHA is suitable habitat for a number of special-status plants; however, the biologists did not observe any during the surveys. Based on the review and the field surveys, the biologists now consider the potential for special-status plants to occur, to be low. The ESHA is also suitable habitat for a number of special-status wildlife. Although the biologists did not observe any special-status wildlife species, there is potential for them to occur. Special-status wildlife species with potential to occur include trask shoulderband snail, southern shoulderband snail, crotch bumble bee, coast horned lizard, San Diegan tiger whiptail, legless lizard, San Bernardino ringneck snake, coast patch-nosed snake, San Diego mountain kingsnake, south coast garter snake, California horned lark, Southern California rufous-crowned sparrow, and San Diego desert woodrat.

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## A. Species

Project: PS-M; Cumulative: PS-M

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### Special-Status Plants

The biologists observed Catalina mariposa lily on the property, a CNPS Rank 4 species. The majority of the individuals observed occur on the east-facing slope of the property. A few occur within the proposed development envelope and fuel modification zone. This species often thrives after fires or other disturbances such as fuel modification.

*Significance Finding – Project Impacts:* No Impact

*Significance Finding – Cumulative Impacts:* No Impact

#### MM1 - Catalina Mariposa Lily Avoidance

##### *Purpose:*

To protect Catalina mariposa lily by reducing the potential for direct mortality.

##### *Requirement:*

1. Annual fuel modification shall be conducted early March before individuals break dormancy and/or late May, after the majority of individuals have bloomed.

##### *Documentation:*

The county shall include this measure as part of the proposed project.

##### *Timing:*

Survey and any necessary relocation to occur 3 to 7 days before clearing, grubbing, & grading activities occur.

##### *Monitoring and Reporting:*

Monitoring is not required. Report per above.

### Special-Status Wildlife

The project will affect approximately 80,420 sq. ft. (~1.84 acres) of habitat suitable for trask shoulderband snail, southern shoulderband snail, crotch bumble bee, coast horned lizard, San Diegan tiger whiptail, legless lizard, San Bernardino ringneck snake,

coast patch-nosed snake, San Diego mountain kingsnake, south coast garter snake, California horned lark, Southern California rufous-crowned sparrow, and San Diego desert woodrat. The action could result in mortality of some individuals.

*Significance Finding – Project Impacts:* Potentially Significant but Mitigable

*Significance Finding – Cumulative Impacts:* Potentially Significant but Mitigable

## **MM2 - Woodrat House Survey, Avoidance, & Relocation**

### *Purpose:*

Protection of San Diego Desert Woodrat by reducing potential for direct mortality and by providing them a chance to escape, and a source of sticks that they could potentially use to rebuild their houses.

### *Requirement:*

1. A qualified biologist shall conduct a survey for woodrat houses before any clearing, grubbing, or grading, activities occur.
2. The survey shall be conducted within 30 days and again within 7 days of any scheduled clearing, grubbing, or grading activities.
3. Woodrat houses within the disturbance limits shall be dismantled and the sticks placed in a pile at least 200 feet from the development area in an area of the property that will not be subject to fuel modification.
4. Active woodrat houses should be avoided through the implementation of a 50-foot avoidance buffer during the breeding season (February 1 through May 1).
5. Any active woodrat houses left in place during the breeding season, shall be dismantled between May 2 and January 30 and the sticks placed in a pile at least 200 feet from the development area in an area of the property that will not be subject to fuel modification.

### *Documentation:*

The qualified biologist shall prepare a brief letter documenting that the this mitigation was implemented, survey date, survey results, and a map depicting locations of woodrat houses that were relocated, along with the locations they were relocated too.

### *Timing:*

Survey and any necessary relocation to occur 3 to 7 days before clearing, grubbing, & grading activities occur.

### *Monitoring and Reporting:*

Monitoring is not required. Report per above.

### **MM3 - Pre-Construction Biological Resource Survey & Site Clearance Monitoring**

*Purpose:*

Protection of special-status species (through avoidance)

*Requirement:*

1. A qualified biologist shall conduct a pre-construction survey before any clearing, grubbing, or grading activities occur. The pre-construction surveys shall be conducted within and 10 feet beyond the disturbance limits. The intent is to capture and relocate wildlife.
2. The project proponent's contractor shall plan to remove vegetation from the site 1 day after completion of the Pre-Construction Biological Resources Survey.
3. Laborers shall use hand held tools to remove the vegetation. Using hand-held tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.
4. A biologist shall monitor vegetation removal, grubbing and grading so that they can capture and relocate wildlife as necessary and avoid any nests. Grading activities shall occur no more than 3 days after the pre-construction survey.
5. The biologist must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

*Documentation:*

The qualified biologist shall prepare a brief letter documenting that the results of the pre-construction survey, along with survey date, a list of relocated species, and a map depicting locations of any relocations, along with the locations within the stream buffer they were moved, and the date disturbance activities are scheduled to begin.

*Timing:*

1 to 3 days before clearing, grubbing, & grading activities occur.

*Monitoring and Reporting:*

A monitor shall be present during removal of vegetation, grubbing, and grading. Report per above.

### **Nesting Birds**

Birds undoubtedly use the property for nesting. The proposed project could directly affect nesting birds and their nests through the removal of habitat; however, potential impacts can be avoided through timing or by survey and avoidance.

*Significance Finding – Project Impacts:* Potentially Significant but Mitigable

*Significance Finding – Cumulative Impacts:* Potentially Significant but Mitigable

#### **MM4 - Nesting Bird Avoidance, Survey, & Protection Plan**

*Purpose:*

Protection of nesting birds

*Requirement:*

1. Initial grubbing, grading, and construction should be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, a qualified biologist should conduct a nesting bird survey or surveys before any activities are scheduled to occur. This will reduce the potential for the project to adversely affect nesting birds.
2. The biologist must be familiar with nesting ecology and chronology of southern California species, must have a proven track record of actually finding nests, and must be approved by CDFW and/or preferably holds permits that allow them to survey for nests including those of rare, threatened, and endangered species.
3.
  - a. If initial vegetation clearance, grubbing, grading, and construction activities are scheduled to occur outside the CDFW defined nesting season, the biologist should conduct a survey 7 days and again 3 days before the activities are scheduled to begin. The biologist should focus their effort on the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist should also survey 300 feet beyond these areas.
  - b. If initial vegetation clearance, grubbing, grading, and construction activities are scheduled to within the CDFW defined nesting season, the biologist should conduct a series of surveys, which should begin 31 days before any scheduled activities, and be conducted one week a part with the final survey being conducted 3 days before schedule activities begin.
4. If the biologist determines that there are active nests within or adjacent these areas, they should establish a 100-foot buffer for passerine nests and a 300-foot buffer for raptor nests.
5. The biologist should clearly mark the buffer area in the field in areas where it overlaps the proposed development area.
6. No work will occur within a nest buffer under any circumstance unless authorized in writing by the CDFW, or until the fledglings are no longer dependent on the nest or until the biologist otherwise determines that the nest is inactive.<sup>37</sup>
7. If the biologist determines that a buffer reduction is feasible, without affecting the outcome of a nest, they shall prepare and submit a letter requesting a reduction to the CDFW along with any necessary information and a

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<sup>37</sup> Buffer reduction may be appropriate depending on the species involved, ambient levels of human activity/ disturbance, presence of visual and noise barriers, and other factors.

statement of justification so that the CDFW can make an informed decision to allow the reduction or not. CDFW buffer reduction approvals must be provided to the County of Ventura Planning Department.

8. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist should monitor the nest before, during, and after the activities, to determine if it's being affected.
9. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and must have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect the outcome of a nest.
10. The biological monitor shall compile weekly monitoring reports and submit them to the CDFW documenting the status of monitored nests and others as necessary. The weekly monitoring reports shall be sent to the County of Ventura Planning Department at the end of the construction phase of the project. Both CDFW and the County of Ventura Planning Department shall be notified immediately if project activities results in take.

*Documentation:*

The biologist shall prepare a brief report summarizing the results of the surveys and submit it to the CDFW and County of Ventura Planning Department.

*Timing:*

If initial vegetation clearance, grubbing, grading, and construction activities are scheduled to occur outside the CDFW defined nesting season, the biologist should conduct a survey 7 days and again 3 days before the activities are scheduled to begin. If initial vegetation clearance, grubbing, grading, and construction activities are scheduled to within the CDFW defined nesting season, the biologist should conduct a series of surveys, which should begin 31 days before any scheduled activities, and be conducted one week a part with the final survey being conducted 3 days before schedule activities begin.

*Monitoring and Reporting:*

If nests are found they shall have a fence placed around them and be monitored until the nests are deemed no longer active. Report per above.

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## **B. Ecological Communities**

Project: PS-M; Cumulative: PS-M

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### **Waters and Wetlands**

The minor drainage at the northwest corner of the property, which is tributary to Little Sycamore Canyon Creek, will not be affected by the proposed project. Catch basins and cisterns have been incorporated into the project to ensure that run-off is retained on site and velocity is reduced. The catch basins and cisterns will reduce the potential for erosion and reduce potential for water quality impacts.

*Significance Finding – Project Impacts: No Impact*

*Significance Finding – Cumulative Impacts: No Impact*

### **Environmentally Sensitive Habitat Areas**

The proposed single-family residence and associated fuel modification zone will affect approximately 80,420 sq. ft. (~1.84 acres) of property, which meets the ESHA definition (including approximately 0.1 acres of the property to the south). The applicant will preserve, protect, and enhance approximately 3.68 acres of ESHA.

*Significance Finding – Project Impacts: Potentially Significant but Mitigable*

*Significance Finding – Cumulative Impacts: Potentially Significant but Mitigable*

### **MM5 - ESHA Compensation & Deed restriction**

Purpose:

Protection of ESHA and compensate for loss of ESHA.

Requirement:

The applicant shall deed restrict 3.68 acres of the property from future development. In order to meet the 3.68 acres, the applicant will restore the slopes that are to be graded.

The applicant will also submit a 5-year enhancement and monitoring plan, which shall be used to ensure that the deed restricted area recovers after the Woolsey Fire.

Documentation:

The applicant will provide documentation for the deed restriction and will submit a 5-year enhancement and monitoring plan.

Timing:

The applicant shall provide a deed restriction covenant, which shall be included as part of the proposed project before a grading permit is issued.

Monitoring and Reporting:

Monitoring is not required. Report per above.

### **Sensitive Plant Communities**

The California Coastal Commission considers the native habitats located on the property to be ESHA (see above).

*Significance Finding – Project Impacts: Potentially Significant but Mitigable*

*Significance Finding – Cumulative Impacts: Potentially Significant but Mitigable*

### **MM5 - ESHA Compensation & Deed restriction (see above)**

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**C. Habitat Connectivity (migration corridors)**

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Project: N; Cumulative: N

The proposed project would not affect migration corridors or wildlife movement but it could affect local movement of species.


*Significance Finding – Project Impacts:* No Impact


*Significance Finding – Cumulative Impacts:* No Impact


If fencing is to be used, it shall be split rail and designed in a manner that allows wildlife movement.



## Section 5: Photos

Photos	
<b>Location</b> <b>Map Key</b> P1 <b>View Direction</b> South <b>Description</b> <u>California</u> <u>Sagebrush Scrub</u> <u>(<i>Artemisia</i></u> <u><i>californica</i></u> <u>Shrubland</u> <u>Alliance)</u> <u>(Disturbed)</u>  <u>The area in the</u> <u>foreground is the</u> <u>proposed building</u> <u>site</u>	
<b>Location</b> <b>Map Key</b> P2 <b>View Direction</b> Northeast <b>Description</b> <u>Non-Native</u> <u>Annual Grassland</u> <u>(mowed)</u>  <u>The proposed</u> <u>water tank is to</u> <u>be located near</u> <u>the bend of this</u> <u>road.</u>	

Photos	
<b>Location</b> <b>Map Key</b> P3 <b>View Direction</b> Northwest <b>Description</b> <u>Laurel Sumac</u> <u>Scrub (<i>Malosma</i></u> <u><i>laurina</i> Shrubland</u> <u>Alliance) and</u> <u>California</u> <u>Sagebrush Scrub</u> <u>(<i>Artemisia</i></u> <u><i>californica</i></u> <u>Shrubland</u> <u>Alliance)</u>	
<b>Location</b> <b>Map Key</b> P4 <b>View Direction</b> Northeast <b>Description</b> <u>California</u> <u>Sagebrush Scrub</u> <u>(<i>Artemisia</i></u> <u><i>californica</i></u> <u>Shrubland</u> <u>Alliance)</u>	

Photos	
Location	
Map Key	
P5	
View Direction	
West	
Description	
<u>California</u> <u>Sagebrush</u> <u>Scrub</u> <u>(<i>Artemisia</i></u> <u><i>californica</i></u> <u>Shrubland</u> <u>Alliance)</u>	
Map Key	

## Appendix One

### Pre and Post Development Storm Water Runoff and Capture Calculations



**BARBARA L. HALL, PE, INC.**

318 West Evergreen Avenue  
Monrovia, CA 91016  
(626) 256-3220  
Fax: (626) 256-3218  
License No. RCE 42206

January 24, 2019

Ventura County Public Works Agency  
Engineering Services Division  
Development and Inspection  
800 S. Victoria Ave  
Ventura, CA 93009

Attn: Jim O'Tousa, County Geologist

**Project:** Rubin Residence, APN 700-0-060-170, Yerba Buena Road, Malibu, CA 90265

**Subject:** Pre- and Post-Development Stormwater Runoff Quantities

Dear Jim,

The proposed project is located at APN 700-0-060-170, an undeveloped parcel on Yerba Buena Road, in the Malibu/Santa Monica Mountains area of the County of Ventura. It consists of the construction of a new single-family residence with attached three-car garage.

Post-development runoff quantity will exceed pre-development runoff quantity due to the addition of impervious roof and hardscape area on site. Calculations for determining the runoff quantity, or Stormwater Quality Design Volume (SQDV), were performed according to methods outlined in the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures (2011 TGM).

Preliminary calculations show an increase of 327 CF (or 2,447 gallons) in stormwater runoff quantity from the site, post-development. On-site soils are NRCS Hydrologic Soil Group D, or Ventura County Soil Type 1, which are not conducive to infiltration, therefore Rainwater Harvesting, sized according to the RWH-1 Retention BMP Fact Sheet in the TGM, is proposed to mitigate the increase in runoff from the site and restore runoff quantity to pre-development condition.

If you have any questions, or require any additional information, please contact the undersigned at 626-256-3220.

Respectfully submitted,

Barbara L. Hall, P.E.  
President

Attachments: Preliminary Runoff Quantity Calculations

**PROJECT:** Rubin Residence  
APN 700-0-060-170, Yerba Buena Road, Malibu, CA  
**DATE:** January 24, 2019

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**SITE:**

Total Site Area	5 acres (217,800 SF)
Total Disturbed Area	0.626 acres (27,266 SF)
Pre-Development Impervious Area	0 acres (0 SF)
Pre-Development Pervious Area	0.626 acres (27,266 SF)
Post-Development Impervious Area	0.150 acres (6,537 SF)
Post-Development Pervious Area	0.476 acres (20,729 SF)

Soil Map – Santa Monica Mountains National Recreational Area  
Chumash-Boades-Malibu association, 30-75% slopes  
NRCS Hydrologic Soil Group D, Ventura Soil Type 1

**CATEGORY:** New Development, Single-Family Hillside Home  
< 1 acre, <10,000 SF impervious area added

#### **PRE-DEVELOPMENT RUNOFF QUANTITY**

*Calculate Stormwater Runoff Design Volume:*

Pre-Development Runoff Coefficient,  $C = 0.95 \cdot \text{imp} + C_p(1 - \text{imp}) = 0.95 \cdot 0 + 0.15(1) = 0.15$   
where  $C_p = 0.15$  per Table 2-3 in the 2011 TGM

$$\text{SQDV} = C \cdot (0.75/12) \cdot A_{\text{Project}} = 0.15 \cdot (0.75 \text{ in}/12 \text{ in}) \cdot 27,266 \text{ SF} = 255.62 \text{ CF}$$

#### **POST-DEVELOPMENT RUNOFF QUANTITY**

*Calculate Stormwater Runoff Design Volume:*

Post-Development Runoff Coefficient,  $C = 0.95 \cdot \text{imp} + C_p(1 - \text{imp}) = 0.95 \cdot 0.24 + 0.15(1 - 0.24) = 0.342$   
where  $C_p = 0.15$  per Table 2-3 in the 2011 TGM

$$\text{SQDV} = C \cdot (0.75/12) \cdot A_{\text{Project}} = 0.342 \cdot (0.75 \text{ in}/12 \text{ in}) \cdot 27,266 \text{ SF} = 582.81 \text{ CF}$$

#### **SIZE PROPOSED BMP**

*Calculate Allowable Effective Impervious Area:*

$$\text{EIA}_{\text{allowable}} = A_{\text{project}} \cdot \%_{\text{allowable}} = 27,266 \text{ SF} \cdot 0.05 = 1,363.3 \text{ SF}$$

*Calculate Area To Be Retained (drainage area from which runoff must be retained):*

$$A_{\text{Retain}} = \text{TIA} - \text{EIA}_{\text{allowable}} = (\text{IMP} \cdot A_{\text{project}}) - \text{EIA}_{\text{allowable}} = 6,537 \text{ SF} - 1,363.3 \text{ SF} = 5,173.7 \text{ SF}$$

*Calculate Volume To Be Retained Onsite:*

Using Method 3, volume of runoff produced from a 0.75-in storm event  
 $V_{\text{Retain}} = C \cdot (0.75/12) \cdot A_{\text{Retain}} = 0.95 \cdot (0.75 \text{ in}/12 \text{ in}) \cdot 5,173.7 \text{ SF} = 307.19 \text{ CF}$

**PROJECT:** Rubin Residence  
 APN 700-0-060-170, Yerba Buena Road, Malibu, CA  
**DATE:** January 24, 2019

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Ventura Soil Type 1 (HSG: D) → Infiltration technically infeasible, per Section 3.1 of the TGM

Select: RWH-1 Rainwater Harvesting

*Step 1: Determine Required Rainwater Harvesting Design Volume (RWHDV)*

- 1) Determine the design storm required for 80% capture with a 72-hour drawdown time

Select Lowland Region, Design Storm  $d_{\text{design}}$  is 1.4 inches

- 2) Determine the required rainwater harvesting system volume using the following equation:

$$\text{RWHDV} = C * (d_{\text{design}}/12) * A_{\text{retain}} = 0.95 * (1.4/12) * 5,173.7 = 573.42 \text{ CF (4,289.17 gallons)}$$

*Step 2: Determine the Required Daily Demand to Achieve 80% Capture*

- 1) The required daily demand to achieve 80% capture of runoff:

$$\begin{aligned} \text{Demand} &= [\text{RWHDV}/(72/24)] * (325,851 \text{ gal/ac-ft}) \\ &= (573.42/43,560) / (72/24) * 325,851 = 1,429.82 \text{ gallons (191.15 CF) per day} \end{aligned}$$

If the project daily demand is less than the Demand calculated, the project is not required to utilize rainwater harvesting.

**ADJUSTED POST-DEVELOPMENT RUNOFF QUANTITY**

Pre-development Runoff Quantity to be Retained      SQDV<sub>PRE</sub> = 255.62 CF

Post-Development Runoff Quantity to be Retained      SQDV<sub>POST</sub> = 582.81 CF

Increase in Runoff Quantity due to Proposed Project       $\Delta \text{SQDV}$  = 327.19 CF

Rainwater Harvesting BMP System Volume Required      = 573.42 CF (4,289.17 gallons)

Rainwater Harvesting BMP System Volume Provided      = 4,500 gallons → 100% Retained Onsite

Proposed Contech DuroMaxx RWH 60 Inch 4500 Gallon Cistern, or similar

Adjusted Post-Development Runoff Quantity      = 0 CF

**PROJECT:** Rubin Residence  
APN 700-0-060-170, Yerba Buena Road, Malibu, CA  
**DATE:** January 24, 2019

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#### Design Absorption Rate

2,026 gallons/day for 6-foot diameter seepage pit, 21.5-ft deep below the inlet, capped 13.5-ft below existing grade (5.0 gallons/sf/day)

$$\frac{2,026 \text{ gallons}}{\text{day}} \times \frac{\text{ft}^3}{7.48 \text{ gallons}} \times \frac{1}{\pi(3 \text{ ft})^2} \times \frac{12 \text{ in}}{\text{ft}} \times \frac{\text{day}}{24 \text{ hrs}} =$$

#### Method 1 – SQDV – URQM Approach

$$C = 0.858 \text{imp}^3 - 0.78 \text{imp}^2 + 0.774 \text{imp} + 0.04$$

$$C = 0.858 (0.24)^3 - 0.78(0.24)^2 + 0.774(0.24) + 0.04 = 0.1927$$

$$P_0 = (a * C) * P_6 = 1.963 \text{ (48-hr drawdown)} * 0.1927 * \text{mean storm precip}$$

#### Method 2 – SQDV – Treatment of 80% or more of the volume

BMP Volume = Unit Basin Storage Volume x Tributary Area

\*\* IWQ = effective imperviousness, per Figure 3-4, but the below is the actual impervious

For IWQ = 0.24 and drawdown = 40 hrs, Unit Basin Storage Volume = 0.35 inches (Figure E-3)

$$\text{BMP Volume} = 0.35 \text{ in} * 27,266 \text{ ft}^2 * \text{ft}/12 \text{ in} = 795.28 \text{ cf, 40-hr drawdown}$$



## Summary of Biological Resource Regulations

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The Ventura County Planning Division, as “lead agency” under CEQA for issuing discretionary land use permits, uses the relationship of a potential environmental effect from a proposed project to an established regulatory standard to determine the significance of the potential environmental effect. This Appendix summarizes important biological resource regulations, which are used by the Division’s biologists (consultants and staff) in making CEQA findings of significance -

Sensitive Status Species Regulations

Nesting Bird Regulations

Plant Community Regulations

Tree Regulations

Waters and Wetlands Regulations

Coastal Habitat Regulations

Wildlife Migration Regulations

Locally Important Species/Communities Regulations

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## Sensitive Status Species Regulations

### *Federally Protected Species*

Ventura County is home to 29 federally listed endangered and threatened plant and wildlife species. The U.S. Fish and Wildlife Service (USFWS) regulates the protection of federally listed endangered and threatened plant and wildlife species.

**FE (Federally Endangered):** A species that is in danger of extinction throughout all or a significant portion of its range.

**FT (Federally Threatened):** A species that is likely to become endangered in the foreseeable future.

**FC (Federal Candidate):** A species for which USFWS has sufficient information on its biological status and threats to propose it as endangered or threatened under the Endangered Species Act (ESA), but for which development of a proposed listing regulation is precluded by other higher priority listing activities.

**FSC (Federal Species of Concern):** A species under consideration for listing, for which there is insufficient information to support listing at this time. These species may or may not be listed in the future, and many of these species were formerly recognized as "Category-2 Candidate" species.

The USFWS requires permits for the “take” of any federally listed endangered or threatened species. “Take” is defined by the USFWS as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct;



may include significant habitat modification or degradation if it kills or injures wildlife by significantly impairing essential behavioral patterns including breeding, feeding, or sheltering.”

The Endangered Species Act (ESA) does not provide statutory protection for candidate species or species of concern, but USFWS encourages conservation efforts to protect these species. USFWS can set up voluntary Candidate Conservation Agreements and Assurances, which provide non-Federal landowners (public and private) with the assurance that if they implement various conservation activities to protect a given candidate species, they will not be subject to additional restrictions if the species becomes listed under the ESA.

### ***State Protected Species***

The California Department of Fish and Wildlife (CDFW) regulates the protection of endangered, threatened, and fully protected species listed under the California Endangered Species Act. Some species may be jointly listed under the State and Federal Endangered Species Acts.

**SE (California Endangered):** A native species or subspecies which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.

**ST (California Threatened):** A native species or subspecies that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as "rare" on or before January 1, 1985, is a "threatened species."

**SFP (California Fully Protected Species):** This designation originated from the State's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, mammals, amphibians, reptiles, and birds. Most fully protected species have also been listed as threatened or endangered species under the more recent endangered species laws and regulations.

**SR (California Rare):** A species, subspecies, or variety of plant is rare under the Native Plant Protection Act when, although not presently threatened with extinction, it is in such small numbers throughout its range that it may become endangered if its present environment worsens. Animals are no longer listed as rare; all animals listed as rare before 1985 have been listed as threatened.

**SSC (California Species of Special Concern):** Animals that are not listed under the California Endangered Species Act, but which nonetheless 1) are declining at a rate that could result in listing, or 2) historically occurred in low numbers and known threats to their persistence currently exist.

The CDFW requires permits for the “take” of any State-listed endangered or threatened species. Section 2080 of the Fish and Game Code prohibits "take" of any species that the California Fish and Game Commission determines to be endangered or threatened. “Take” is defined in Section 86 of the Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."

The California Native Plant Protection Act protects endangered and rare plants of California. Section 1908, which regulates plants listed under this act, states: “no person shall import into this state, or take, possess, or sell within this state, except as incident to the possession or sale of the real property on which the plant is growing, any native plant, or any part or product thereof, that the commission determines to be an endangered native plant or rare native plant, except as otherwise provided in this chapter.” Unlike endangered, threatened, and rare species, for which a take permit may be issued, California Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock. The California Endangered Species Act does not provide statutory protection for California species of special concern, but they should be considered during the environmental review process.

### ***California Rare Plant Ranks (RPR)***

Plants with 1A, 1B, 2 or 4 should always be addressed in CEQA documents. Plants with a RPR 3 do not need to be addressed in CEQA documents unless there is sufficient information to demonstrate that a RPR 3 plant meets the criteria to be listed as a RPR 1, 2, or 4.

RPR 1A: Plants presumed to be extinct because they have not been seen or collected in the wild in California for many years. This list includes plants that are both presumed extinct in California, as well as those plants, which are presumed extirpated in California. A plant is extinct in California if it no longer occurs in or outside of California. A plant that is extirpated from California has been eliminated from California, but may still occur elsewhere in its range.

RPR 1B: Plants that are rare throughout their range with the majority of them endemic to California. Most of the plants of List 1B have declined significantly over the last century.

RPR 2: Plants that are rare throughout their range in California, but are more common beyond the boundaries of California. List 2 recognizes the importance of protecting the geographic range of widespread species.

Plants identified as RPR 1A, 1B, and 2 meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for state listing.

RPR 3: A review list for plants for which there is inadequate information to assign them to one of the other lists or to reject them.

RPR 4: A watch list for plants that are of limited distribution in California.

### ***Global and Subnational Rankings***

Though not associated directly with legal protections, species have been given a conservation status rank by NatureServe, an international non-profit conservation organization that is the leading source for information about rare and endangered species and threatened ecosystems. The Ventura County Planning Division considers the following ranks as sensitive for the purposes of CEQA impact assessment (G = Global, S = Subnational or State) -

G1 or S1 - Critically Imperiled

G2 or S2 – Imperiled

G3 or S3 - Vulnerable to extirpation or extinction

### ***Locally Important Species***

Locally important species' protections are addressed below under "Locally Important Species/Communities Regulations."

For lists of some of the species in Ventura County that are protected by the above regulations, go to

[http://www.ventura.org/rma/planning/ceqa/bio\\_resource\\_review.html](http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html).

### **Migratory Bird Regulations**

The Federal Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Wildlife (CDFW) Code (3503, 3503.5, 3511, 3513 and 3800) protect most native birds. In addition, the federal and state endangered species acts protect some bird species listed as threatened or endangered. Project-related impacts to birds protected by these regulations would normally occur during the breeding season, because unlike adult birds, eggs and chicks are unable to escape impacts. The MBTA implements various treaties and conventions between the U.S. and Canada, Japan, Mexico, and Russia for the protection of migratory birds, which occur in two of these countries over the course of one year. The Act maintains that it is unlawful to pursue, hunt, take, capture or kill; attempt to take, capture or kill; possess, offer to or sell, barter, purchase, deliver or cause to be shipped, exported, imported, transported, carried or received any migratory bird, part, nest, egg or product, manufactured or not. Bird species protected under the provisions of the MBTA are identified by the List of Migratory Birds (Title 50 of the Code of Federal Regulations, Section 10.13 as updated by the 1983 American Ornithologists' Union (AOU) Checklist and published supplements through 1995 by the USFWS).

CDFW Code 3513 upholds the MBTA by prohibiting any take or possession of birds that are designated by the MBTA as migratory nongame birds except as allowed by federal rules and regulations promulgated pursuant to the MBTA. In addition, there are CDFW Codes (3503, 3503.5, 3511, and 3800) which further protect nesting birds and their parts, including passerine birds, raptors, and state "fully protected" birds.

NOTE: These regulations protect almost all *native nesting birds*, not just sensitive status birds.

### **Plant Community Regulations**

Plant communities are provided legal protection when they provide habitat for protected species or when the community is in the coastal zone and qualifies as environmentally sensitive habitat area (ESHA).

### ***Global and Subnational Rankings***

Though not associated directly with legal protections, plant communities have been given a conservation status rank by NatureServe, an international non-profit conservation organization that is the leading source for information about rare and endangered species and threatened ecosystems. The Ventura County Planning Division considers the following ranks as sensitive for the purposes of CEQA impact assessment (G = Global, S = Subnational or State):

G1 or S1 - Critically Imperiled

G2 or S2 - Imperiled

G3 or S3 - Vulnerable to extirpation or extinction

### ***CDFW Rare***

Rare natural communities are those communities that are of highly limited distribution. These communities may or may not contain rare, threatened, or endangered species. Though the Native Plant Protection Act and the California Endangered Species Act provide no legal protection to plant communities, CDFW considers plant communities that are ranked G1-G3 or S1-S3 (as defined above) to be rare or sensitive, and therefore these plant communities should be addressed during CEQA review.

### ***Environmentally Sensitive Habitat Areas***

The Coastal Act specifically calls for protection of “environmentally sensitive habitat areas” or ESHA, which it defines as: “Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments” (Section 30107.5).

ESHA has been specifically defined in the Santa Monica Mountains. For ESHA identification in this location, the Coastal Commission, the agency charged with administering the Coastal Act, has described the habitats that are considered ESHA. A memo from a Coastal Commission biologist that describes ESHA in the Santa Monica Mountains can be found at: [http://www.ventura.org/rma/planning/ceqa/bio\\_resource\\_review.html](http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html).

### ***Locally Important Communities***

The Ventura County Initial Study Assessment Guidelines defines a locally important community as one that is considered by qualified biologists to be a quality example characteristic of or unique to the County or region, with this determination being made on a case-by-case basis. The County has not developed a list of locally important communities, but has deemed oak woodlands to be a locally important community through the County’s *Oak Woodland Management Plan*.

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### **Tree Regulations**

Selected trees are protected by the Ventura County Tree Protection Ordinance, found in Section 8107-25 of the Ventura County Non-Coastal Zoning Ordinance. This ordinance, which applies in the unincorporated areas of the County outside the coastal zone, regulates—through a tree permit program—the removal, trimming of branches or roots, or grading or excavating within the root zone of a “protected tree.” Individual trees are the focus of the ordinance, while oak woodlands are additionally protected as “locally important communities.” The ordinance allows removal of five protected trees (only three of which can be oaks or sycamores; none of which can be heritage or historical trees) through a ministerial permit process. Removal of more/other than this may trigger a discretionary tree permit. If a proposed project cannot avoid impacts to protected trees, mitigation of these impacts (such as replacement of lost trees) is addressed through the tree permit process - unless the impacts may affect biological resources beyond the tree itself, such as to sensitive status species that may be using the tree, nesting birds, the tree’s role as part of a larger habitat, etc. These secondary impacts have not been addressed through the tree permit program and must be addressed by the biologist in the biological assessment in accordance with the California Environmental Quality Act (CEQA). A tree permit does not, however, substitute as mitigation for impacts to oak woodlands. The Public Resources Code requires that when a county is determining the applicability of CEQA to a project, it must determine whether that project “may result in a conversion of oak woodlands that will have a significant effect on the environment.” If such effects (either individual impacts or cumulative) are identified, the law requires that they be mitigated. Acceptable mitigation measures include, but are not limited to, conservation of other oak woodlands through the use of conservation easements and planting replacement trees, which must be maintained for seven years. In addition, only 50% of the mitigation required for significant impacts to oak woodlands may be fulfilled by replanting oak trees.

The following trees are protected in the specified zones. Girth is measured at 4.5 feet from the midpoint between the uphill and downhill side of the root crown.

PROTECTED TREES			
Common Name/Botanical Name (Genus species)	<u>Girth Standard</u> (Circumference)	Applicable Zones	
		All Base Zones	<u>SRP/</u>
Alder ( <i>Alnus</i> all species)	9.5 in.		X
Ash ( <i>Fraxinus</i> all species)	9.5 in.		X
Bay ( <i>Umbellularia californica</i> )	9.5 in.		X
Cottonwood ( <i>Populus</i> all species)	9.5 in.		X
Elderberry ( <i>Sambucus</i> all species)	9.5 in.		X
Big Cone Douglas Fir ( <i>Pseudotsuga macrocarpa</i> )	9.5 in.		X
White Fir ( <i>Abies concolor</i> )	9.5 in.		X
Juniper ( <i>Juniperus californica</i> )	9.5 in.		X
Maple ( <i>Acer macrophyllum</i> )	9.5 in.		X
Oak (Single) ( <i>Quercus</i> all species)	9.5 in.	X	X
Oak (Multi) ( <i>Quercus</i> all species)	6.25 in.	X	X
Pine ( <i>Pinus</i> all species)	9.5 in.		X
Sycamore ( <i>Platanus</i> all species)	9.5 in.	X	X
Walnut ( <i>Juglans</i> all species)	9.5 in.		X
Historical Tree <sup>3</sup> (any species)	(any size)	X	X
Heritage Tree <sup>4</sup> (any species)	90.0 in.	X	X

X Indicates the zones in which the subject trees are considered protected trees.

1. SRP - Scenic Resource Protection Overlay Zone

2. SHP - Scenic Highway Protection Overlay Zone

3. Any tree or group of trees identified by the County or a city as a landmark, or identified on the Federal or California Historic Resources Inventory to be of historical or cultural significance, or identified as contributing to a site or structure of historical or cultural significance.

4. Any species of tree with a single trunk of 90 or more inches in girth or with multiple trunks, two of which collectively measure 72 inches in girth or more. Species with naturally thin trunks when full grown or naturally large trunks at an early age, or trees with unnaturally enlarged trunks due to injury or disease must be at least 60 feet tall or 75 years old.

## Waters and Wetlands Regulations

Numerous agencies control what can and cannot be done in or around streams and wetlands. If a project affects an area where water flows, ponds or is present even part of the year, it is likely to be regulated by one or more agencies. Many wetland or stream projects will require three main permits or approvals (in addition to CEQA compliance). These are -

- 404 Permit (U.S. Army Corps of Engineers)
- 401 Certification (California Regional Water Quality Control Board)
- Streambed Alteration Agreement (California Department of Fish and Game)

For a more thorough explanation of wetland permitting, see the Ventura County's "Wetland Project Permitting Guide" at [http://www.ventura.org/rma/planning/ceqa/bio\\_resource\\_review.html](http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html).

***404 Permit (U.S. Army Corps of Engineers)***

Most projects that involve streams or wetlands will require a 404 Permit from the U.S. Army Corps of Engineers (USACE). Section 404 of the federal Clean Water Act is the primary federal program regulating activities in wetlands. The Act regulates areas defined as “waters of the United States.” This includes streams, wetlands in or next to streams, areas influenced by tides, navigable waters, lakes, reservoirs and other impoundments. For nontidal waters, USACE jurisdiction extends up to what is referred to as the “ordinary high water mark” as well as to the landward limits of adjacent Corps-defined wetlands, if present. The ordinary high water mark is an identifiable natural line visible on the bank of a stream or water body that shows the upper limit of typical stream flow or water level. The mark is made from the action of water on the streambank over the course of years.

**Permit Triggers:** A USACE 404 Permit is triggered by moving (discharging) or placing materials—such as dirt, rock, geotextiles, concrete or culverts—into or within USACE jurisdictional areas. This type of activity is also referred to as a “discharge of dredged or fill material.”

***401 Certification (Regional Water Quality Control Board)***

If your project requires a USACE 404 Permit, then you will also need a Regional Water Quality Control Board (RWQCB) 401 Certification. The federal Clean Water Act, in Section 401, specifies that states must certify that any activity subject to a permit issued by a federal agency, such as the USACE, meets all state water quality standards. In California, the state and regional water boards are responsible for certification of activities subject to USACE Section 404 Permits.

**Permit Trigger:** A RWQCB 401 Certification is triggered whenever a USACE 404 Permit is required, or whenever an activity could cause a discharge of dredged or fill material into waters of the U.S. or wetlands.

***Streambed Alteration Agreement (California Department of Fish and Wildlife)***

If your project includes alteration of the bed, banks or channel of a stream, or the adjacent riparian vegetation, then you may need a Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW). The California Fish and Game Code, Sections 1600-1616, regulates activities that would alter the flow, bed, banks, channel or associated riparian areas of a river, stream or lake. The law requires any person, state or local governmental agency or public utility to notify CDFW before beginning an activity that will substantially modify a river, stream or lake.

**Permit Triggers:** A Streambed Alteration Agreement (SAA) is triggered when a project involves altering a stream or disturbing riparian vegetation, including any of the following activities:

- Substantially obstructing or diverting the natural flow of a river, stream or lake
- Using any material from these areas
- Disposing of waste where it can move into these areas

Some projects that involve routine maintenance may qualify for long-term maintenance agreements from CDFW. Discuss this option with CDFW staff.

***Ventura County General Plan***

The Ventura County General Plan contains policies, which also strongly protect wetland habitats.

Biological Resources Policy 1.5.2-3 states:

Discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream (as identified on the latest USGS 7½ minute quad map), shall be evaluated by a County approved biologist for potential impacts on wetland habitats. Discretionary development that would have a significant impact on significant wetland habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level; or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.

Biological Resources Policy 1.5.2-4 states:

Discretionary development shall be sited a minimum of 100 feet from significant wetland habitats to mitigate the potential impacts on said habitats. Buffer areas may be increased or decreased upon evaluation and recommendation by a qualified biologist and approval by the decision-making body. Factors to be used in determining adjustment of the 100 foot buffer include soil type, slope stability, drainage patterns, presence or absence of endangered, threatened or rare plants or animals, and compatibility of the proposed development with the wildlife use of the wetland habitat area. The requirement of a buffer (setback) shall not preclude the use of replacement as a mitigation when there is no other feasible alternative to allowing a permitted use, and if the replacement results in no net loss of wetland habitat. Such replacement shall be "in kind" (i.e. same type and acreage), and provide wetland habitat of comparable biological value. On-site replacement shall be preferred wherever possible. The replacement plan shall be developed in consultation with California Department of Fish and Game.

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**Coastal Habitat Regulations**

Ventura County's Coastal Area Plan and the Coastal Zoning Ordinance, which constitute the "Local Coastal Program" (LCP) for the unincorporated portions of Ventura County's coastal zone, ensure that the County's land use plans, zoning ordinances, zoning maps, and implemented actions meet the requirements of, and implement the provisions and policies of California's 1976 Coastal Act at the local level.

***Environmentally Sensitive Habitats***

The Coastal Act specifically calls for protection of "environmentally sensitive habitat areas" or ESHA, which it defines as: "Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments" (Section 30107.5).

Section 30240 of the Coastal Act states:

- (a) "Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas."
- (b) "Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas."

There are three important elements to the definition of ESHA. First, a geographic area can be designated ESHA either because of the presence of individual species of plants or animals or because of the presence of a particular habitat. Second, in order for an area to be designated as ESHA, the species or habitat must be either rare or it must be especially valuable. Finally, the area must be easily disturbed or degraded by human activities. Protection of ESHA is of particular concern in the southeastern part of Ventura County, where the coastal zone extends inland (~5 miles) to include an extensive area of the Santa Monica Mountains. For ESHA identification in this location, the Coastal Commission, the agency charged with administering the Coastal Act, has described the habitats that are considered ESHA. A memo from a Coastal Commission biologist that describes ESHA in the Santa Monica Mountains can be found at: [http://www.ventura.org/rma/planning/ceqa/bio\\_resource\\_review.html](http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html). The County's Local Coastal Program outlines other specific protections to environmentally sensitive habitats in the Coastal Zone, such as to wetlands, riparian habitats, dunes, and upland habitats within the Santa Monica Mountains (M Overlay Zone). Protections in some cases are different for different segments of the coastal zone. Copies of the Coastal Area Plan and the Coastal Zoning Ordinance can be found at: <http://www.ventura.org/rma/planning/Programs/local.html>.

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### **Wildlife Migration Regulations**

The Ventura County General Plan specifically includes wildlife migration corridors as an element of the region's significant biological resources. In addition, protecting habitat connectivity is critical to the success of special status species and other biological resource protections. Potential project impacts to wildlife migration are analyzed by biologists on a case-by-case basis. The issue involves both a macro-scale analysis where routes used by large carnivores connecting very large core habitat areas may be impacted as well as a micro-scale analysis where a road or stream crossing may impact localized movement by many different animals.

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### **Locally Important Species/Communities Regulations**

Locally important species/communities are considered to be significant biological resources in the Ventura County General Plan.

#### ***Locally Important Species***

The Ventura County General Plan defines a Locally Important Species as a plant or animal species that is not an endangered, threatened, or rare species, but is considered by qualified biologists to be a quality example or unique species within the County and region. The following criteria further define what local qualified biologists have determined to be Locally Important Species -

#### **Locally Important Animal Species Criteria**

Taxa for which habitat in Ventura County is crucial for their existence either globally or in Ventura County. This includes:

- Taxa for which the population(s) in Ventura County represents 10 percent or more of the known extant global distribution; or
- Taxa for which there are five or fewer *element occurrences*, or less than 1,000 individuals, or less than 2,000 acres of habitat that sustains populations in Ventura County; or,
- Native taxa that are generally declining throughout their range or are in danger of extirpation in Ventura County.



### **Locally Important Plant Species Criteria**

- Taxa that are declining throughout the extent of their range AND have five (5) or fewer element occurrences in Ventura County.

The County maintains a list of locally important species, which can be found on the Planning Division website at:

[http://www.ventura.org/rma/planning/ceqa/bio\\_resource\\_review.html](http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html). *This list should not be considered comprehensive.* Any species that meets the criteria qualifies as locally important, whether or not it is included on this list.

### ***Locally Important Communities***

The Ventura County Initial Study Assessment Guidelines defines a locally important community as one that is considered by qualified biologists to be a quality example characteristic of or unique to the County or region, with this determination being made on a case-by-case basis. The County has not developed a list of locally important communities. Oak woodlands have however been deemed by the Ventura County Board of Supervisors to be a locally important community.

The state passed legislation in 2001, the Oak Woodland Conservation Act, to emphasize that oak woodlands are a vital and threatened statewide resource. In response, the County of Ventura prepared and adopted an Oak Woodland Management Plan that recommended, among other things, amending the County's Initial Study Assessment Guidelines to include an explicit reference to oak woodlands as part of its definition of locally important communities. The Board of Supervisors approved this management plan and its recommendations.

## Appendix Three

Species Observed			
Scientific Name (Species or Genus)	Common Name	Native	Notes
<b>PLANTS</b>			
Anacardiaceae	Sumac Family		
<i>Malosma laurina</i> (Nutt.) Abrams	Laurel sumac	Yes	
<i>Rhus ovata</i> S. Watson	Sugar bush	Yes	
Apiaceae	Parsley Family	Yes	
<i>Daucus pusillus</i> Mitchx.	Rattlesnake weed	Yes	
<i>Sanicula crassicaulis</i> DC.	Pacific sanicle	Yes	
Asteraceae	Sunflower Family		
<i>Acourtia microcephala</i> DC.	Scapellote	Yes	
<i>Artemisia californica</i> Less.	California sagebrush	Yes	
<i>Baccharis pilularis</i> DC.	Coyote brush	Yes	
<i>Centaurea melitensis</i> L.	Maltese starthistle	No	
<i>Chaenactis artemisiifolia</i> (Harv. & A. Gray) A. Gray	White pincushion	Yes	
<i>Deinandra fasciculata</i> (DC) Greene	Clustered tarweed	Yes	
<i>Encelia californica</i> Nutt.	Coast sunflower	Yes	
<i>Vernegasia carpesioides</i> DC.	Canyon sunflower	Yes	
<i>Hazardia squarrosa</i> (Hook. & Arn.) Greene var. <i>grindelioides</i> (DC) W.D. Clark	Saw-toothed goldenbush	Yes	
<i>Deinandra fasciculata</i> (DC.) Greene	Clustered tarweed	Yes	
<i>Heterotheca grandiflora</i> Nutt.	Telegraph weed	Yes	
<i>Pseudognaphalium biolettii</i> Anderb.	Two-color rabbit-tobacco	Yes	
<i>Pseudognaphalium californicum</i> (DC.) Anderb.	Ladies tobacco	Yes	
<i>Pseudognaphalium microcephalum</i> (Nutt.) Anderb.	Wright's cudweed	Yes	
<i>Stephanomeria virgata</i> Benth.	Twiggy wreath plant	Yes	
<i>Malacothrix saxatilis</i> (Nutt.) Torr. & A. Gray var. <i>tennifolia</i> (Nutt.) A. Gray	Short leaved cliff aster	Yes	
<i>Stebbinsoseris heterocarpus</i> (Nutt.) K.L. Chambers	Grassland stebbinsoseris	Yes	
Boraginaceae	Borage Family		
<i>Cryptantha intermedia</i> (A. Gray) Greene	Common cryptantha	Yes	
<i>Emmenanthe penduliflora</i> Benth.	Whispering bells	Yes	
<i>Eucrypta chrysanthemifolia</i> (Benth.) Greene var. <i>chrysanthemifolia</i>	Common eucrypta	Yes	
<i>Phacelia cicutaria</i> Greene var. <i>hispida</i> (A. Gray) J. T. Howell	Caterpillar phacelia	Yes	
<i>Phacelia viscida</i> (Benth. ex Lindl.) Torr. var. <i>viscida</i>	Sticky phacelia	Yes	
Brassicaceae	Mustard Family		
<i>Hirschfeldia incana</i> (L.) Lagr.-Fossat	Wild mustard	No	
<i>Brassica nigra</i> (L.) W. D. J. Koch	Black mustard	No	
Convolvulaceae	Morning Glory Family		

<i>Calystegia macrostegia</i> (Greene) Brummitt ssp. <i>intermedia</i> (Abrams) Brummitt	South coast morning glory	Yes	
<i>Convolvulus arvensis</i> L.	Field bindweed	No	
Cucurbitaceae	Gourd Family		
<i>Marah macrocarpa</i> (Greene) Greene	Chilicothe	Yes	
Fabaceae	Legume Family		
<i>Acmispon glaber</i> (Vogel) Brouillet	California broom	Yes	
<i>Acmispon maritimus</i> (Torr. & A. Gray) D.D. Sokoloff	Coastal lotus	Yes	
<i>Acmispon strigosus</i> (Nutt.) Brouillet	Strigose lotus	Yes	
<i>Lupinus bicolor</i> Lindl.	Arroyo lupine	Yes	
<i>Lupinus succulentus</i> Douglas ex. K. Koch	Succulent lupine	Yes	
<i>Melilotus indica</i> (L.) All.	Annual sweet clover	No	
Geraniaceae	Geranium Family		
<i>Erodium cicutarium</i> (L.) L'Hér. ex Aiton	Red-stemmed filaree	No	
Grossulariaceae	Gooseberry Family		
<i>Ribes malvaceum</i> Sm. var. <i>malvaceum</i>	Chaparral currant	Yes	
Lamiaceae	Mint Family		
<i>Salvia leucophylla</i> Greene	Purple sage	Yes	
Malvaceae	Mallow Family		
<i>Malacothamnus fasciculatus</i> (Torr. & A. Gray) Greene	Chaparral mallow	Yes	
Papaveraceae	Poppy Family		
<i>Eschscholzia caespitosa</i> Benth.	Tufted poppy	Yes	
<i>Eschscholzia californica</i> Cham.	California poppy	Yes	
Phrymaceae	Lopseed Family		
<i>Diplacus aurantiacus</i> Curtis	Sticky monkeyflower	Yes	
Plantaginaceae	Plantain Family		
<i>Antirrhinum nuttalianum</i> var. <i>nuttalianum</i> (A. Gray) D.M. Thomps.	Nuttall's snapdragon	Yes	
<i>Keckiella cordifolia</i> (Benth) Shaw	Heart-leaved keckiella	Yes	
Polygonaceae	Buckwheat Family		
<i>Eriogonum cinereum</i> Benth.	Ashleaf buckwheat	Yes	
<i>Eriogonum fasciculatum</i> Benth. var. <i>foliolosum</i> (Nutt.) S. Stokes ex Abrams	California buckwheat	Yes	
Rosaceae	Rose Family		
<i>Adenostoma fasciculatum</i> Hook. & Arn.	Chamise	Yes	
<i>Heteromeles arbutifolia</i> (Lindley) Roemer	Toyon	Yes	
Solanaceae	Nightshade Family		
<i>Solanum douglasii</i> Dunal	Douglas nightshade	Yes	
<i>Solanum xanti</i> A. Gray	Purple nightshade	Yes	
Monocots	Grasses and Allies		
Agavaceae	Century Plant Family		

<i>Hesperoyucca whipplei</i> (Torr.) Trel.	Chaparral yucca	Yes	
Liliaceae	Lily Family		
<i>Calochortus catalinae</i> S. Watson	Catalina mariposa-lily	Yes	
Poaceae	Grass Family		
<i>Avena fatua</i> L.	Wild oat	No	
<i>Bromus diandrus</i> Roth	Rip-gut brome	No	
<i>Bromus hordeaceus</i> L.	Soft brome	No	
<i>Bromus madritensis</i> L. ssp. <i>rubens</i> (L.) Husn.	Red brome	No	
<i>Elymus condensatus</i> J. Presl.	Giant rye grass	Yes	
<i>Gastridium phleoides</i> (Nees & Meyen) C. E. Hubb.	Nit grass	No	
<i>Hordeum murinum</i> L. ssp. <i>leporinum</i> (Link) Arcang	Foxtail	No	
<i>Stipa lepida</i> Hitchc.	Foothill needlegrass	Yes	
<i>Stipa pulchra</i> Hitchc.	Purple needlegrass	Yes	
Themidaceae	Brodiaea Family		
<i>Dichelostemma capitatum</i> (Benth) Alph. Wood var. <i>capitatum</i>	Blue dicks	Yes	
<b>FUNGI</b>			
<b>ANIMALS</b>			
<b>Invertebrates</b>			
<i>Anthocharis sara</i>	Sara's orangetip		
<i>Pontia protodice</i>	Checkered white		
<i>Pontia sisymbrii</i>	Spring white		
<i>Leptotes marina</i>	Marine blue		
<i>Apodemia mormo</i>	Mormon metalmark		
<i>Euphydryas chalcedona</i>	Variable checkerspot		
<i>Vanessa annabella</i>	West coast lady		
<i>Vanessa cardui</i>	Painted lady		
<i>Erynnis funeralis</i>	Funeral duskywing		
<i>Pyrgus communis</i>	Checkered skipper		
<b>Fish</b>			
None			
<b>Amphibians</b>			
None			
<b>Reptiles</b>			
<i>Uta stansburiana elegans</i>	Western side-blotched lizard	Yes	
<i>Sceloporus occidentalis longipes</i>	Great Basin fence lizard	Yes	
<b>Birds</b>			
<i>Buteo jamaicensis</i>	Red-tailed hawk	Yes	Species observed flying over property.
<i>Cathartes aura</i>	Turkey vulture	Yes	Species observed flying over property.
<i>Zenaidura macroura</i>	Mourning dove	Yes	

<i>Aeronantes saxatalis</i>	White-throated swift	Yes	Species observed flying over property.
<i>Calypte anna</i>	Anna's hummingbird	Yes	
<i>Sayornis nigricans</i>	Black phoebe	Yes	
<i>Tyrannus vociferans</i>	Cassin's kingbird	Yes	
<i>Apelocoma californica</i>	California scrub-jay	Yes	
<i>Corvus corax</i>	Common raven	Yes	Species observed flying over property.
<i>Petrochelidon pyrrhonota</i>	Cliff swallow	Yes	
<i>Psaltiriparus minimus</i>	Bushtit	Yes	
<i>Thryomanes bewickii</i>	Bewick's wren	Yes	
<i>Troglodytes aedon</i>	House wren	Yes	
<i>Chamaea fasciata</i>	Wrentit	Yes	
<i>Mimus polyglottos</i>	Northern mockingbird	Yes	
<i>Setophaga coronata</i>	Yellow-rumped warbler	Yes	
<i>Melospiza crissalis</i>	California towhee	Yes	
<i>Pipilo maculatus</i>	Spotted towhee	Yes	
<i>Melospiza melodia</i>	Song sparrow	Yes	
<i>Zonotrichia leucophrys</i>	White-crowned sparrow	Yes	
<i>Junco hyemalis</i>	Dark-eyed junco	Yes	
<i>Carpodacus mexicanus</i>	House finch	Yes	
<i>Spinus psaltria</i>	Lesser goldfinch	Yes	
<i>Passer domesticus</i>	House sparrow	No	
<b>Mammals</b>			
<i>Sylvilagus audubonii</i>	Audubon's cottontail	Yes	
<i>Canis latrans</i>	Coyote	Yes	Scat observed
<i>Neotoma sp.</i>	Woodrat	Yes	Woodrat houses observed
<i>Thomomys bottae</i>	Valley pocket gopher	Yes	Gopher mounds observed



May 30, 2019

Project 3672

Larry and Feilani Rubin  
611 Hampshire Road, #507  
Westlake Village, California 91361

Subject: **OWS SUPPLEMENTAL REPORT No. 1**  
**Onsite Wastewater System**  
Parcel 1 and 2, Yerba Buena Road  
Ventura County, California

References:

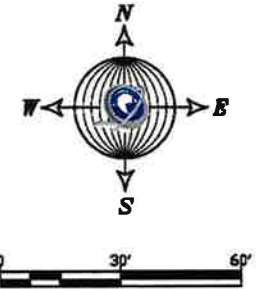
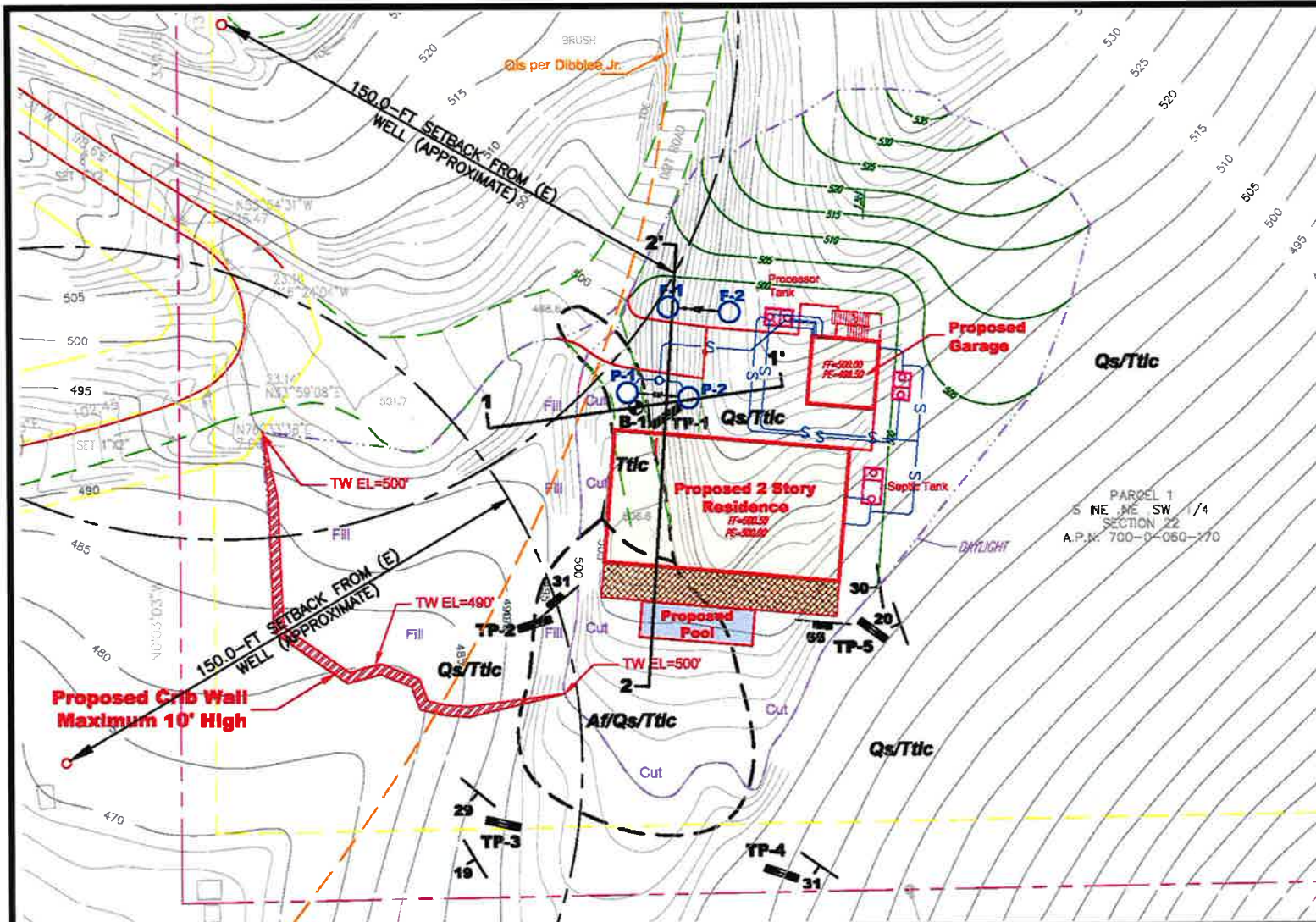
- 1) Determination of Application Incomplete by the County of Ventura dated March 21, 2019.
- 2) Onsite Wastewater System report by GeoConcepts, Inc. covering the subject site dated November 20, 2018.

Dear Mr. and Mrs. Rubin:

Pursuant to your request, presented herein is a response to Reference 1. A copy of the review letter is attached. To facilitate the review, the following responses are provided per the review letter:

Review Comments:

- Item #1: The Geologic Map and Cross Sections have been updated with the current OWS Plan by EPD Consultants.
- Item #2: As shown on the Cross Section 1-1', the original grade of Boring B-1 was 503.5 feet. The proposed grade is 500 feet. Therefore the original cap depth of 13.5 feet is from original grade and the current cap depth of 10.5 feet is measured from the proposed grade of 500 feet.
- Item #3: To be addressed by another Project Consultant.



B-1

08.5'	21	031.8'	16
010.5'	23	033.8'	12
022.5'	37	035.8'	31
025.5'	23	038.5'	12
025.5'	25	040.0'	22
030.8'	24	041.8'	23
030.5'	25		

Explanation

Al	Fill
Qs	Soil
Tt/c	BEDROCK (Topanga Formation)
TP-5	Location of Test Pits
B-1	Location of Borings
31	Bedding Attitude
33	Joint Attitude
- - -	Approximate Geologic Contact
1 2	Line of Cross Section



14428 Hamlin Street, Suite 200, Van Nuys, CA 91401  
Ph (818) 994-8895 | Fax (818) 994-8599 | www.GeoConceptsInc.com

Description:

## Geologic Map

Base Map Provided By:

Barbara L. Hall, P.E., Inc. (09/05/2018)

Project Address:

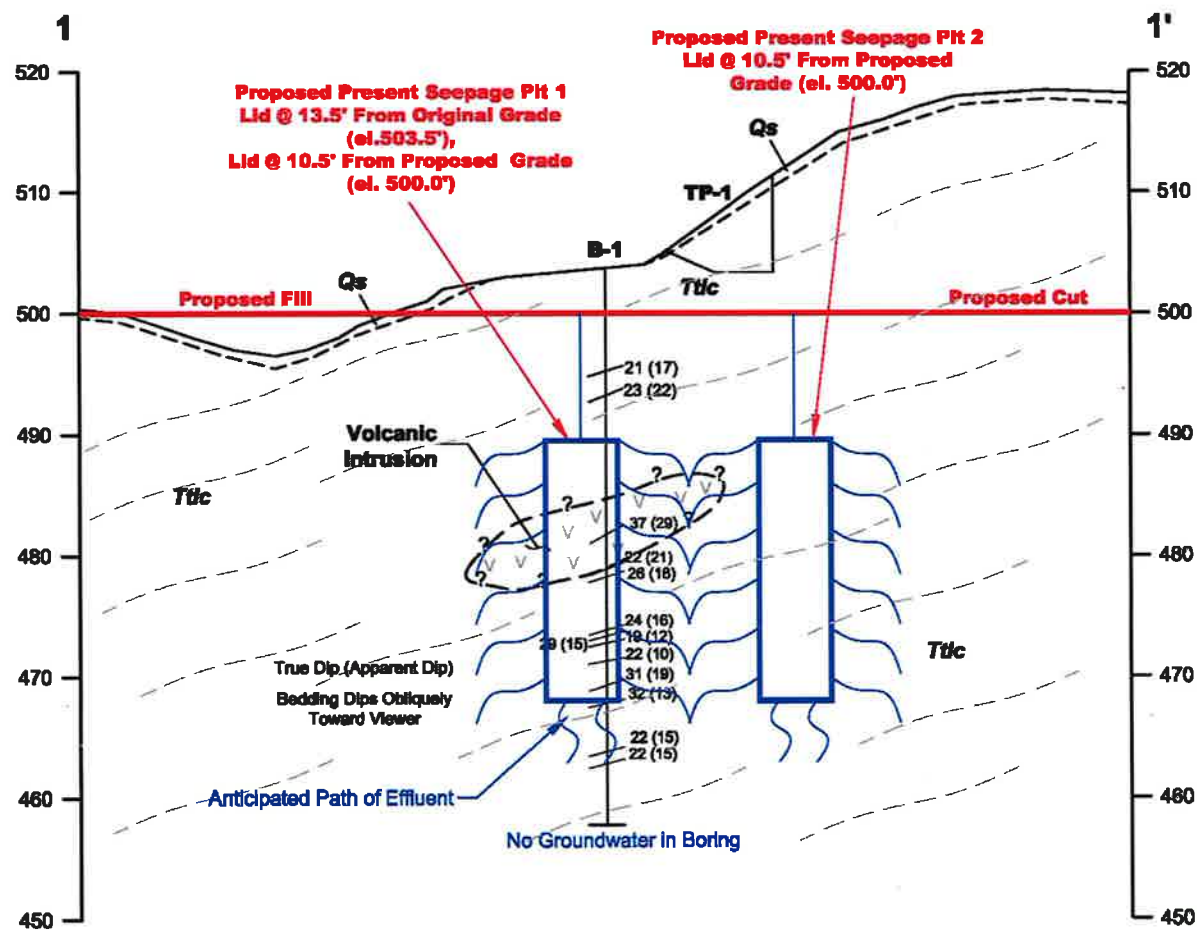
Parcel 1 and 2, Yerba Buena Road  
Ventura County, California

Date: May 2019

Scale: 1" = 30'

Job No. 3672-4





14428 Hamlin Street, Suite 200, Van Nuys, CA 91401  
Ph (818) 994-8895 | Fax (818) 994-8599 | www.GeoConceptsInc.com

Description:

## Geologic Cross Section 1-1'

Project Address:

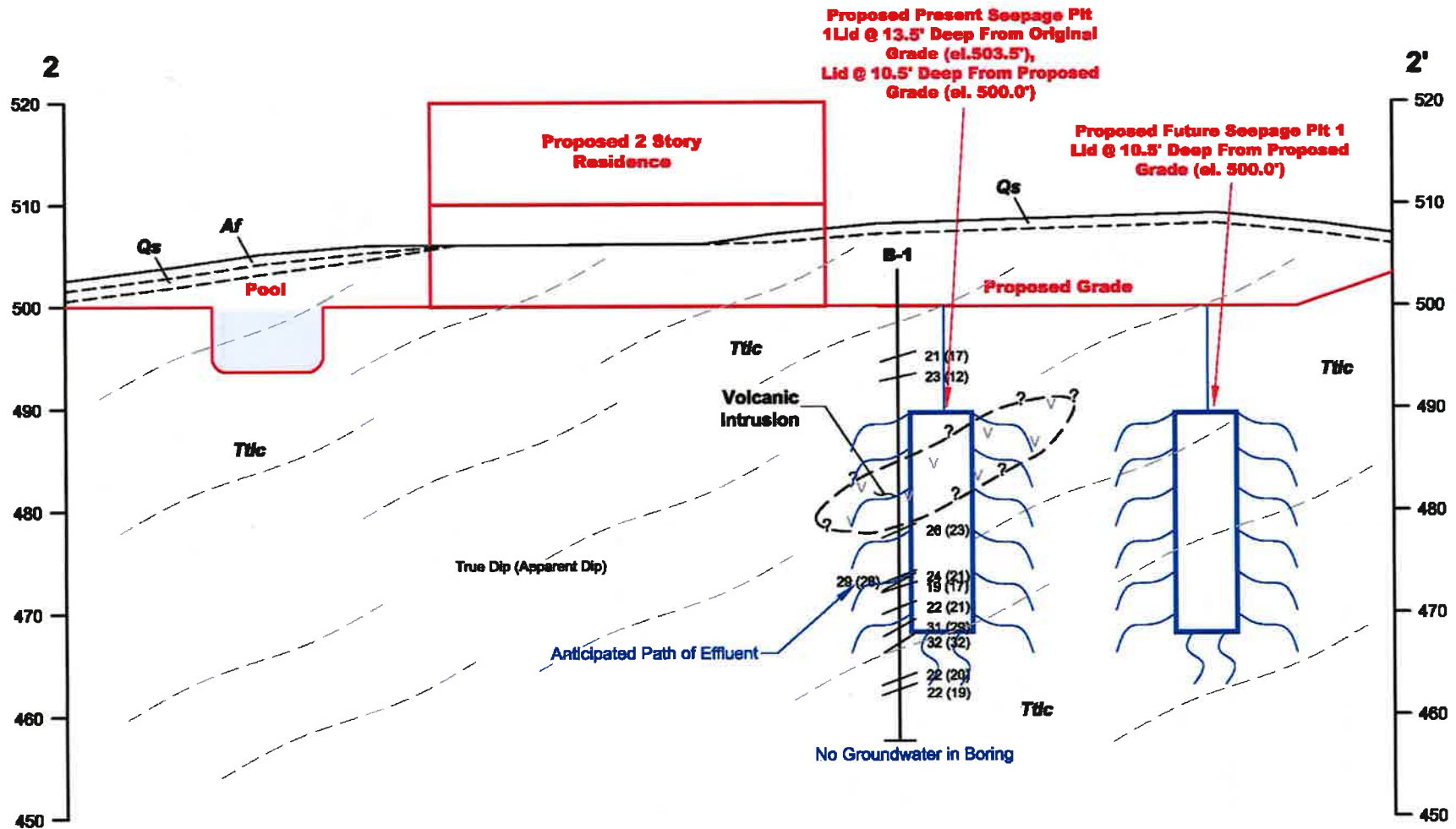
Parcel 1 and 2, Yerba Buena Road  
Ventura County, California

Date: May 2019

Scale: 1" = 10'

Job No. 3672-4





14428 Hamlin Street, Suite 200, Van Nuys, CA 91401  
Ph (818) 994-8895 | Fax (818) 994-8599 | www.GeoConceptsInc.com

Description:

## Geologic Cross Section 2-2'

Project Address:

Parcel 1 and 2, Yerba Buena Road  
Ventura County, California

Date: **May 2019**

Scale: **1" = 10'**

Job No. **3672-4**

## **ATTACHMENT 6 - WORKS CITED**

California, State of. 2014b. "Education Code."

California, State of. 2019. "Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines)." Title 14, California Code of Regulations. Chapter 3, Sections 15000-15387

County of Ventura. 2019b. "Ventura County 2019 Building Code Ordinance Number 4548."

County of Ventura. 2010 "Construction Noise Threshold Criteria and Control Plan."

County of Ventura Public Works Agency. 2017. "Road Standards."

County of Ventura. 2019a. "Resource Management Agency (RMA) Geographic Information System (GIS) Aerial Imagery and Maps."

County of Ventura. 2002. Traffic Impact Mitigation Fee (TIMF) Ordinance No. 4246, Traffic Generation Factor Table.

County of Ventura. 2018. "Ventura County Coastal Zoning Ordinance."

County of Ventura. 2017. "Ventura County General Plan, Coastal Area Plan."

County of Ventura. 2020 "Ventura County General Plan, Policies and Programs."

County of Ventura. 2011. "Ventura County Initial Study Assessment Guidelines."

EPD Consultants, May 27, 2019, "Addendum I Engineering Feasibility Report for a New Wastewater System."

Federal Emergency Management Agency (FEMA). January 20, 2010. "Digital Flood Insurance Rate Map # 06111C1140E"

FGL Environmental Agricultural. Coliform Bacteria Analysis. January 7, 2019.

Historical Environmental Archaeological Research Team, April 2019. "Phase Archaeological Study" prepared by Robert J. Wlodarski.

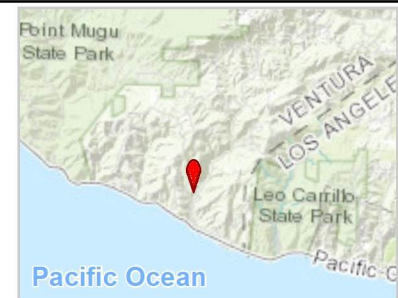
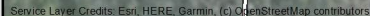
Ventura County Air Pollution Control District. 2003. "Ventura County Air Quality Assessment Guidelines."

Ventura County Air Pollution Control District. 2017. "Ventura County 2016 Air Quality Management Plan."

Ventura County Public Works Agency. 2019. "Pump & Recovery Test for Water Wells."

Ventura County Fire Protection District. 2019. "VCFPD Access Standards."

Ventura County Fire Protection District. 2019. "Ventura County Fire Code."



**CONDITIONS OF APPROVAL FOR COASTAL PLANNED DEVELOPMENT (PD)  
PERMIT CASE NO. PL19-0011**

**RESOURCE MANAGEMENT AGENCY (RMA)**

**Planning Division Conditions**

**1. Project Description**

This Coastal PD Permit is based on and limited to compliance with the project description stated in this condition below, Exhibits 1 through 5 of the Planning Director hearing on November 18, 2021, and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

The Applicant requests a Coastal Planned Development (PD) Permit to construct a 2,291 square foot (sq. ft.) single-story single-family dwelling (22 feet 0 inches) with a detached 516 sq. ft. 2-car garage (10 feet 7 inches) and a 414 sq. ft. swimming pool.

Estimated earthwork includes 6,437 cubic yards of cut and 1,100 cubic yards of fill to prepare the site for the proposed development. Catch basins and cisterns have been incorporated in the project to ensure that run-off is retained on site and velocity is reduced.

Water is to be provided by an onsite private well (SWN 01S20W22L003S) and a 10,000-gallon water tank for domestic water storage and fire suppression. Wastewater will be handled by an on-site wastewater system (OWTS) that consists of one 1,500-gallon septic tank, one 1,000-gallon tank with SeptiTech STAAR 0.5 UV device, and two seepage pits. An onsite propane tank will provide gas for cooking and heating and solar panels will be installed on the roof of the dwelling. Access to the site is provided by a private driveway with direct access to Yerba Buena.

The proposed project will permanently remove approximately 39,038 sq. ft. (0.89 acres) of Environmentally Sensitive Habitat Areas (ESHA) related to the grading footprint and construction of a residence, garage/guesthouse, driveway, water storage tank and well, and septic system. The required 100-foot fuel modification zone will affect an additional 41,382 sq. ft. (0.95 acres). The total amount of ESHA affected by the project will be 1.84 acres.

County of Ventura  
Planning Director Hearing  
Case No. PL19 - 0011  
Exhibit 5 - Conditions of Approval &  
Mitigation Monitoring & Reporting

## 2. Required Improvements for Coastal PD

**Purpose:** To ensure the project site conforms to the plans approved at the Planning Director hearing in support of the project.

**Requirement:** The Permittee shall ensure that all required off-site and on-site improvements for the Project, including structures, paving, parking, lighting, fencing and landscaping are completed in conformance with the approved plans stamped as hearing exhibit 3. The Permittee shall prepare and submit all final building and site plans for the County's review and approval in accordance with the approved plans.

**Documentation:** The Permittee shall obtain Planning Division staff's stamped approval on the project plans and submit them to the County for inclusion in the Project file. The Permittee shall submit additional plans to the Planning Division for review and stamped approval (e.g., tree protection and landscape plans) for inclusion in the Project file, as necessary.

**Timing:** Prior to the issuance of a Zoning Clearance for construction the Permittee shall submit all final development plans to the Planning Division for review and approval. Unless the Planning Director and/or Public Works Agency Director allow the Permittee to provide financial security and a final executed agreement, approved as to form by the County Counsel, that ensures completion of such improvements, the Permittee shall complete all required improvements prior to occupancy. The Permittee shall maintain the required improvements for the life of the Project.

**Monitoring and Reporting:** The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements § 8183-5 of the Ventura County Coastal Zoning Ordinance.

## 3. Site Maintenance

**Purpose:** To ensure that the Project site is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions which are visible from outside of the Project site.

**Requirement:** The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description shall be stored within the Project site during the life of the Project. All construction activities (e.g., ground disturbance), storage of construction materials, and storage of construction equipment shall be prohibited outside of the Project site.



**Documentation:** The Permittee shall maintain the Project site in compliance with Condition No. 1 and the approved plans for the Project.

**Timing:** The Permittee shall maintain the Project site in a neat and orderly manner and in compliance with Condition No. 1 throughout the life of the Project.

**Monitoring and Reporting:** The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance [select appropriate].

#### 4. Coastal PD Modification

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of the Coastal PD. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity in order to determine if a Coastal PD modification is required. If a Coastal PD modification is required, the modification shall be subject to:

- a. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and
- b. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, §§ 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §§ 15000-15387), as amended from time to time.

#### 5. Construction Activities

Prior to any construction, the Permittee shall obtain a Zoning Clearance for construction from the Planning Division, and a Building Permit from the Building and Safety Division. Prior to any grading, the Permittee shall obtain a Grading Permit from the Public Works Agency.

#### 6. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this Coastal PD Permit and/or commencement of construction and/or operations under this Coastal PD Permit shall constitute the Permittee's formal agreement to comply with all conditions of this Coastal PD Permit. Failure to abide by and comply with any condition of this Coastal PD Permit shall constitute grounds for enforcement action provided in the Ventura County Coastal Zoning Ordinance (Article 13), which shall include, but is not limited to, the following:

- c. Public reporting of violations to the Planning Commission and/or Board of Supervisors;
- d. Suspension of the permitted land uses (Condition No. 1);
- e. Modification of the Coastal PD Permit conditions listed herein;
- f. Recordation of a "Notice of Noncompliance" on the deed to the subject property;
- g. The imposition of civil administrative penalties; and/or
- h. Revocation of this Coastal PD Permit.

The Permittee is responsible for being aware of and complying with the Coastal PD Permit conditions and all applicable federal, state, and local laws and regulations.

**7. Time Limits**

**a. Construction:**

- (1) At the conclusion of the local appeal period set forth in the Ventura County Coastal Zoning Ordinance (Section 8181-9.2), or following a final decision on a filed appeal, the Planning Division shall send a Notice of Final Decision to the California Coastal Commission (CCC). The CCC may set another appeal period pursuant to terms and conditions set forth in the California Coastal Act (Pub. Res. Code, Section 30000 et seq.) Following the expiration of the CCC's appeal period, and if no appeals are filed, the decision regarding the Coastal PD Permit will be considered "effective." Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for construction, in order to conduct the construction activities and use the property as set forth in Condition No 1 (Project Description).
- (2) This Coastal PD Permit shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for construction within one year from the date the approval decision of this Coastal PD Permit becomes effective. The Planning Director may grant a one-year extension of time to the Permittee in order to obtain a Zoning Clearance for construction. If the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project and the Permittee has requested the time extension in writing at least 30 days prior to the one-year expiration date.
- (3) Prior to the issuance of the Zoning Clearance construction, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for construction, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this Coastal PD.



8. Documentation Verifying Compliance with Other Agencies' Requirements Related to this Coastal PD Permit

**Purpose:** To ensure compliance with, and notification of, federal, state, and/or local government regulatory agencies that have requirements that pertain to the Project (Condition No. 1, above) that is the subject of this Coastal PD Permit and the completion of Mitigation and Monitoring Reporting Program.

**Requirement:** Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this Coastal PD Permit) to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the Project.

**Documentation:** The Permittee shall provide this documentation to Planning Division staff in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division Project file.

**Timing:** The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for construction or as dictated by the respective agency.

**Monitoring and Reporting:** The Planning Division maintains the documentation provided by the Permittee in the respective Project file. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the Project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

9. Notice of Coastal PD Permit Requirements and Retention of Coastal PD Permit Conditions On Site

**Purpose:** To ensure full and proper notice of these Coastal PD Permit conditions affecting the use of the subject property.

**Requirement:** Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors who regularly conduct activities associated with the Project, of the pertinent conditions of this Coastal PD Permit.

**Documentation:** The Permittee shall maintain a current set of Coastal PD Permit conditions and exhibits at the project site.

**Timing:** Prior to issuance of a Zoning Clearance for construction and throughout the life of the Project.

**Monitoring and Reporting:** The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

**10. Recorded Notice of Land Use Entitlement**

**Purpose:** The Permittee shall record a “Notice of Land Use Entitlement” form and the conditions of this Coastal PD Permit with the deed for the subject property that notifies the current and future Property Owner(s) of the conditions of this Coastal PD Permit.

**Requirement:** The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a “Notice of Land Use Entitlement” form furnished by the Planning Division and the conditions of this Coastal PD Permit, with the deed of the property that is subject to this Coastal PD Permit.

**Documentation:** Recorded “Notice of Land Use Entitlement” form and conditions of this Coastal PD.

**Timing:** The Permittee shall record the “Notice of Land use Entitlement” form and conditions of this Coastal PD Permit, prior issuance of a Zoning Clearance for construction.

**Monitoring and Reporting:** The Permittee shall return a copy of the recorded “Notice of Land Use Entitlement” form and conditions of this Coastal PD Permit to Planning Division staff to be included in the Project file.

**11. Financial Responsibility for Compliance Monitoring and Enforcement**

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Coastal Zoning Ordinance (§ 8183-5) related to this Coastal PD Permit. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.

b. Establishment of Revolving Compliance Account:

Within 10 calendar days of the effective date of the final decision approving this Coastal PD Permit, the Permittee shall submit the following deposit and reimbursement agreement to the Planning Director:

(1) A payment of \$500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs associated with condition compliance review, monitoring, and enforcement activities described in 11.a (above), and any duly-imposed civil administrative penalties regarding this. The Permittee shall replenish such account to the above-stated amount within 10 calendar days after receiving notice of the requirement to do so from the Resource Management Agency.

(2) An executed reimbursement agreement, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.

c. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this Coastal PD Permit. The Permittee shall have the right to challenge any charge or penalty prior to payment.

12. Defense and Indemnification

a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this Coastal PD Permit. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.

b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a)

above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.

- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this Coastal PD Permit, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.
- d. Neither the issuance of this Coastal PD Permit, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this Coastal PD Permit serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

### **13. Invalidation of Condition(s)**

If any of the conditions or limitations of this Coastal PD Permit are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining Coastal PD Permit conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this Coastal PD Permit, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This Coastal PD Permit shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this Coastal PD Permit, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director, cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition, and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this Coastal PD Permit may be revoked.

#### **14. Consultant Review of Information and Consultant Work**

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or resources of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this Coastal PD Permit, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or proposer. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 14 above, if the County hires a consultant to review any work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

#### **15. Relationship of Coastal PD Permit Conditions, Laws, and Other Entitlements**

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any Coastal PD Permit condition contained herein is in conflict with any other Coastal PD Permit condition contained herein, when principles of law do not provide to the contrary, the Coastal PD Permit condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this Coastal PD Permit for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, lawful rules, or regulations, or orders of an authorized governmental agency. Neither the approval of this Coastal PD Permit, nor compliance with the conditions of this Coastal PD Permit, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

#### **16. Contact Person**

**Purpose:** To designate a person responsible for responding to complaints.

**Requirement:** The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this Coastal PD Permit.

**Documentation:** The Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, business and cell phone numbers, and email addresses) of the Permittee's field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the Project site.

**Timing:** Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the Project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide Planning Division staff with the new information in writing within three calendar days of the change in the Permittee's field agent.

**Monitoring and Reporting:** The Planning Division maintains the contact information provided by the Permittee in the Project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance].

#### 17. Change of Ownership

**Purpose:** To ensure that the Planning Division is properly and promptly notified of any change of Permittee.

**Requirement:** The Permittee shall file, as an initial notice with the Planning Director, the new name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). The Permittee shall provide the Planning Director with a final notice once the transfer of ownership and/or operational control has occurred.

**Documentation:** The initial notice must be submitted with the new Permittee's contact information. The final notice of transfer must include the effective date and time of the transfer and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this Coastal PD Permit.

**Timing:** The Permittee shall provide written notice to the Planning Director 10 calendar days prior to the change of ownership or change of Permittee. The Permittee shall provide the final notice to the Planning Director within 15 calendar days of the effective date of the transfer.

**Monitoring and Reporting:** The Planning Division maintains notices submitted by the Permittee in the Project file and has the authority to periodically confirm the information

consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance].

#### 18. Landscaping Plan

**Purpose:** To comply with the County's landscaping requirements.

**Requirement:** The Permittee shall retain a landscape architect to prepare a landscape plan that complies with the requirements of this condition and the "Ventura County Landscape Design Criteria" (1992), and the California Department of Water Resources Model Water Efficient Landscape Ordinance. The landscaping must also satisfy the following requirements:

- a. The Permittee must install landscaping that: (1) visually integrates the development with the surroundings of the Project site; (2) does not include non-native, invasive species; (3) does not include non-native species that are visually incompatible with the topography and plant communities (e.g., coastal sage scrub plant community) surrounding the project site; and (4) utilizes native plant species that are found in the coastal sage scrub community surrounding the Project site. Landscaping must utilize plants that are native to the Santa Monica Mountains.
- b. The Landscape Plan shall include native species acceptable to the Ventura County fire Protection District within the 100-foot fuel modification zone surrounding the single-family dwelling, attached garage, accessory dwelling unit, swimming pool, and any other vegetation removal for fire protection purposes.
- c. The Permittee must revegetate cut slopes in excess of 5 feet and fill slopes in excess of 3 feet.
- d. The Permittee must restore or reclaim disturbed land with vegetation.
- e. The Permittee must install landscaping that complies with the requirements of the California Department of Water Resources' Model Water Efficient Landscape Ordinance, which is available on-line at:  
<http://water.ca.gov/wateruseefficiency/landscapeordinance/>.

Landscape Design: the permittee shall design the required landscaping such that the landscaping requires minimal amounts of water and uses required water efficiently, in accordance with the water efficiency requirements of the Landscape Design Criteria and the California Department of Water Resources Model Water Efficient Landscape Ordinance, and must achieve the following design objectives:

- a. Use Available Non-potable Sources of Water. The landscaping must involve the harvesting and/or use of alternative, non-potable sources of water, including stormwater, reclaimed water, and gray water, if available to the Project site.

- b. Protection of Solar Access. The Permittee must design the landscaping to avoid the introduction of vegetation that would now or in the future cast substantial shadow on existing solar collectors or photovoltaic cells or impair the function of a nearby building using passive solar heat collection.
- c. Protection of Existing Vegetation. Existing vegetation must be saved and integrated into landscape design wherever feasible, appropriate, or required by other regulations.
- d. Create Viable Growing Environment. The landscape design must address the needs of the plants to ensure their health, long-term viability, and protection. Plant material installed in the fuel modification zone must be fire resistant.
- e. Use Native Plant Species. The Landscape Plan shall utilize native plant species that are found in the coastal sage scrub community surrounding the project site.

**Documentation:** The Permittee shall submit three sets of a draft landscape plan to the Planning Division for review and approval. A California registered landscape architect (or other qualified individual as approved by the Planning Director) shall prepare the landscape plan, demonstrating compliance with the requirements set forth in this condition (above), and the Ventura County Landscape Design Criteria. The landscape architect responsible for the work shall stamp the plan. After landscape installation, the Permittee shall submit to Planning division staff a statement from the project landscape architect that the Permittee installed all landscaping as shown on the approved landscape plan. Prior to installation of the landscaping, the Permittee must obtain the Planning Director's approval of any changes to the landscape plans that affect the character or quantity of the plant material or irrigation system design.

**Timing:** The Permittee shall submit the landscape plan to the Planning Division for review and approval prior to issuance of Zoning Clearance for construction. Landscaping installation and maintenance activities shall occur according to the timing requirements set forth in the "Ventura County Landscape Design Criteria" (§ F)

**Monitoring and Reporting:** Landscaping approval/installation verification, monitoring activities, and enforcement activities shall occur according to the procedures set forth in the "Ventura County Landscape Design Criteria" (§§ F and G) and § 8183-5 of the Ventura County Coastal Zoning Ordinance. The Planning Division maintains the landscape plans and statement by the landscape architect in the Project file and has the authority to conduct site inspections to ensure that the Permittee installs and maintains the landscaping in accordance with the approved plan consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.



19. Materials and Colors in the Santa Monica Mountains Overlay Zone

**Purpose:** In order to ensure that buildings and structures comply with the public Resource Code §30240(b) and §30251 and blend in with the Project site's surroundings.

**Requirement:** The Permittee shall utilize building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) on exterior surfaces of all structures of all structures, including but not limited to the dwelling, garage, accessory dwelling unit, water tanks, walls, and fences.

**Documentation:** A copy of the approved plans denoting the building materials and colors.

20. Avoidance of Nesting Birds

**Purpose:** In order to prevent impacts to birds protected under the Migratory Bird Treaty Act, land clearing and construction activities shall be regulated.

**Requirement:** The Permittee shall conduct all demolition, tree removal/trimming, vegetation clearing, and grading activities (collectively, "land clearing activities"), and construction in such a way as to avoid nesting native birds. This can be accomplished by implementing one of the following options:

- a. Timing of land clearing or construction: Prohibit land clearing or construction activities during the breeding and nesting season (January 1-September 15), in which case the following surveys are not required; or
- b. Surveys and avoidance of occupied nests: conduct site-specific surveys prior to land clearing or construction activities during the breeding and nesting season (January 1-September 15), and avoid occupied bird nests. A County-approved biologist shall conduct surveys to identify any occupied (active) bird nests in the area proposed for disturbance. Occupied nests shall be avoided until juvenile birds have vacated the nest.

The County-approved biologist shall conduct an initial breeding and nesting bird survey 30 days prior to the initiation of land clearing or construction activities. The County-approved biologist shall continue to survey the Project site on a weekly basis, with the last survey completed no more than 3 days prior to the initiation of land clearing activities. The nesting bird survey must cover the development footprint and 300 feet from the development footprint. If occupied (active) nest are found, land clearing activities within a setback area surrounding the nest shall be postponed or halt. Land clearing activities may commence in the setback area when the nest is vacated (juveniles have fledged) provided that there is no evidence of a second attempt at nesting, as determined by the County-approved biologist. Land clearing activities can

also occur outside of the setback areas. Pursuant to the recommendations of the California Department of Fish and Wildlife, the required setback is 300 feet for most birds and 500 feet for raptors. This setback can be increased or decreased based on the recommendation of the County-approved biologist and approval from the Planning Division.

#### 21. Solar Photovoltaic Systems, Design and Installation

**Purpose:** To ensure compliance with the California Building Code, California Electrical Code, California State Fire Marshal Guidelines and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall have any solar photovoltaic system designed and installed by a properly licensed contractor.

**Documentation:** A stamped copy of the approved solar photovoltaic system plans.

**Timing:** The Permittee shall submit solar photovoltaic system plans to the Fire Prevention Bureau for approval before the installation of any solar photovoltaic system.

**Monitoring and Reporting:** A copy of the approved solar photovoltaic system plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that solar photovoltaic system is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the solar photovoltaic system for the life of the development.

#### 22. Mitigation Measure BIO-1: Pre-Construction Surveys and Relocation of Special-Status Wildlife

**Purpose:** To avoid significant impacts to special-status wildlife that could occur during vegetation clearing and grading.

**Requirement:** Two weeks prior to the initiation of, and periodically throughout, ground disturbance activities, a County-approved qualified biologist shall conduct surveys for special-status wildlife, coastal whiptail [*Aspidoscelis tigris stejnegeri*], coast horned lizard [*Phrynosoma blainvilli*], San Diego desert woodrat (*Neotoma lepida intermedia*), and mountain lion (*Puma concolor*) dens that are within 2000 feet from the perimeter of the project site to ensure that these species are not harmed within these fenced areas. Individuals of these species that are found shall be relocated to suitable undisturbed habitat, outside of the areas directly and indirectly (e.g., noise) affected by ground disturbance activities. A County-approved biologist shall conduct surveys and relocation activities according to methods approved by the CDFW.

**Documentation:** The Permittee shall provide to the Planning Division a signed contract with a County-approved qualified biologist that ensures wildlife surveys, and relocation of

wildlife will be conducted within 14 days prior to, and during, any ground disturbance activities. The Permittee shall submit a memorandum to the Planning Division within 14 days of the wildlife surveys, notifying the Planning Division of the results of the surveys and avoidance and relocation activities.

**Timing:** Prior to the issuance of a Zoning Clearance for grading/construction, the Permittee shall provide the signed contract. Within 14 days of the wildlife surveys and relocation activities, the Permittee shall provide a memorandum reporting the results.

**Monitoring and Reporting:** The Permittee shall confirm with the Planning Division that a County-approved qualified biologist has been contracted to implement the requirements of this condition prior to issuance of a Zoning Clearance for construction. The Planning Division maintains copies of the signed contract and the survey reports in the Project file. The Planning Division has the authority to inspect the property during the development phase of the Project to ensure that the survey and wildlife relocation work is conducted as required. If the Planning Division confirms that the required surveys are not conducted as agreed upon or the fencing is not maintained as required, enforcement actions may be enacted in accordance with § 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

### 23. Mitigation Measure BIO-2: Woodrat Nest Avoidance and Relocation

**Purpose:** In order to minimize impacts to woodrats, avoidance measures shall be implemented.

**Requirement:** Prior to vegetation clearing, and grading activities (collectively, "land clearing activities"), a County-approved biologist, with a California Department of Fish and Wildlife (CDFW) Scientific Collecting Permit, shall survey suitable habitat for woodrats within areas that will be subject to land clearing activities, and within 50 feet of areas that will be subject to land clearing activities.

If the County-approved biologist does not find any nests, then no further action is required.

If the County-approved biologist finds active woodrat nests during the peak nesting season (February 1 through May 31), the Permittee shall implement a 50-foot radius buffer area around the nests in which land clearing activities will be postponed until the end of peak nesting season, in order to protect the nest. If the County-approved biologist finds active woodrat nests outside of the peak nesting season, a County-approved biological consultant shall relocate the nests according to the following instructions:

- a. Create new habitat on adjacent areas not impacted by the project by providing a vertical structure using local native material, such as tree and shrub trimmings, stacked horizontally in areas that are under shady canopies and upslope of seasonal drainages. Piling rocks removed from the construction area can also be used to help achieve a structure. If multiple nesting material structures are created, they should

be a minimum of 25 feet apart. The County-approved biologist shall place the new nesting material under shady areas in order to increase the chance that woodrats will use the nests. These areas should be in locations that do not presently provide this habitat structure to create new nesting opportunity and to reduce potential competition with existing woodrats.

- b. After creating habitat outside of the construction footprint, the County-approved biologist shall begin vegetation clearance around the nest to reduce woodrat dispersal back into the project site.
- c. Nudge the nest with a front end loader type tractor to flush the woodrats from the nest. They will usually abandon the nest and run out into adjacent off site cover.
- d. Carefully and slowly pick up the nest material with a front end loader (to allow any additional woodrats to escape), while maintaining a safe distance from the nest to reduce health hazards to the workers. (Dust masks should be used even when operating equipment.)
- e. Move the nest material to the creation area and place the nest material adjacent to the created nesting structure.

**Documentation:** The Permittee shall provide to the Planning Division a Survey Report from a County-approved biologist that provides the results of the woodrat survey and a plan for avoidance or relocation of the nests in accordance with the requirements set forth in this condition (above). Along with the Survey Report, the Permittee shall provide a copy of a signed contract with the County-approved biologist who will monitor avoidance and relocation efforts during land clearing activities. Following the completion of land clearing activities, the Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved biologist that documents the actions the County-approved biologist implemented to avoid or relocate woodrat nests.

**Timing:** The County-approved biologist shall conduct the survey within 30 days prior to the initiation of land clearing activities. The Permittee shall submit the Survey Report and signed contract to the Planning Division, prior to issuance of a Zoning Clearance for construction of the project. The Mitigation Monitoring Report shall be submitted within 14 days of completion of the land clearing activities.

**Monitoring and Reporting:** The Planning Division reviews for adequacy, and maintains in the project file, the signed contract, Survey Report, and Mitigation Monitoring Report. If the Planning Division confirms that the required surveys and relocation measures were not implemented in compliance with the requirements of this condition, then enforcement actions may be enacted in accordance with § 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

24. Mitigation Measure BIO-3: Environmentally Sensitive Habitat Areas (ESHA) Construction Exclusion Fencing

**Purpose:** To reduce the potential indirect effects on adjacent habitat consistent with the Coastal Act and to locally important communities consistent with the Goal 4.4 Ventura County General Plan Goal Policies and Programs (updated 2020), ground disturbance and vegetation removal in ESHA outside of the construction is prohibited.

**Requirement:** The Permittee shall install temporary protective fencing along the edge of the development envelope (including the fuel modification zone). The fencing must consist of durable materials and shall be staked or driven into the ground such that it is not easily moved and will perform its function for the duration of construction activities.

**Documentation:** The Permittee shall illustrate the ESHA habitat, setback area from ESHA, and required fencing on all grading and site plans. The Permittee shall also provide photo documentation of the fencing installed at the site prior to issuance of a Zoning Clearance for construction.

**Timing:** The Permittee shall submit the site plan and grading plans with the locations of the fencing to the Planning Division for review and approval prior to Zoning Clearance for construction of the project. The Permittee shall install the fencing prior to any vegetation removal, ground disturbance activities, or construction activities (whichever occurs first). The Permittee shall maintain the fencing in place until the Resource Management Agency, Building and Safety Division, issues the Certificate of Occupancy for the single-family dwelling.

**Monitoring and Reporting:** The Planning Division maintains the grading and site plan with the fencing illustrated provided by the Applicant in the project file. The Applicant shall demonstrate to the satisfaction of the Planning Division that the temporary fencing is installed prior to any vegetation removal, ground disturbance activities, or construction activities (whichever occurs first). The Planning Division has the authority to inspect the site to confirm that the fencing stays in place during the development phase of the project in accordance with the approved plans.

25. Mitigation Measure BIO-4: Invasive Species Seeding and Landscaping

**Purpose:** To ensure protection of adjacent ESHA, as required under the Local Coastal Program and the Coastal Act, from the introduction of invasive species.

**Requirements:** Invasive plant species shall not be included in any erosion control seed mixes and landscaping plans associated with the Project. The California Invasive Plant Inventory Database contains a list of non-natives, invasive plants (California Invasive Plant Council [Updated 2017] or its successor).

**Documentation:** The Permittee shall submit the erosion control seed mix and a final landscape plan, for review and approval by the Planning Division. The Permittee shall

provide photographs demonstrating that the Permittee installed all landscaping and irrigation in accordance with the approved plans.

**Timing:** Prior to issuance of a Zoning Clearance for construction, the Permittee shall submit the erosion control seed mix and a final landscape plan, for review and approval by the Planning Division. All planting and irrigation shall be installed prior to Certificate of Occupancy of the single-family dwelling.

**Monitoring and Reporting:** The Permittee shall provide photos of the landscaping to the Planning Division, or schedule a site inspection with the Planning Division, to verify that the Permittee installed landscaping and irrigation according to the approved plans. The Planning Division maintains copies of the approved plans and photographs in the Project file. The Planning Division, Public Works Agency Grading Inspectors, and Building and Safety, have the authority to conduct site inspections to ensure compliance with this condition consistent with the requirements of § 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

26. Mitigation Measure BIO-5 Compensatory Mitigation for Loss of ESHA

**Purpose:** To mitigate potentially significant impacts to ESHA at a 2:1 mitigation to impact ratio, totaling at least 3.68 acres.

**Requirement:** The Permittee shall permanently protect ESHA, consisting of coastal sage scrub and chaparral habitat, on land located outside the project area within the Santa Monica Mountains. The Permittee shall protect the ESHA through the direct acquisition and dedication (donation) to Mountains Recreation and Conservation Authority, a qualified conservation organization.<sup>1</sup>

**Documentation:** The Permittee shall submit to the Planning Division a plan for the acquisition and protection of the ESHA (collectively, "ESHA Protection Plan"). The ESHA Protection Plan shall include the following elements:

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<sup>1</sup> For the purposes of this mitigation measure, the conservation organization must meet all of the following criteria:

- (a) It must be a public conservation agency, or a private non-profit organization chartered under the US Code, Title 26, Part 501(c)3, whose primary purpose is the preservation and protection of land in its natural, scenic, historical, recreational and/or open space condition.
- (b) If it is a private non-profit organization, then it must be either a statewide, national or international organization, or a local community-based organization with a membership of at least 500 individuals and/or businesses.
- (c) It must have owned and/or managed natural resource/open space property, at least 50 acres in area, for at least one year. In lieu of meeting this requirement, a Conservation Organization may provide a financial surety to ensure the stewardship of the Conservation Parcel for a period of five years.
- (d) It must have the institutional and economic ability to maintain the property.

1. The purpose of the ESHA Protection Plan, which includes (but is not limited to) this condition stated verbatim;
2. A description of the property to be permanently protected, including (but not limited to):
  - a. the size (in acres) of the ESHA;
  - b. a description of the type of habitat on the property, including an explanation of why the habitat qualifies as ESHA; and
  - c. a map and legal description of the property on which the ESHA is located;
3. An executed copy of Mountains Recreation and Conservation Authority adopted Resolution No. 21-58 authorizing the acceptance of the donation of APN 694-0-181-500;
4. The deed or other instrument that grants, or will grant, Mountains Recreation and Conservation Authority the authority to protect the ESHA;
5. Provisions for the long-term maintenance of the ESHA, including (but not limited to) a description of the uses and maintenance activities that will be allowed within the ESHA. The following shall be prohibited within the ESHA:
  - a. Removal, mining, excavation, or disturbance of the soil or surface rocks or decaying material such as fallen trees;
  - b. Dumping, filling, storing, disposal, burying or stockpiling of any natural or manmade materials;
  - c. Erection of buildings or structures of any kind, including, but not limited to, fencing, corrals, advertising signs, antennas, and light poles;
  - d. Placement of pavements, concrete, asphalt and similar impervious materials, laying of decomposed granite for pathways, or setting of stones, paving bricks, or timbers;
  - e. Operation of dunebuggies, motorcycles, all-terrain vehicles, bicycles, mowers, tractors, or any other types of motorized or non-motorized vehicles or equipment;
  - f. Removal or alteration of native trees or plants, through such activities as irrigating, mowing, draining, plowing, tilling or disking, except as necessary for controlled burns (for fuel reduction, as regulated by the Ventura County Fire Protection District), removal of non-native species and native habitat restoration or maintenance (which must be under the direction of a qualified biologist);
  - g. Application of insecticides or herbicides, poisons, or fertilizers;
  - h. Grazing or keeping of cattle, sheep, horses or other livestock, or pet animals;
  - i. Agricultural activity of any kind including the harvesting of native materials for commercial purposes;

- j. Planting, introduction or dispersal of non-native plant or animal species;
- k. Hunting or trapping, except live trapping for purposes of scientific study or removal of non-native species;
- l. Manipulating, impounding or altering any natural watercourse, body of water or water circulation on the ESHA, and activities or uses detrimental to water quality, including but not limited to degradation or pollution of any surface or sub-surface waters;
- m. Light pollution (e.g., lighting that is directed towards the ESHA); and
- n. Other activities that damage the existing flora, fauna or hydrologic conditions.

The deed or other instrument that grants, or will grant, Mountains Recreation and Conservation Authority the authority to protect and maintain the ESHA shall be recorded with the deed to the property.

**Timing:** Prior to the issuance of a Zoning Clearance for grading/construction of the project, the Permittee shall submit the ESHA Protection Plan to the Planning Division for review and approval. Prior to the issuance of a Zoning Clearance for occupancy, the deed or other instrument that grants the Mountains Recreation and Conservation Authority the authority to protect and maintain the ESHA shall be recorded.

**Monitoring and Reporting:** The Planning Division will review the ESHA Protection Plan, in order to ensure that it complies with the requirements of this condition. The Planning Division will maintain a copy of the recorded ESHA Protection Plan and the recorded deed in the case file for the Project.

27. Mitigation Measure BIO-6 Coastal Area Plan – Permanent Preservation of Environmentally Sensitive Habitat Area (ESHA) in the M Overlay Zone

**Purpose:** In accordance with Coastal Area Plan Policy F-3 for Environmentally Sensitive Habitats in the South Coast, all ESHA within the Project site must be permanently maintained through the recordation of a condition of approval that protects the remaining ESHA as open space.

**Requirement:** The ESHA that is located on the property as shown in the ESHA Map, which is Exhibit 7 of this document, shall be maintained in open space in perpetuity. The following shall be prohibited within the ESHA:

- a. Removal, mining, excavation, or disturbance of the soil or surface rocks or decaying material such as fallen trees;
- b. Dumping, filling, storing, disposal, burying or stockpiling of any natural or manmade materials;
- c. Erection of buildings or structures of any kind, including, but not limited to, fencing, corrals, advertising signs, antennas, and light poles;



- d. Placement of pavements, concrete, asphalt and similar impervious materials, laying of decomposed granite for pathways, or setting of stones, paving bricks, or timbers;
- e. Operation of dune buggies, motorcycles, all-terrain vehicles, bicycles, mowers, tractors, or any other types of motorized or non-motorized vehicles or equipment;
- f. Removal or alteration of native trees or plants, through such activities as irrigating, mowing, draining, plowing, tilling, or disking, except as necessary for controlled burns (for fuel reduction, as regulated by the Ventura County Fire Protection District), removal of non-native species, and native habitat restoration or maintenance (which must be under the direction of a qualified biologist);
- g. Application of insecticides or herbicides, poisons, or fertilizers;
- h. Grazing or keeping of cattle, sheep, horses or other livestock, or pet animals;
- i. Agricultural activity of any kind including the harvesting of native materials for commercial purposes;
- j. Planting, introduction, or dispersal of non-native plant or animal species;
- k. Hunting or trapping, except live trapping for purposes of scientific study or removal of non-native species;
- l. Manipulating, impounding or altering any natural watercourse, body of water or water circulation on the ESHA, and activities or uses detrimental to water quality, including but not limited to degradation or pollution of any surface or sub-surface waters;
- m. Light pollution (e.g., lighting that is located outside of, yet directed towards, the ESHA); and
- n. Other activities that damage the existing flora, fauna, or hydrologic conditions of the ESHA.

**Documentation:** The Permittee shall record for the subject property: (1) the conditions of this Coastal PD and (2) the ESHA Map, which is Exhibit 6 of the Planning Director hearing that provides the ESHA that will remain as open space in perpetuity as a result of the Project.

**Timing:** Prior to the issuance of a Zoning Clearance for construction of the project, the Permittee shall record (1) the conditions of this Coastal PD and (2) Attachment 4 of the Planning Director hearing for the Project, with the deed to the subject property.

**Monitoring and Reporting:** The Planning Division will review this Project and all future projects on the subject property to ensure compliance with the requirements of this condition. The Planning Division has the authority to inspect the site to confirm on-going compliance with this project condition consistent with the requirements of § 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

#### 28.Mitigation Measure BIO-7 Fuel Modification Plan

**Purpose:** To mitigate potentially significant impacts to ESHA and ESHA buffers from landscaping and maintenance within the fuel modification zone.

**Requirement:** The Permittee shall use a County-approved qualified biologist or landscape architect to prepare a Fuel Modification Plan for the Planning Division's review and approval that minimizes impacts to ESHA and meets the Ventura County Fire Protection District's requirements to modify fuels surrounding structures. The Fuel Modification Plan shall specify methods for controlling and eradicating any non-native plants within the fuel modification zone. The Plan shall also specify the species of plants and seed that are indigenous to the Santa Monica Mountains. Any rare plants in the fuel modification zone shall be preserved, and care taken not to remove them during maintenance of the fuel modification zone. The plant and seed palette must be reviewed and approved by VCFPD so as to not to pose a flammability risk within the fuel modification zone.

The Plan shall also specify the locations of plantings and seeding, methods of installation (hydroseed, plantings, cuttings, etc.), and the future methods for maintaining the vegetation consistent with VCFPD requirements. Maintenance of fuels may include use of hand tools to prune vegetation, thinning shrubs rather than clear-cutting, avoiding nesting birds, etc. The Plan should also identify any physical features or constraints and how they will be addressed such as steep slopes and erosion control methods e.g. straw wattles, silt fencing, hydroseeding, erosion control blankets, etc. Any erosion control materials shall be plastic-free and biodegradable. Seed or plantings shall be sourced from within Ventura County, and the provenance of seed shall be stated in the Fuel Modification Plan. The fuel modification area shall be maintained by the Permittee to be consistent with the provisions of the approved Fuel Modification Plan for the life of any approved structure.

**Documentation:** A Fuel Modification Plan shall be submitted to the Planning Division prior to Zoning Clearance for construction of the project. The approved Fuel Modification Zone shall be maintained for the life of the structures and shall be recorded with the conditions of approval with the title of the property. Following installation of fuel modification activities and installation, a report shall be submitted along with an as-built Fuel Modification Plan with a description of any changes that were necessary from the original Plan and photos of the Fuel Modification Zone.

**Timing:** The Permittee shall submit a Fuel Modification Plan prior to issuance of a Zoning Clearance for construction of the project. Fuel Modification maintenance shall occur in early May before Catalina mariposa lily break dormancy and/or late May, after the individuals have bloomed.

**Monitoring and Reporting:** The Permittee shall submit the Fuel Modification Plan to Planning Division and the Fire Department for review and approval to assure compliance with the requirements of this condition prior to issuance of a Zoning Clearance for construction of the project. The Permittee shall submit a report and as-built Fuel Modification Plan (as necessary) to the Planning Division to ensure compliance with the

requirements of this condition. The Planning Division maintains copies of the Fuel Modification Plan and the annual report provided by the Permittee in the project file.

29. Mitigation Measure BIO-8: Fencing Adjacent to Wildlife Corridors

**Purpose:** To mitigate potentially significant environmental impacts to wildlife migration corridors from fencing.

**Requirement:** The Permittee shall ensure that all new fences or walls, except for those within 100 feet of structures and retaining walls, are permeable to wildlife, and conform to the following standards:

a. A split-rail, pole, or wire fences must be constructed such that:

- (1) The top rail or wire is no more than 40 inches above the ground;
- (2) The top two rails or wires are at least 12 inches apart;
- (3) The bottom wire or rail is at least 18 inches above the ground;
- (4) Both the top and bottom wires or rails are smooth (no barbed wire on the top or bottom wires);
- (5) There are no vertical stays; and
- (6) The posts are located a minimum of 10 feet apart.

b. Fencing for grazing shall be limited to moveable one or two-strand electric fencing.

**Documentation:** The Permittee shall submit plans to the Planning Division for review and approval, which identify all fences to be constructed on the Project site. These plans must identify the fence locations and include schematic elevations detailing the design of, and materials to be used in, the fencing.

**Timing:** The Permittee shall submit the plans which identify all fences to be constructed on the Project site, to the Planning Division for review and approval, prior to the issuance of a Zoning Clearance for construction. The Permittee shall install the approved fencing, prior to issuance of a Certificate of Occupancy for the principal structure.

**Monitoring and Reporting:** The Permittee shall submit the plans, which identify all fences to be constructed on the Project site, to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for construction. The Planning Division has the authority to conduct site inspections to ensure that the Permittee installs and maintains the fencing in compliance with this condition, consistent with the requirements of § 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

30. Mitigation Measure BIO-9: Wildlife Corridor or Wildlife Habitat Outdoor Lighting/Glare Condition

**Purpose:** To mitigate potentially significant environmental impacts from light and glare to wildlife migration corridors and/or wildlife habitat.

**Requirement:** All outdoor lighting must be located within 100 feet of a structure or adjacent to a driveway and shall be hooded to direct light downward onto buildings, structures, driveways, or yards, to prevent the illumination of surrounding habitat. Floodlights are prohibited. All glass and other materials used on building exteriors and structures must be selected to minimize reflective glare. To minimize light and glare from emanating from the Project site, all light fixtures located on the exterior of structures, as well as all freestanding light standards, must be high cut-off type that divert lighting downward onto the property to avoid the casting of any direct light onto the adjacent habitat.

**Documentation:** The Permittee shall submit two copies of a lighting plan to the Planning Division for review and approval. The Permittee shall include the manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs) in the lighting plan. The lighting plan must include illumination information within parking areas, pathways and structures proposed throughout the development. The Permittee shall install all exterior lighting in accordance with the approved lighting plan.

**Timing:** The Permittee shall submit the lighting plan to the Planning Division for review and approval, prior to the issuance of a Zoning Clearance for construction. The Permittee shall maintain the lighting pursuant to the approved lighting plan for the life of the Project.

**Monitoring and Reporting:** The Planning Division maintains a stamped copy of the approved lighting plan in the Project file. The Permittee shall ensure that the lighting is installed according to the approved lighting plan prior to the issuance of a Certificate of Occupancy. The Building and Safety Inspector and Planning Division staff have the authority to ensure that the lighting plan is installed according to the approved lighting plan. The Planning Division has the authority to conduct site inspections to ensure ongoing compliance with this condition consistent with the requirements of 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

31. Archaeological Resources Discovered During Grading

**Purpose:** In order to mitigate potential impacts to archaeological resources discovered during ground disturbance.

**Requirement:** The Permittee shall implement the following procedures:

d. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:

- (1) Cease operations and assure the preservation of the area in which the discovery was made;
- (2) Notify the Planning Director in writing, within three days of the discovery;
- (3) Obtain the services of a County-approved archaeologist who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
- (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and
- (5) Implement the agreed upon recommendations.

e. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:

- (1) Cease operations and assure the preservation of the area in which the discovery was made;
- (2) Immediately notify the County Coroner and the Planning Director;
- (3) Obtain the services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
- (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and
- (5) Implement the agreed upon recommendations.

**Documentation:** If archaeological remains are encountered, the Permittee shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by the archaeologist's report.

**Timing:** If any archaeological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the archaeological report to the Planning Division immediately upon completion of the report.

**Monitoring and Reporting:** The Permittee shall provide the archaeological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the archaeological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the archaeological report, consistent with the requirements of § 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

**32. Paleontological Resources Discovered During Grading**

**Purpose:** In order to mitigate potential impacts to paleontological resources that may be encountered during ground disturbance or construction activities.

**Requirement:** If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall:

- a. Cease operations and assure the preservation of the area in which the discovery was made;
- i. Notify the Planning Director in writing, within three days of the discovery;
- ii. Obtain the services of a paleontological consultant or professional geologist who shall assess the find and provide a report that assesses the resources and sets forth recommendations on the proper disposition of the site;
- iii. Obtain the Planning Director's written concurrence with the recommended disposition of the site before resuming development; and
- iv. Implement the agreed upon recommendations.

**Documentation:** The Permittee shall submit the paleontologist's or geologist's reports. Additional documentation may be required to demonstrate that the Permittee has implemented the recommendations set forth in the paleontological report.

**Timing:** If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the paleontological report to the Planning Division immediately upon completion of the report.

**Monitoring and Reporting:** The Permittee shall provide the paleontological report to the Planning Division to be made part of the Project file. The Permittee shall implement any

recommendations made in the paleontological report to the satisfaction of the Planning Director. The paleontologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the paleontological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the paleontological report, consistent with the requirements of § 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

## Noise

### 33. Construction Noise

**Purpose:** In order for this project to comply with the Ventura County General Plan *Goals, Policies and Programs* Noise Policy 2.16.2-1(5) and the County of Ventura Construction Noise Threshold Criteria and Control Plan (Amended 2010).

**Requirement:** The Permittee shall limit construction activity for site preparation and development to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.

**Documentation:** The Permittee shall post a sign stating these restrictions in a conspicuous location on the Project site, in order so that the sign is visible to the general public. The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division, prior to the commencement of grading and construction activities. The sign must provide a telephone number of the site foreman, or other person who controls activities on the jobsite, for use for complaints from the public. The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, complaint, and any corrective action taken, in the event that the Permittee receives noise complaints. The Permittee must submit the "Complaint Log" to the Planning Division upon the Planning Director's request.

**Timing:** The Permittee shall install the sign prior to the issuance of a building permit and throughout all grading and construction activities. The Permittee shall maintain the signage on-site until all grading and construction activities are complete. If the Planning Director requests the Permittee to submit the "Complaint Log" to the Planning Division, the Permittee shall submit the "Complaint Log" within one day of receiving the Planning Director's request.

**Monitoring and Reporting:** The Planning Division reviews, and maintains in the Project file, the photo documentation of the sign and the "Complaint Log." The Planning Division has the authority to conduct site inspections and take enforcement actions to ensure that the Permittee conducts grading and construction activities in compliance with this

condition, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance (select appropriate).

#### 34. Coastal Grading and Brush Removal

**Purpose:** To ensure compliance with Ventura County Coastal Zoning Ordinance Grading and Brush Removal Standards of § 8175-5.17 et seq. of the *Ventura County Coastal Zoning Ordinance*.

**Requirement:** In addition to complying with the requirements for a Landscape Plan, a Grading Plan, a Drainage Plan, and the Los Angeles Regional Water Quality Control Board National Pollution Discharge Elimination System (NPDES), the Permittee shall comply with the following requirements:

- a. Minimize cut and fill operations;
- b. Design all development to minimize impacts and alterations of physical features and processes of the site (i.e., geological, soils, hydrological, water percolation and runoff);
- c. Clearing of land (grading and brush removal) during the winter rainy season (November 15 – April 15) is prohibited. Construction activities (excluding ground disturbance, grading, and brush removal) may continue into the rainy season provided that temporary vegetation seeding, mulching, or other suitable stabilization methods shall be used to protect soils subject to erosion. A licensed landscape architect shall set forth the methods of erosion control as part of the required Landscape Plan for the Project;
- d. The smallest practical area of land shall be exposed at any one-time during development, and the length of exposure shall be kept to the shortest practicable amount of time. All measures for removing sediments and stabilizing slopes shall be in place prior to or concurrent with any on-site grading activities;
- e. Sediments basins (e.g., debris basins, desilting basins, or silt traps) shall be installed on the project site prior to or concurrent with the initial grading and maintained by the Permittee through the development process to remove sediment from runoff water as required by the Drainage Plan and in compliance with NPDES requirements. All sediment shall be retained on-site unless removed to an appropriate approved dumping location;
- f. Cut and fill slopes shall be stabilized at the completion of final grading. Planting shall comply with the planting requirements set forth in the Landscape Plan of this Coastal PD Permit (above). Such planting shall be adequate to provide 90 percent coverage within 90 days, and shall be repeated, if necessary, to provide such



coverage. This requirement shall apply to all disturbed soils and detailed in the required Landscape Plan;

- g. Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soils and surface conditions as a result of development. Where feasible and appropriate, water runoff shall be retained on-site to facilitate groundwater recharge, unless to do so would require significant grading or brush removal not otherwise necessary, and the cumulative impact of such on-site retention would be greater than the cumulative impacts of such on-site retention would be greater than the cumulative impacts of not facilitating recharge, within the same drainage area. The Permittee shall demonstrate compliance with this requirement in the Drainage Plan and NPDES documentation requirements for the Project;
- h. Hillside (defined as land with slopes over 20 percent) grading and brush clearance shall be regulated to maintain biological productivity of coastal waters, protect environmentally sensitive areas, and minimize the alteration of natural landforms;
- i. The Permittee shall have an erosion control plan prepared and submit the erosion control plan to the Public Works Agency, Engineering Services Department, Development and Inspection Services Division, for review and approval. Such plan shall be prepared by a licensed engineer qualified in soil mechanics and hydrology; and,
- j. Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants such as chemicals, fuels, lubricants, raw sewage, and other harmful waste shall not be discharged into or alongside coastal streams or wetlands either during or after construction as required by the Drainage Plan, and NPDES.

**Documentation:** The Permittee shall provide all of the required documentation set forth in the "Requirement" section of this condition (above) (e.g., grading plan, drainage plan, erosion control plan, spill response plan, landscape plan, and NPDES documentation) to the applicable County agencies for review and approval.

**Timing:** The Permittee shall submit all of the required plans and documents for review and approval to the Planning Division and Public Works Agency, prior to issuance of Zoning Clearance for construction.

**Monitoring and Reporting:** The Planning Division, Public Works Agency, and Watershed Protection District review and maintain the project plans. The Planning Division and Public Works Agency have the authority to conduct site inspections and take enforcement actions to ensure the Permittee conducts ground disturbance, grading, and

construction activities in compliance with this condition, pursuant to § 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

## **RESOURCE MANAGEMENT AGENCY CONDITIONS**

### **Environmental Health Division**

#### **35. Certification of Water Quality (Individual System)**

**Purpose:** To demonstrate the domestic water from any individual water well(s) meets applicable drinking water standards.

**Requirement:** Obtain Certification of Water Quality from Ventura County Environmental Health Division (EHD).

**Documentation:** Permittee shall submit the EHD Certification of Water Quality application, along with review fee, plot plan, water quality testing results which are less than one year old, pump and recovery report, well completion report, and any other required documentation to EHD for review and approval.

**Timing:** EHD approval of the Certification of Water Quality shall be completed prior to issuance of a building permit.

**Monitoring:** EHD shall review and approve the Certification of Water Quality application to assure compliance with this condition.

**Limitations:** An individual water system is limited to 1-4 service connections and may not regularly serve more than 24 individuals daily at least 60 days out of the year. If the number of connections exceeds four, or the number of persons served exceeds 25, a permit to operate a water system from EHD or the State Division of Drinking Water will be required. Due to site conditions, compliance with this condition may be physically impossible or prohibitively expensive. If so, building permits will NOT be issued.

**Ongoing Maintenance:** It is the owner's responsibility to ensure the ongoing quality for their individual water well. Proper maintenance of the well and surrounding area is recommended, as well as routine monitoring of water quality to ensure the water well continues to provide safe and potable drinking water to residents.

#### **36. New OWTS Installation**

**Purpose:** To demonstrate the feasibility for the installation of an onsite wastewater treatment system (OWTS), also known as a septic system or individual sewage disposal system. To demonstrate compliance with state and local regulations related to the design and installation of an OWTS. Only domestic waste as defined in the Ventura County

General Plan and the Ventura County Building Code Ordinance is allowed to be discharged into the on-site sewage disposal system.

**Requirement:** Permittee shall submit a soils/geotechnical report and OWTS system design satisfactory to the Ventura County Environmental Health Division, Liquid Waste Program (EHD) staff. Permittee shall also obtain the approval of EHD staff to install an OWTS on the property. During the ministerial permitting process, the proposed OWTS will be required to meet all current building code, system design, and system installation/construction standards at the time of submittal.

**Documentation:** Submit soils/geotechnical report, OWTS design, and OWTS application to the EHD for review and approval. Submit all applicable documentation, including permit application, site plan, system design, bedroom and fixture unit equivalent worksheet, etc., to EHD for review and approval.

**Timing:** Prior to the issuance of a building permit pertaining to the project, OWTS design approval and permit to construct the septic systems shall be obtained from EHD.

**Monitoring:** To assure compliance with this condition, EHD staff shall review and verify all relevant documentation, including but not limited to; geotechnical report, system design calculations, building codes, and historic geological data for the area. Once the OWTS design has been evaluated to the satisfaction of EHD staff, the OWTS plans will be approved and EHD staff shall issue a permit to construct, conduct site inspections, and give final approval of the OWTS.

**Ongoing Maintenance:** Once the OWTS has been installed and finalized by EHD, it is the owner's responsibility to properly maintain the system to prevent OWTS failure or an unauthorized sewage release, and from creating a public nuisance, health concern, or impact the environment. The septic tank shall be serviced, as needed, by a septic pumper truck registered and permitted by EHD, and all pumping activities shall be reported to EHD. All septage wastes must be disposed of in an approved manner. EHD staff will also receive and respond to any complaints related to OWTS and/or unauthorized sewage releases.

### 37. CSA 32 for Commercial OWTS or Alternate OWTS

**Purpose:** To assure protection of groundwater quality and prevent public health hazards from failing onsite wastewater treatment systems (OWTS), also known as septic systems or individual sewage disposal systems.

**Requirement:** The Permittee shall execute an offer to grant easement agreement to County Service Area 32 (CSA 32), an OWTS monitoring and maintenance district.

**Documentation:** The Permittee shall submit an application for CSA 32 to the

Environmental Health Division (EHD) for review and approval.

**Timing:** Prior to the issuance of a building permit, or at the time of OWTS certification, the Permittee shall obtain written confirmation from EHD that the condition has been satisfied.

**Monitoring and Reporting:** EHD shall review and approve the adequacy of the CSA 32 application to assure compliance with this condition.

## **PUBLIC WORKS AGENCY CONDITIONS**

### **Engineering Services Department**

#### **38. Grading Permit**

**Purpose:** In order to ensure the Permittee performs all grading in compliance with Appendix J of the Ventura County Building Code.

**Requirement:** The Permittee shall submit a grading plan showing existing and proposed elevations to the Public Works Agency's Development and Inspection Services Division for review and approval. If a grading permit is required, a State licensed civil engineer must prepare and submit the grading plans, geotechnical and hydrology reports as necessary, to Development and Inspection Services Division for review and approval. The Permittee must post sufficient surety in order to ensure proper completion of the proposed grading.

**Documentation:** If a grading permit is required, all materials detailed on Public Works Agency Grading Permit Submittal Checklist, must be submitted to Development and Inspection Services Division for review and approval.

**Timing:** All applicable documentation, as specified above, must be submitted for review prior to issuance of a zoning clearance for development.

**Monitoring and Reporting:** Public Works Agency engineers will review grading plans and reports for compliance with Ventura County codes, ordinances and standards, as well as state and federal laws. Public Works Agency inspectors will monitor the proposed grading to verify that the work is done in compliance with the approved plans and reports.

#### **39. Drainage Plan**

**Purpose:** To ensure runoff is discharged in accordance with Ventura County Building Code, Ventura County Public Works Agency, Watershed Protection District, national and State standards.

**Requirement:** The Permittee shall submit drainage plans and hydrologic and hydraulic calculations, which are prepared by a registered civil engineer, to the Public Works Agency's Development and Inspection Services Division for review and approval. The Permittee shall post sufficient surety in order to ensure proper completion of the drainage plan.

**Documentation:** Drainage plans and hydrologic and hydraulic calculations shall address the following: quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps, debris basins, detention facilities, and drainage courses and mitigation measures devised to manage the drainage. The hydrologic and hydraulic calculations shall be in compliance with the Ventura County Watershed Protection District's hydrology and design manuals. The hydrologic and hydraulic calculations shall include evidence that all the buildable sites in the proposed project will be protected from flooding based on a 1% annual chance storm.

**Timing:** All documentation, as specified above, must be submitted with the grading plans to the Public Works Agency prior to issuance of a zoning clearance for development.

**Monitoring and Reporting:** Public Works Agency engineers will review drainage plans and hydrologic and hydraulic calculations for compliance with state and federal laws, as well as Ventura County codes, ordinances and standards. Public Works Agency inspectors will monitor the construction to verify that the work is done in compliance with the approved plans and reports.

40. Land Development Fee for Flood Control Facilities (AKA: Flood Acreage Fee (FAF))

**Purpose:** To address the cumulative adverse impacts of runoff from development on Watershed Protection District Facilities as required by Ordinance No. FC-24.

**Requirement:** The Permittee shall deposit with the PWA – Engineering Services Department a Flood Acreage Fee (FAF) in accordance with Ordinance No FC-24 and subsequent resolutions. The fee will be calculated based on the Permittee's information. The Permittee may choose to submit additional information to supplement the information currently provided to establish the amount of the fee.

**Documentation:** The Permittee shall provide a site plan including a calculation of the new impervious surface being created by the project along with impervious surface for existing construction.

**Timing:** Permittee shall pay the Flood Acreage Fee (FAF) to the Ventura County Public Works Agency prior to obtaining the zoning clearance for construction.

**Monitoring and Reporting:** Public Works Agency staff will prepare a quote of the fee amount and provide a receipt when the fee is paid.

### **Transportation/Circulation**

#### 41. Traffic Impact Fee:

**Purpose:** To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County General Plan Goals, Policies, and Programs Section 4.2.2-6 and Ventura County Ordinance Code, Division 8, Chapter 6 require that the PWATD collect a Traffic Impact Mitigation Fee (TIMF).

**Requirement:** The applicant/permittee shall deposit a TIMF with the PWATD. The trip generation rate and TIMF will be calculated based on the applicant's information. The applicant/permittee may choose to submit additional information or provide a Traffic Study to supplement the information currently provided to establish the trip generation rate. The TIMF may be adjusted for inflation at the time of deposit in accordance with the latest version of the Engineering News Record Construction Cost Index.

a) The TIMF due to the County would be:

$$\$197.00 = 1^{(1)} \text{ SFDU} \times \$116.00^{(2)} / \text{SFDU} + 1^{(1)} \text{ OHDU} \times \$81.00^{(3)} / \text{OHDU}$$

#### Notes

1. The trips generated by the project shall be used as a baseline level so that the TIMF may be computed for future increases to the trip generation. Based on the applicant's information, the baseline level will be 1 Single-Family Dwelling Unit (SFDU) and 1 Other-Housing Dwelling Unit (OHDU). (TD - 4, RMA - 138).
2. County TIMF for a Single-Family Dwelling Unit (SFDU) in the Coastal Area Traffic District #13.
3. County TIMF for an Other-Housing Dwelling Unit (OHDU) in the Coastal Area Traffic District #13.

**Documentation:** The applicant/permittee shall come to the PWA Transportation Department counter, fill out the TIMF form, and pay the TIMF. The applicant/permittee shall provide a copy of the Conditions of Approval for the project. The fee may not be collected without sufficient documentation.

**Timing:** This condition shall be met prior to the issuance of the Building Permit and/or Zoning Clearance for Use Inauguration, whichever comes first.

**Monitoring and Reporting:** The PWATD will review and approve the payment of the TIMF.

42. Notice of Substandard Access Roads:

**Intent:** The County requires the applicant/permittee or property owner/subdivider to record a Notice of Substandard Access Roads (NSSAR) when the project/development is near a substandard road, which may not be improved to the current County Road Standard in the future.

**Description of Requirement:** The applicant/permittee or the property owner/subdivider shall provide record notice to successors in interest of the property that the existing road systems in the area are not considered standard; that, although such roads do not create an unreasonable risk of harm when used with due care, in a manner in which it is reasonably foreseeable that they will be used, these roads are of a rural nature with widths, grades, and other road features that would be considered substandard if such roads were being designed or built today, and that the County does not currently and also may not in the future have funds available to improve these roads.

The **NOTICE OF SUBSTANDARD ACCESS ROADS** condition shall include the following:

- A. The property is served by existing public roads and/or private roads in the Yerba Buena and Hidden Valley Area that do not meet current County road standards.
- B. The applicant/permittee/owner/subdivider shall acknowledge that Yerba Buena Road and access roads connected these roads do not meet current County Road Standards.
- C. The private portions of these public roads and the private roads are neither County-maintained nor currently eligible for any improvements at County expense.
- D. These roads are of rural nature with widths, grades, and other road features that would be considered substandard if such roads were being designed or built to current standards.
- E. These roads are to be used with due care in a manner in which it is reasonably foreseeable that they will be used.
- F. There are no current funding sources available to construct the improvements on the existing public roads in this area.

**Documentation:** The applicant/permittee shall bring the draft Notice of Substandard Access Roads (NSSAR) to the PWA – Transportation Department for review prior to recordation. A template of the NSSAR is available at <http://onestop.vcpublicworks.org/transportation-forms>. If requested, the PWA – Transportation Department can provide a draft of the Notice to the applicant/permittee. When approved, the applicant/permittee shall record the NSSAR with the County Recorder. The applicant/permittee shall provide the PWA – Transportation Department with a copy of the recorded Notice.

**Timing:** This condition shall be met prior to the issuance of the Building Permit and/or Zoning Clearance for Use Inauguration, whichever comes first.

**Monitoring:** The PWA - Transportation Department will accept the recorded Notice of Substandard Access Roads from the applicant/permittee in conformance with the project conditions. (TD – 18, RMA – 152)

**Attachment:** Notice of Substandard Access Roads (NSSAR)

### **Integrated Waste Management Division**

#### **43. Construction & Demolition Debris Recycling Plan (Form B)**

**Purpose:** Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, greenwaste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage. Review Ordinance 4421 at:

[https://s29422.pcdn.co/wp-content/uploads/2018/03/112310\\_Ordinance\\_4421.pdf](https://s29422.pcdn.co/wp-content/uploads/2018/03/112310_Ordinance_4421.pdf).

Further, the 2016 California Green Building Code Sections 4.408 and 5.408 require a minimum of 65% diversion of construction and demolition materials from landfill disposal.

**Requirement:** The Permittee must submit a comprehensive recycling plan (Form B – Recycling Plan) to the IWMD for any proposed construction and/or demolition projects that require a building permit.

**Documentation:** The Form B – Recycling Plan must ensure a minimum of 65% of the recyclable C&D debris generated by the project will be diverted from the landfill by recycling, reuse, or salvage. A copy of Form B is available at:  
<http://onestoppermit.ventura.org/>.

A comprehensive list of permitted recyclers, County-franchised haulers, and solid waste & recycling facilities in Ventura County is available at: <http://onestoppermit.ventura.org/>.

A list of local facilities permitted to recycle soil, wood, and greenwaste is available at:  
<https://www.vcpbublicworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing> .

A complete list of County-franchised solid waste haulers is available at:  
<https://www.vcpbublicworks.org/wsd/iwmd/construction/#solid-waste-collectors>

**Timing:** Upon Building and Safety Division's issuance of a building permit for the project, the Permittee must submit a Form B – Recycling Plan to the IWMD for approval.

**Monitoring & Reporting:** The Permittee is required to keep a copy of their approved Form B – Recycling Plan until Building and Safety Division's issuance of final permit.



#### 44. Construction & Demolition Debris Reporting Form (Form C)

**Purpose:** Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, greenwaste, soil, concrete, paper, cardboard, plastic containers, etc.) from local landfills through recycling, reuse, or salvage. Review Ordinance 4421 at:

[https://s29422.pcdn.co/wpcontent/uploads/2018/03/112310\\_Ordinance\\_4421.pdf](https://s29422.pcdn.co/wpcontent/uploads/2018/03/112310_Ordinance_4421.pdf). The 2016 California Green Building Code Sections 4.408 and 5.408 require a minimum of 65% diversion of construction and demolition materials from landfill disposal.

**Requirement:** The Permittee must submit a Form C – Reporting Form to the IWMD for approval upon issuance of their final Building and Safety Division permit. A copy of Form C – Reporting Form is available at: <http://onestoppermit.ventura.org/>.

**Documentation:** The Permittee must submit original recycling facility receipts and/or documentation of reuse with their Form C – Reporting Form to verify a minimum of 65% of the recyclable C&D debris generated by their project was diverted from the landfill.

**Timing:** A completed Form C – Reporting Form, with required recycling facility receipts and/or documentation or reuse, must be submitted to the IWMD for approval at the time of Building and Safety Division's issuance of final permit.

**Monitoring & Reporting:** The Permittee is required to keep a copy of their approved Form C – Reporting Form until Building and Safety Division's issuance of final permit.

### **Water Quality Section**

#### 45. Compliance with Stormwater Development Construction Program

**Purpose:** To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No.CAS004002 (Permit) the proposed project will be subject to the construction requirements for surface water quality and storm water runoff in accordance with Part 4.F., "Development Construction Program" of the Permit.

**Requirement:** The construction of the proposed project shall meet requirements contained in Part 4.F. "Development Construction Program" of the Permit through the inclusion of effective implementation of the Construction BMPs during all ground disturbing activities. In addition, Part 4.F requires additional inspections to be conducted by the Qualified Stormwater Pollution Prevention Plan (SWPPP) Developer, Qualified SWPPP Practitioner, or Certified Professionals in Erosion and Sediment Control (CPESC).

**Documentation:** The Permittee shall submit to the Watershed Protection District – County Stormwater Program Section (CSP) for review and approval a completed and signed SW-HR form (Best Management Practices for Construction at High Risk Sites),

which can be found at <http://onestop.vcpbublicworks.org/stormwater-forms>.

**Timing:** The above listed item shall be submitted to the CSP for review and approval prior to issuance of a Zoning Clearance for Construction.

**Monitoring and Reporting:** CSP will review the submitted materials for consistency with the NPDES Municipal Stormwater Permit. Grading Permit Inspectors will conduct inspections during construction to ensure effective installation of the required BMPs and record keeping of conducting required inspections by the project proponents Qualified SWPPP Developer, Qualified SWPPP Practitioner, or CPESC.

46. State General Construction Stormwater Permit No. CAS000002 Requirements

**Purpose:** To ensure compliance with all water quality provisions in NPDES State General Construction Stormwater Permit No. CAS000002, Waste Discharge Requirements for Discharges of Stormwater Runoff Associated with Construction Activities.

**Requirement:** Proper filing of all compliance documents required under the General Construction Permit No. CAS000002.

**Documentation:** The Permittee shall prepare and submit the following items to the Grading Permit Section for review:

- a) Current Notice of Intent (NOI) in accordance with the State Water Resources Control Board requirements under the General Construction Stormwater Permit (No. CAS000002);
- b) Current Stormwater Pollution Prevention Plan (SWPPP) in accordance with the State Water Resources Control Board requirements under the General Construction Permit; and
- c) If applicable, Change of Information (COI) form and a copy of modified SWPPP at any time a transfer of ownership takes place for the entire development or portions of the common plan of development where construction activities are still on-going.

**Timing:** The above listed items (i and ii) shall be submitted to Grading Permit staff for review prior to Zoning Clearance for Construction. In addition, if applicable, the COI form and a copy of modified SWPPP (item iii) shall be submitted anytime during project duration.

**Monitoring and Reporting:** Grading Permit staff will review the submitted materials for consistency with the General Construction Permit. Up-to-date and site-specific SWPPP shall be kept on-site for periodic review by the Grading inspectors.

## **FIRE DEPARTMENT CONDITIONS**

### **47. Fire Code Permits**

**Purpose:** To comply with the requirements of the Ventura County Fire Code.

**Requirement:** The Permittee shall obtain all applicable Fire Code permits.

Fire Department Clearance - Applicant shall obtain VCFD Form #126 "Requirements for Construction" prior to obtaining a building permit for any new structures or additions to existing structures

**Documentation:** A signed copy of the Fire Code permit(s).

**Timing:** The Permittee shall submit a Fire Code permit application along with required documentation/plans to the Fire Prevention Bureau for approval before final occupancy, installation and/or use of any item/system requiring a Fire Code permit.

**Monitoring and Reporting:** A copy of the approved Fire Code permits shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the requirements of the Fire Code permit are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the conditions of the Fire Code permit for the life of the development.

### **48. Fire Department Clearance**

Fire Department Clearance - Applicant shall obtain VCFD Form #126 "Requirements for Construction" prior to obtaining a building permit for any new structures or additions to existing structures.

### **49. 10' brush clearance along road**

Provide and maintain a minimum 10-foot brush clearance width along each side of all required Fire Department access roads / driveways / turnarounds serving this structure(s).

### **50. 100' Brush Clearance**

100' brush clearance from structure(s) required prior to construction.

### **51. 500 GPM Fire Flow**

Fire flow shall not be less than 500 GPM @ 20 PSI.

### **52. Access Certification Required**

Certification of the all-weather access road / driveway shall be provided prior to final inspection. The certification shall be recorded upon all parcels where the building under this permit is situated. See VCFPD Form #13.4.4

53. Access Width

Minimum Fire District access road / driveway width shall be installed and maintained per approved plan and VCFPD Access Standards.

54. All Weather Access

All-weather access road / driveway shall be provided in accordance with VCFPD Standards.

55. Construction Access (Fire Hydrants)

Fire hydrants shall be operational and accessible at all times. No parking, storage or staging of equipment/supplies shall be located within 15 feet on either side of fire hydrants.

56. Construction Access (Roadways)

A minimum 20-foot clear width emergency access shall be maintained free of obstructions at all times within the development once construction starts.

57. Fire Sprinklers 13D

Automatic fire sprinkler systems (underground, overhead) shall be installed in accordance with current adopted building code standard, NFPA # 13D, and VCFPD Standards. Plans shall be submitted to Fire District for review and approval prior to installation.

58. Gates

Any gate(s) across access roads shall comply with Fire District Standards. A Knox locking device shall be provided prior to final inspection of the gate(s). Do not place gate(s) into service until final inspection has been approved.

59. Private Water Plans

Submit separate plans for private water system (prior to construction). System shall comply with current VCFPD Standards. Water supply and outlet shall be installed and in service prior to combustible construction. Do not bury any piping until on-site inspection and approval by Fire District.

60. Spark Arrester

Provide an approved spark arrester on all chimneys.

61. Turnarounds

**Purpose:** To ensure that adequate fire department access is provided in conformance with the current California State Law and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall provide and maintain a Fire Department turnaround per approved plan and VCFPD Standards.

**Documentation:** A stamped copy of the approved access plan.

**Timing:** The Permittee shall submit access plans to the Fire Prevention Bureau for approval before issuance of building permits. The plans shall indicate all access road/driveway locations and proposed turnaround location and design. All required turnarounds shall be installed before the start of combustible construction.

**Monitoring and Reporting:** A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

#### 62. Vertical Clearance

**Purpose:** To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County fire Protection district Ordinance.

**Requirement:** The Permittee shall provide and maintain a minimum 13-foot, six inch (13'-6") vertical clearance along all required Fire Department access roads / driveways / turnarounds.

**Documentation:** A stamped copy of the approved access plan.

**Timing:** The Permittee shall submit an access plan to the Fire Prevention Bureau for approval before the issuance of building permits. All required access shall be installed before the start of combustible construction.

**Monitoring and Reporting:** A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

### Air Pollution Control District (APCD) Conditions

#### 63. APCD Rules and Regulations for Project Demolition/Grading and Project Operation Parking Areas

**Purpose:** To ensure that fugitive dust and particulate matter that may result from site preparation and grading activities are minimized to the greatest extent feasible.

**Requirement:** The Permittee shall comply with the provisions of applicable VCAPCD

Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).

**Documentation:** The project applicant shall ensure compliance with the following provisions:

- I. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust;
- II. Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities;
- III. All trucks shall cover their loads as required by California Vehicle Code §23114.
- IV. Fugitive dust throughout the construction site shall be controlled by the use of a watering truck or equivalent means (except during and immediately after rainfall). Water shall be applied to all unpaved roads, unpaved parking areas or staging areas, and active portions of the construction site. Environmentally safe dust control agents may be used in lieu of watering.
- V. Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be hydro-seeded and watered until growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.
- VI. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.
- VII. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., wind speed sufficient to cause fugitive dust to be a nuisance or hazard to adjacent properties). During periods of high winds, all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either offsite or onsite.
- VIII. Personnel involved in grading operations, including contractors and subcontractors, should be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations.
- IX. Signs displaying the APCD Complaint Line Telephone Number (805) 654-2797 for public complaints shall be posted in a prominent location onsite but clearly visible to the public off the site.
- X. Unpaved parking areas should be covered with gravel to minimize fugitive dust.

**Timing:** Throughout the grading and construction phases of the project.

**Reporting and Monitoring:** Dust control is a standard condition on all Grading Permits issued by Public Works Agency and grading inspector shall perform periodic site inspections throughout the grading period. Monitoring and Enforcement of dust-related provisions for grading operation shall also be conducted by APCD staff and is complaint-driven.

#### **64. Construction Equipment**

**Purpose:** In order to ensure that ozone precursor and particulate emissions from diesel-powered mobile construction equipment are reduced to the greatest amount feasible.

**Requirement:** The Permittee shall comply with the provisions of all applicable California State Laws and APCD Rules and Regulations regarding portable construction equipment and construction vehicles.

**Documentation:** The project applicant shall ensure compliance with the following State Laws and APCD requirements:

- I. Construction equipment shall not have visible emissions greater than 20% opacity, as required by APCD Rule 50, Opacity.
- II. All portable diesel-powered equipment over 50 BHP shall be registered with the State's Portable Equipment Registration Program (PERP) or an APCD Portable Permit.
- III. Off-Road Heavy-Duty trucks shall comply with the California State Regulation for In-Use Off-Road Diesel Vehicles (Title 13, CCR §2449), the purpose of which is to reduce NO<sub>x</sub> and diesel particulate matter exhaust emissions.
- IV. On-Road Heavy-Duty trucks shall comply with the California State Regulation for In-Use On-Road Diesel Vehicles (Title 13, CCR §2025), the purpose of which is to reduce NO<sub>x</sub> and diesel particulate matter exhaust emissions.
- V. All commercial on-road and off-road diesel vehicles are subject to the idling limits of Title 13, CCR §2485, §2449(d)(3), respectively. Construction equipment shall not idle for more than five (5) consecutive minutes. The idling limit does not apply to: (1) idling when queuing; (2) idling to verify that the vehicle is in safe operating condition; (3) idling for testing, servicing, repairing or diagnostic purposes; (4) idling necessary to accomplish work for which the vehicle was designed (such as operating a crane); (5) idling required to bring the machine system to operating temperature, and (6) idling necessary to ensure safe operation of the vehicle. It is the Permittee's responsibility to have a written idling policy that is made available to operators of the vehicles and equipment and informs them that idling is limited to 5 consecutive minutes or less, except as exempted in subsection a. above.

The following are recommended measures for construction equipment and vehicles:

- I. Diesel powered equipment should be replaced by electric equipment whenever feasible.
- II. Maintain equipment engines in good condition and in proper tune as per manufacturer's specifications.
- III. Lengthen the construction period during smog season (May through October), to minimize the number of vehicles and equipment operating at the same time.
- IV. Use alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), or electric, if feasible.

**Timing:** Throughout the construction/grading phases of the project.

**Reporting and Monitoring:** Reporting of compliance with the required State Laws regarding diesel vehicles is conducted via annual fleet mix reporting, phasing out of older-tier equipment, and routine surveillance and audits by APCD inspectors. The applicable recommended measures shall be included in the construction plan submitted to Building and Safety and County building/grading inspector shall perform periodic site inspections throughout the construction period. Monitoring and Enforcement of dust-related construction activities shall be conducted by APCD staff and is complaint-driven.

## **65. APCD Permits Required**

**Purpose:** To ensure that project operations shall be conducted in compliance with all applicable VCAPCD Rules and Regulations, in particular Rule 10, (Permits Required) certain types of new and modified equipment and operations may require APCD permits prior to installation and operation.

**Requirement:** The Permittee shall obtain an Authority to Construct prior to installation and a Permit to Operate prior to operation, if needed for concrete and asphalt demolition. To help prevent project delays, the Permittee or their representative should contact the VCAPCD Engineering Division at the earliest practicable date to determine any air permit requirements. The VCAPCD Engineering Division can be contacted by telephone at (805) 645-1401 or by email at [engineering@vcapcd.org](mailto:engineering@vcapcd.org).

**Documentation:** An approved Authority to Construct and an approved Permit to Operate from APCD.

**Timing:** The Permittee shall submit the appropriate applications and supporting documentation to APCD for review and approval prior to beginning construction or



installation or prior to beginning operation. The Permittee shall provide the Planning Division these APCD permits, or written confirmation from APCD that the permits are not needed, prior to the issuance of a Zoning Clearance for use inauguration and/or installation.

**Monitoring and Reporting:** A copy of both the approved Authority to Construct and a Permit to Operate shall be maintained as part of the project file. Ongoing compliance with the requirements of the Permit to Operate shall be accomplished through field inspection by District Inspectors.

### **California Department of Fish and Wildlife (CDFW) Conditions**

#### **66. Streambed Alteration Agreement (SAA)**

**Purpose:** To ensure compliance with California Fish and Game Code § 1602.

**Requirement:** The Permittee shall obtain a SAA from the CDFW for any excavation, fill, or other land disturbance activity within the possible blue line streams on the property near its western boundary and another to the east of the property.

**Documentation:** The Permittee shall provide written proof or documentation to the County that the Permittee has obtained either: (1) the SAA from the CDFW; or, (2) written verification from CDFW stating that a SAA is not required.

**Timing:** The Permittee shall provide the SAA or written verification from the CDFW to the Planning Division prior to issuance of a Zoning Clearance for construction.

**Monitoring and Reporting:** The Planning Division maintains a copy of the SAA provided by the Permittee in the Project file. Monitoring of any mitigation measures required as part of the SAA is the responsibility of CDFW.